

# THE·CROSSING

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RETAIL DEVELOPMENT











## 1

## OVERVIEW.

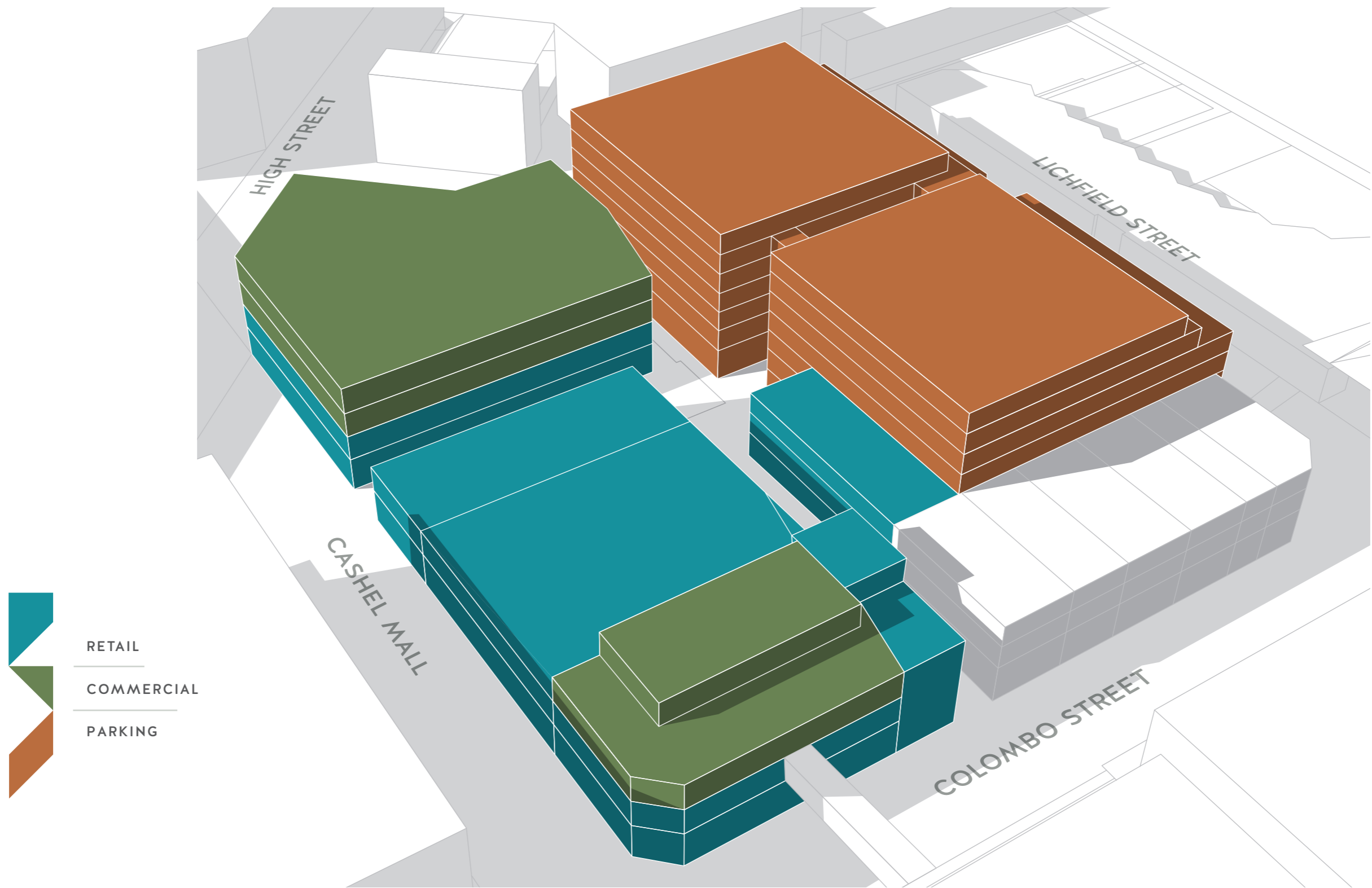
THE CROSSING IS A \$140 MILLION DEVELOPMENT  
PROVIDING A CORNER STONE TO WHAT WILL BE A VIBRANT  
AND UNIQUE RETAIL PRECINCT.

Being developed by the Carter Group, THE CROSSING will feature laneways and courtyards to link a variety of retail and hospitality tenants. A key feature of the development is an integrated 630 space car park building offering valet, short term and long term parking solutions.

The development uses a variety of architectural features harnessing the historical façade of the 1935 building, blended with a variety of materials throughout to provide a unique, textured environment in which customers want to explore.

