

East Frame – Pūtahi Whakaterāwhiti

Fact Sheet *Spring 2016*



Artist impression showing how the public spaces in the East Frame may look.

WHAT

The East Frame will be a new residential area in the heart of the central city, built around the third largest park in central Christchurch.

Around half of the 14-hectare area will be used for housing, with around 900 homes for over 2000 people.

The other half will be open spaces and paved areas, including a central park running north to south with walking and cycling paths, community gardens and multi-use spaces.

WHY

The East Frame is likely to lead to almost half again more people living within the four avenues than before the earthquakes. This in turn will stimulate more cafes, restaurants and cultural events.

WHERE

Covering almost a quarter of the central city 'core', the East Frame will be located between Manchester and Madras Streets, and extend from Lichfield Street in the south to immediately north of the Ōtākaro/Avon River, bordering the Margaret Mahy Family Playground.

WHO

Fletcher Living is designing and constructing the townhouses and apartments. City Care JFC Joint Venture is constructing the public spaces.

WHEN

The East Frame residential superlots will be constructed on a staged basis across the site and will progressively be made available for sale over an eight year period.

Work on the public space begins in spring 2016 and is planned to be complete by early 2018.



Artist impression of the park area, bordered by an access lane and path.



Artist impression of how Gloucester Street within the East Frame will look. Landscaping in the central median will extend the park-like experience into the streetscape.

SUSTAINABLE OUTCOMES

- Fletcher Residential and Ōtākaro are aspiring to achieve the Green Star rating using an independent verification system for sustainable community outcomes. This would make the East Fane New Zealand's first Green Star rated residential community.
- The process aims to reduce the impact of urban development on land, water, and the atmosphere by promoting buildings, infrastructure, transport and innovative practices with reduced ecological footprints. Green Star encourages the development of healthy and active lifestyles, and rewards community engagement that delivers a high level of amenity, activity and inclusiveness.
- Achieving a Green Star - Communities rating will mean the East Frame is a safe, accessible and culturally rich community. This would be a great outcome for the central city and for wider Christchurch.

TEMPORARY USES

The East Frame residential areas will be built in stages and not all of the land allocated to the East Frame will be needed for construction right away. Fletcher Living is working with Gapfiller, Ōtākaro and Christchurch City Council to create a plan for interesting and varied temporary uses of the area.

CREATING A NEIGHBOURHOOD

The East Frame will be linked to the city's past, present and future through 'placemaking' initiatives throughout the life of the project. These initiatives will help to build stories, connections, experiences, activities and new businesses with the aim of making the East Frame a unique development that is truly a part of the community.



Artist impression showing the streetscape for Worcester Street through the East Frame. There will be seating and landscaping. The existing 20 metre road reserve will support pedestrian, cycling, private vehicle and bus movements into and out of the central city.



A bird's eye view of the East Frame, showing both the residential areas and public spaces.

KEY FEATURES OF THE RESIDENTIAL LOTS

Designs fit in with the new central cityscape and embrace the history of the area.

The East Frame will have three distinct areas which will have their own unique characteristics, with a variety of different architecture and home styles for different lifestyles.

1 AVON PRECINCT

Avon Precinct will have a gentle pace for family life with plenty of green open space at its heart. The buildings will front onto generous recreation and play spaces and down to the timeless banks of the Avon River.

2 LATIMER PRECINCT

Latimer Precinct will be Christchurch's stylish inner city address. Inspired by the architecture of Christchurch, Latimer will bring a balance of style and a young urban lifestyle to Christchurch.

3 LICHFIELD PRECINCT

Lichfield Precinct will bring to life memories of its light industrial past, reinterpreted into a charming neighbourhood of contrasts – old and new, small lanes and generous parks. A quirky grid will link student communities, the Innovation Precinct and Strange's Lane.



An artist impression showing what the residences in the Lichfield Precinct may look like.

KEY FEATURES OF THE PUBLIC SPACE

From the gravel, a new green space will emerge for people, flexible and adapting over time, with large open spaces and small cosier places.

- The area will be for everybody to use and enjoy – residents and the wider community.
- The design embraces all people and cultures, and highlights Ngāi Tahu heritage values.
- It will include the third largest park in the central city – 660 metres long and between 45 and 50 metres wide. Large open spaces, grassed mounds and flat areas, and smaller cosier areas mean there will be a space for everyone to do many different activities.

- There will be hundreds of new plants and trees in the landscaping for the park areas and for streetscapes that run through the area (Gloucester, Worcester, Cashel and Hereford Streets).
- Adjacent Manchester Street is being transformed into a tree-lined boulevard. The new streetscape will feature high quality bus stops and infrastructure making the East Frame easy to access by public transport.
- More sustainable practices, such as the use of 'rain gardens', will improve quality of surface water run-off from roads.
- High quality cycle and pedestrian paths will connect with Te Papa Ōtākaro/Avon River Precinct and other cycle routes around the central city.



Artist impression showing another potential residential style.

OTHER NEARBY CROWN-LED ANCHOR PROJECTS

Project	Status
Margaret Mahy Family Playground	Opened in late 2015, this is one of the largest playgrounds in the South Hemisphere and is designed with accessibility in mind. There are separate activity zones for different ages.
An Accessible City (Manchester Street)	Work began on the Manchester Street project in mid-2016 and finishes in 2017 . The project is transforming the section between Kilmore and Lichfield streets, widening it into a tree-lined boulevard with dedicated bus lanes and high quality bus stops.
Te Papa Ōtākaro/Avon River Precinct	A new city waterfront is being created along the Ōtākaro/Avon River in the central city. The Promenade will transform the true right side of the river with a new shared-space streetscape, paved areas, art, gardens, lighting and seating. Work begins in summer 2016/2017 .



Children playing in the Margeret Mahy Family Playground.



An artist's impression of Manchester Street.



An artist's impression of the Avon River Precinct.

CONTACT DETAILS

For information about construction of the East Frame public spaces, contact City Care JFC Joint Venture via email **public.realm2@gmail.com** or phone **021 110 1416**.

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