

24. 11. 2011

22. LINWOOD VILLAGE CENTRE MASTER PLAN

General Manager responsible:	General Manager Strategy and Planning , DDI 941-8281
Officer responsible:	Programme Manager - Healthy Environment, Strategy and Planning
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PURPOSE OF REPORT

1. This report seeks Council approval of the draft Linwood Village Master Plan (**Attachment 1**) for consultation.

EXECUTIVE SUMMARY

2. The recent earthquakes have caused significant damage to a number of suburban commercial centres across Christchurch. At its meeting on 23 June 2011 the City Council approved a programme of work including Master Plans and Case Management for identified suburban centres.
3. Due to the scale and nature of damage to the commercial centre at the intersection of Worcester Street and Stanmore Road the centre became selected for a master planning approach aimed at assisting its rebuild and recovery.
4. Preparation of the Master Plan has involved considerable public consultation and participation. The Master Plan sets out a Vision for the rebuild and recovery of the centre, including a spatial plan, projects and an implementation plan.
5. This report presents the draft Linwood Village Master Plan for consultation.

BACKGROUND (THE ISSUES)

5. The series of earthquakes that has occurred across the region since September 2010 has caused significant damage to the Linwood Village commercial centre at the intersection of Worcester Street and Stanmore Road, with the loss of many buildings, services and facilities that support the residents living around these centre.
6. The scale and concentration of the earthquake damage at Linwood Village, together with the needs of the local community, indicated that a more comprehensive and co-ordinated approach would be required for the rebuild and recovery of the centre. Council approved the preparation of a Master Plan for this centre as part of the Suburban Centres programme at its meeting on 23 June 2011.
7. The Linwood Village commercial centre suffered damage from the September 2010 and February 2011 earthquake and additional damage from the June 2011 earthquake. Approximately 60% of the commercial buildings, comprising approximately 3,000m² of commercial floor space and including two complete corner sites, were severely damaged in the earthquakes. Damaged buildings on these corner sites have since been demolished and cleared. Four buildings adjacent to the cleared north-west and south-west corners, at 374, 378 and 387a Worcester Street and 95a Stanmore Road, are currently deemed unsafe to use and may be demolished in the future.
8. Under the draft CERA Recovery Strategy the Suburban Centres Programme sits within the Local Neighbourhood Plans and Initiatives. The Strategy does not identify Suburban Centre Master Plans as formal Recovery Plans. However, there is potential, should it become necessary, to request that the CERA legislation be used to assist the delivery of the Master Plans. This could include opportunities to fast track District Plan changes.

THE OBJECTIVES

9. The overall objectives for the Master Plan are two fold:
 - to assist in achieving a rapid recovery, and;
 - to create a platform for long term regeneration.

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10. In order to achieve this the Master Plan sets out a Vision for the centre. This is accompanied by a spatial plan identifying various redevelopment concepts, and an implementation plan detailing the actions needed to give effect to the proposals. Through this it is hoped to build community and investor confidence for the future of the centre.

MASTER PLAN PROCESS

11. Council staff have worked with property owners, local businesses and the local community in the preparation of the draft Master Plan. This has included the following four stages:
- **Project Foundation** – comprising information gathering, site visits, and meeting with community leaders
 - **Community Engagement** – ‘ideas gathering’ workshops held with property owners, business owners and the local community on 22nd and 24th August. Approximately 70 people shared their likes, dislikes and aspirations across three meetings. In the weeks that followed, people continued to share ideas by telephoning and sending comments in by post or email. In addition, consultation discussions were held with the Community Board and the local Member of Parliament.
 - **Inquiry by Design** – Council staff participated in a Council-led one day technical design workshop on 30th August. Through an integrated and iterative process, planners, landscape architects, urban designers, community engagement and resource consent staff took the base information for the centre and the ideas from the community engagement sessions and developed, tested and refined options to generate the initial concepts for the Master Plan.
 - **Documentation** – this stage focused on development of the draft Master Plan. Analysis of the community comments was undertaken and further technical evaluation of the concepts occurred. The concepts were translated into actions and an implementation plan was developed.

KEY THEMES AND PROPOSALS

12. From the initial consultation with the community and key stakeholders a number of themes emerged highlighting their concerns and aspirations. The ‘village vibe’ was a much loved aspect of the centre, characterised by:-
- the good variety of shops and ability to get all day-to-day needs locally.
 - sense of community, with long term shop keepers that customers knew and local visitors regularly seeing others they knew.
 - the colourful appearance of many buildings that added vibrancy to the area.
 - high levels of foot traffic and cycle activity throughout the day.
 - activity around the Linwood Community Arts Centre.
13. Issues of poor safety and security were identified, with particular attention needed to improve safety and the perception of safety in carparking areas, and to improve the quality of lighting and discourage anti-social behaviour in the evenings and at night.
14. Future aspirations for the centre included the return of speciality businesses and services, creating an environment that encouraged foot traffic and provided social spaces, possible mixed use, better street trees, improved parking arrangements, better design around the Linwood Community Arts Centre and more community events in the village. Generally, the desire is for an improved version of the pre-quake village.
15. In response, the key elements of the draft Linwood Village Master Plan are:
- Outline plans and concept drawings for comprehensive redevelopment of two cleared blocks within the centre.
 - Vision for the relationship between Doris Lusk Park and Linwood Community Arts Centre
 - An upgrade proposal for the street including improvements to the pedestrian environment, traffic management and parking arrangements.
 - Proposal for improved safety and amenity in carparking areas.
 - Proposal to encourage and assist the formation of a business and residents association
 - Provision of an ongoing ‘case management’ facility to property owners.