The first construction stage of the development will be the car park building along the Lichfield Street frontage combined with the refurbishment of the existing buildings. The remainder of the retail and commercial construction will follow. It is the intention to open the development in October 2016.





## 2

## CENTRAL CITY BLUEPRINT.

The overarching vision for the area is set by the Christchurch Central Recovery Plan (CCRP):

**Christchurch will become the thriving heart of an international city. It will draw on its rich natural and cultural heritage and the skills and passion of its people to embrace opportunities for innovation and growth. Redevelopment will acknowledge the past and the events that have shaped the city, while reflecting the best of the new.**

The vision is supported by the following aspirations:

- Green City
- Stronger built identity
- Compact core
- Live, work, play, learn and visit
- Accessible City
- Embrace cultural values

The Recovery Plan defines the shape of the Central City, and identifies the locations of key Anchor Projects. The Frames to the east and south of the Core, which stimulate the Core by reducing the supply of developable land.

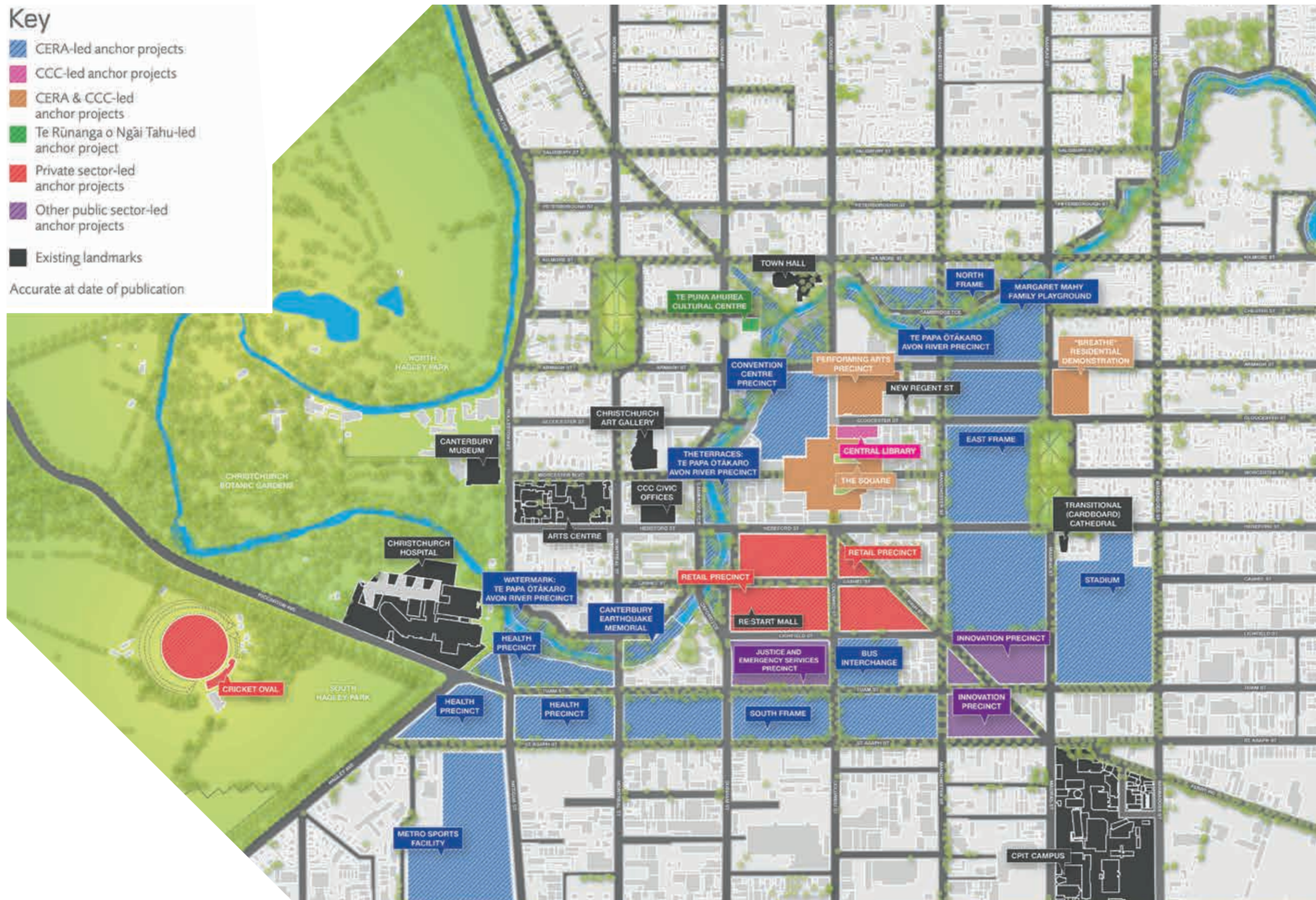




Key

- CERA-led anchor projects
- CCC-led anchor projects
- CERA & CCC-led anchor projects
- Te Rūnanga o Ngāi Tahu-led anchor project
- Private sector-led anchor projects
- Other public sector-led anchor projects
- Existing landmarks

Accurate at date of publication



## 3

## ANCHOR PROJECTS.

**BUS INTERCHANGE**

The Bus Interchange is located to the south of THE CROSSING immediately opposite on Lichfield Street. The Bus Interchange will be a cutting-edge transport hub that will offer customers an efficient public transport service. Comfortable and weather proof, the Interchange will be a safe and convenient environment for passengers. Completion is due second quarter 2015.

**INNOVATION PRECINCT**

The cluster of higher-tech and knowledge based organisations with close proximity to the CPIT. Covering an area of 3.6 hectares the Innovation Precinct is located in the South East corner of the Frame and comprises three city blocks bounded by Lichfield, Manchester, St.Asaph, High, Tuam and Madras Streets.

Vodafone is a key anchor tenant including their Xone incubator (one of only six around the world) – which supports technology start-ups focused on mobile platforms, consumer electronics, smart charging and automotive technologies. The Crown has also announced plans for an ICT graduate school to be developed in the Precinct. Completion is due 2016.

**JUSTICE & EMERGENCY PRECINCT**

This Precinct brings together all justice and emergency services in to one purpose built, world class location. Agencies will benefit from their ability to share infrastructure and coordinate service delivery. It will incorporate Justice, Police, Corrections, St John, NZ Fire Service, Civil Defence, CCC and ECan. Completion is due 2017.

**CONVENTION CENTRE**

The Convention Centre will contribute to a prosperous city with a state of the art facility providing world-class meeting and convention facilities and a civic venue for local and community events, supported by riverfront bars, restaurants and cafes. Completion is due 2017.

**PERFORMING ARTS PRECINCT**

The Performing Arts Precinct will be adjacent to the Convention Centre and encompass the Isaac Royal Theatre, Music Centre, CSO and Court Theatre. Offering a variety of auditorium options for performing arts, it will provide a richness and cultural backdrop for the city. Various stages of completion per venue from 2015 to 2017.

**THE AVON**

The Avon River is set to be transformed to set the tone for the city's cultural, aesthetic and 'green' identity. It will be a 3.2 k/m world class waterfront development with a continuous promenade for walking and cycling. An Art Trail will also be a key feature along the promenade with local and national existing and new art works of significance creating a cultural walk way.





BUS INTERCHANGE



JUSTICE & EMERGENCY PRECINCT



CONVENTION CENTRE



THE AVON

## 4

## THE RETAIL PRECINCT.

The Retail Precinct will be the vibrant heart of inner city Christchurch. The accessibility and centrality of the retail core will benefit from close proximity to other major destinations across the central city and anchor projects. A master plan has been developed for the Retail Precinct to provide a spatial framework to ensure ease of accessibility and connectivity. It is also prescriptive on the design elements for the public realm.

The Christchurch Retail Precinct is characterised by:

- The location of Cashel Mall at its core;
- Proximity to the Bus Interchange and Justice Precinct that are located along the southern edge of Lichfield Street;
- Hereford Street to the north that will function primarily as a commercial street;
- The Avon River is a key feature to the West;
- High Street the strong diagonal link with key pedestrian flow from CPIT and the Innovation Precinct.

Re:Start has played an integral role in enabling the continuity of a retail offer within the central city.

In addition the iconic Ballantynes department store has been instrumental in providing a comprehensive and unique retail offer. With The Crossing developed, the heart of the Retail Precinct is firmly planted at The Crossing with interconnectivity through to Ballantynes.

Colliers International (Property Consultants) statement in respect to the future of the Retail Precinct:

“within three years 10,000 people will be working within 300 metres of the Retail Precinct rising to 15,000 in four years”.

There has been commitment from a significant number of government and commercial tenants to the Retail Precinct. Government Tenancies: 13 agencies with 1100 staff by 2016 across 4 sites. All major banks have also confirmed: BNZ; Westpac; ASB and ANZ. Numerous professional firms such as PWC, Deloitte, Chapman Tripp, Anderson Lloyd, to name a few, have also confirmed.



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RISING TO 15,000 IN FOUR YEARS”.