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16. A copy of the draft Master Plan is included as an attachment to this report. This provides full details of the issues and proposals for the centre and outlines the options that have been considered as part of the master-planning process. This document still requires final graphic design for publication which will be completed once the content has been approved.
17. It is not currently proposed that a request be made to CERA for this Master Plan to become a formal recovery plan as other options exist to assist implementation. Further consideration can be given to the potential use of the CERA legislation following evaluation of the feedback on the draft consultation plan.

CONSULTATION

18. As outlined in paragraph 11 above, considerable consultation has been undertaken with the local communities during the preparation of the draft Master Plan. It is acknowledged that achieving a sense of community ownership is an important part of a successful plan. However, there is also a need to ensure that the planning process is expedient, enabling the community to progress with the recovery process. As such, it is considered that a further final round of consultation will be an appropriate means of providing the community and stakeholders with another opportunity to engage in the process and comment on the formal proposals of the draft plans.
19. The consultation period needs to allow sufficient opportunity for the community and stakeholders to consider the draft proposals. It also needs to take into account the time of year in which the consultation period falls. As the consultation will be over the Christmas holiday period it is proposed that the draft Master Plan be out for consultation for a longer than typical period (seven weeks). This would enable progress to finalising the plans early in the new year. Copies of the full Master Plan documentation will be made available on the Council's web site, with hard copies also provided for reference in the local Service Centres and Libraries. Copies of the summary version will be circulated to local household and businesses. Other relevant stakeholders will also be provided with copies. In addition it is intended to hold an open day drop in session in the centre during this consultation period.
20. For Linwood Village a seven week consultation period from mid-December through to early February 2012 is proposed. Following this, officers will analyse the responses and prepare a consultation report on submissions on the draft Master Plan for the Council to consider, in conjunction with the Hagley Ferrymead Community Board. At this time, a decision will be sought as to whether to conduct hearings prior to adopting the final version of the Linwood Village Master Plan.

FINANCIAL IMPLICATIONS

21. The Annual Plan has made provision within the Strategy and Planning Group's budget for the Suburban Centres Programme, including the production of this Master Plan.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

22. Yes, see above.

LEGAL CONSIDERATIONS

23. There are no immediate legal considerations. Officers have met with officials from CERA and will continue to do so to ensure that the work is consistent with, and will inform, the development of the Recovery Strategy and Recovery Plans.

Have you considered the legal implications of the issue under consideration?

24. Yes, as above.

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ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

27. The Master Plan was not anticipated by the LTCCP or Activity Management Plans but is a response to natural disaster and reflect the Council's land use planning functions. Provision has been made for the Suburban Centre Programme through the Annual Plan process.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

28. Yes – the Annual Plan 2011/12 includes a revised level of service: the recovery of Suburban Centres is supported by urban design and planning initiatives.

ALIGNMENT WITH STRATEGIES

29. The Master Plan is consistent with the Urban Development Strategy objectives and its implementation tool Proposed Change 1 to the Regional Policy Statement. It recognises the current hierarchy of centres, and is consistent with the vision of enabling the central city to be the pre-eminent business, social and cultural heart of the City.
30. The draft CERA Recovery Strategy identifies local neighbourhood plans and initiatives as one of its goals to help communities recover. The Suburban Centres Programme and these Master Plans are therefore consistent with the Recovery Strategy.

Do the recommendations align with the Council's strategies?

31. Yes, see above.

CONSULTATION FULFILMENT

32. There has been extensive consultation with the local communities, stakeholders and the Community Board during the preparation of the Linwood Village Master Plan. Approval of the draft Master Plan will enable a further formal stage of consultation to be undertaken.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Endorse the content of the draft Linwood Village Master Plan (Attachment 1) and recommend to Council that it be approved for public consultation; and
- (b) In 2012, receive a consultation report on submissions on the draft Master Plan and consider and recommend to the Council whether to conduct hearings prior to adopting the final version of the Linwood Village Master Plan.

BOARD CONSIDERATION

The Board considered the draft Master Plan, and received an overview from staff. Board members sought clarification from staff on matters, including the consultation undertaken during preparation of the draft Master Plan, related regulatory requirements and contact with the Canterbury Earthquake Recovery Authority and other government agencies.

Board members discussed, and agreed that the draft Master Plan should include comment from the Community Board, and acknowledgement of the staff involved in the preparation of the plan.

The Board supported the staff recommendations, including the opportunity for hearings to be held prior to adopting the final version of the Master Plan. Board members discussed the need for appropriate engagement with the diverse local ethnic community on the draft, and requested consideration be given to translation of the document.

The Board **decided** to request that its acknowledgement and appreciation of the work staff have done in preparation of the draft Master Plan be formally recorded.

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BOARD RECOMMENDATION

It was **resolved** on the motion of Bob Todd, seconded by Brenda Lowe-Johnson that the Council:

- (a) Endorse the content of the draft Linwood Village Master Plan (Attachment 1) and approve it for public consultation.
- (b) In 2012, receive a consultation report on submissions on the draft Master Plan and consider in conjunction with the Community Board whether to conduct hearings prior to adopting the final version of the Linwood Village Master Plan.
- (c) Include comment from the Community Board within the introduction to the draft Plan, and acknowledge the staff involved in preparation of the plan.
- (d) Ensure that the consultation and communication on the draft plan include engagement with local ethnic communities.