## 5

## THE CROSSING.

THE CROSSING is a comprehensive, integrated retail development. Comprising 14,000 sqm of retail and hospitality over 60 tenancies, 5,000 sqm of commercial space and a purpose built 630 car park building.

At the forefront of THE CROSSING development philosophy is:

**To provide a unique and inviting retail experience for customers to explore and linger.**

**To enhance the customer experience by providing accessible parking and concierge services.**

THE CROSSING design philosophy is to mould the historic and iconic 1935 building on the corner of Cashel Mall and Colombo Street with connected laneways which provide texture and ambience for customers to explore. There is a variety of new buildings within the development which enhance the strong identity of THE CROSSING. A state-of-the-art car park building will have the latest technology to provide a convenient and accessible car park solution. There will be strong linkages throughout THE CROSSING via paved laneways with a degree of coverage to accommodate the variable climate.

The development will offer a unique blend of fashion, homewares and lifestyle brands complemented by restaurants, bar and cafes. The convenience of integrated car parking, providing concierge services will provide an exceptionally customer friendly environment. The direct pedestrian link to the world class Bus Interchange will also provide excellent accessibility.

THE CROSSING will capture a cross section of customers. From the inner city working population, projected at 10,000 within three years and 15,000 in four years (located within 300m of the Retail Precinct). The proximity to the Innovation Precinct and CPIT (Christchurch Polytechnic Institute of Technology) will capture a strong student population. High Street is also promising to provide an eclectic mix of hospitality options and will provide an ambience similar to the pre-earthquake SOL Square.

The iconic department store Ballantynes is linked to THE CROSSING with an air bridge at first floor level. Ballantynes is respected as a premium department store with a fabulous array of brands and a strong and loyal customer base.

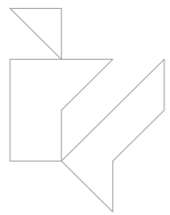
Co-ordinated marketing for THE CROSSING will benefit all tenants to provide a strong brand presence and marketing to an active customer data base.



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# 6

THE ELEMENTS.



## 7

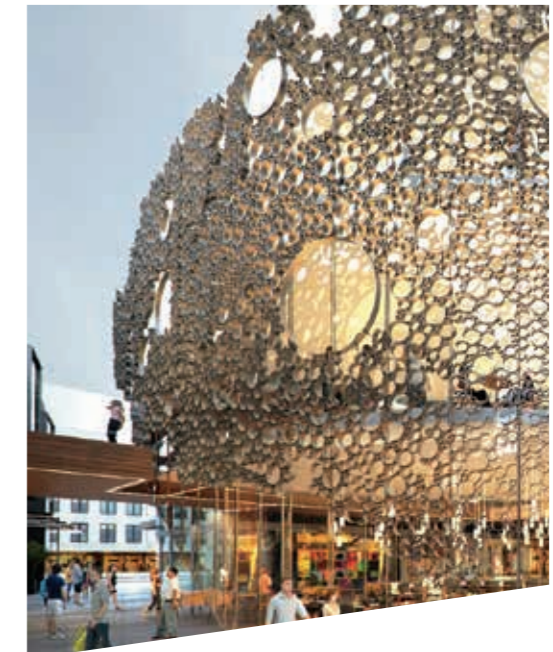
## THE DESIGNS.

## THE CROSSING

Built around historic and new contemporary buildings The Crossing will create an ambience to venture and explore. The architecture and materiality will match the language of the other components within the precinct design, elements such as steel, brick, concrete and wood. Layers of three dimensional spaces, connected with bridges, lifts, escalators and stairs. It is a place of international quality for people to meet, shop and relax.

The Crossing will be the retail heart of the City with the following key attributes:

- Significant Cashel Mall frontage;
- Fully integrated customer car park with concierge services;
- Two stories of speciality retail with great pedestrian connectivity enhanced by the use of escalators;
- Direct accessibility to Ballantynes and the Bus Interchange;
- Co-ordinated marketing;
- Ambience, intimate laneways, ease of movement to provide a unique and comprehensive retail offer.











# 8

## CAR PARKING.

### THE CROSSING CARPARK

The Crossing Car Park is a state of the art, purpose designed parking facility.

It will include the latest in parking access, control and security technology.

Access is via Lichfield Street and the facility contains 630 parking spaces with the design incorporating speed ramps.

The exit from the car park at first floor level will be into a comfortable lobby area with a concierge information service.

Other attributes of the Crossing Car Park is intended to have valet parking service and full grooming facilities.

The full integration of the carparking facility with the retail and hospitality offer will ensure a pleasant and convenient experience for customers.

