



8. SUBURBAN CENTRES: EDGEWARE AND NEW BRIGHTON

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| <b>General Manager responsible:</b> | General Manager Strategy and Planning, DDI 941-8281 |
| <b>Officer responsible:</b>         | Jenny Ridgen, Programme Manager Healthy Environment |
| <b>Author:</b>                      | Dale Harris, Assistant Policy Planner               |

**PURPOSE OF REPORT**

1. The purpose of this report is to seek approval for the commencement of two masterplans under the Suburban Centres programme: Edgeware and New Brighton.

**EXECUTIVE SUMMARY**

2. The Suburban Centres programme was approved at the 23 June 2011 Council meeting. This programme of work includes masterplans for a small number of centres, and case management for all other earthquake-damaged centres.
3. Following further investigations and discussions with Community Boards, it is now recommended that masterplans be undertaken for New Brighton and Edgeware. In Edgeware, the degree of damage and potential for centre revitalisation makes it a good candidate for a masterplan. For New Brighton, the changing size of the residential catchment and function of the centre mean that masterplanning would provide guidance to long-term redevelopment.

**FINANCIAL IMPLICATIONS**

4. The budget for Council-led masterplans of this size is \$50,000 per centre, excluding staff-time.

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

5. Funding has been allowed for within Strategy and Planning Group budgets as confirmed in the Annual Plan.

**LEGAL CONSIDERATIONS**

6. 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 the Recovery Strategy and will inform the development of Recovery Plans.

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

7. Yes, as above.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

8. The programme was not anticipated by the LTCCP or Activity Management Plans but is a response to a natural disaster and reflects 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?**

9. 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**

10. The masterplans will be consistent with the Urban Development Strategy objectives and its implementation tool Chapter 12A of the Regional Policy Statement. They will recognise the current hierarchy of commercial centres, and will be consistent with the vision of enabling the central city to be the pre-eminent business, social and cultural heart of the City.

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11. 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 Masterplans are therefore consistent with the Recovery Strategy.

**Do the recommendations align with the Council's strategies?**

12. Yes.

**CONSULTATION FULFILMENT**

13. All Community Boards with earthquake-affected centres were briefed in October-November 2011 and potential masterplans for those wards were discussed. The Burwood-Pegasus and Shirley-Papanui Boards identified New Brighton and Edgware respectively as centres that required more attention than case management alone could provide. Their feedback supports the recommendation for masterplanning these two centres.

**STAFF RECOMMENDATION**

14. It is recommended that the Council approve the commencement of masterplans for Edgware and New Brighton.

**BACKGROUND**

15. The Suburban Centres programme aims to support the recovery and rebuild of earthquake-affected commercial centres across the City through assisting with planning, design and transport related matters. The programme involves two areas of work: masterplans and case management. Centres for which masterplanning is underway are: Lyttelton, Sydenham, Sumner, Worcester/Stanmore (now referred to as "Linwood Village"), Ferry Road/Main Road (stage 1) and the Selwyn Street shops. All other affected centres are being 'case managed' to encourage good outcomes and provide support for landowners who may need to interface with different sections of the Council and other organisations.
16. When the Suburban Centres Programme was approved, six centres were identified as possible contenders for future masterplans: Aranui, Beckenham, Edgware, Linwood (Eastgate), New Brighton and Woolston. For these centres, further investigations have been undertaken as to whether a masterplan or continued case management is the most appropriate approach. These investigations included discussions with Community Boards. From these discussions, two centres were identified as needing masterplans: Edgware and New Brighton.

**Edgware**

17. Approximately one-third of businesses in Edgware have closed or relocated as a result of the earthquakes. At least three buildings will be (or have been) demolished, including a large area of B2-zoned land that will be cleared creating the potential for new commercial development (Hardie & Thomson site).
18. To date, case management in Edgware has been proactive with both the Council and Recover Canterbury business recovery co-ordinators liaising with businesses and property owners. The Saint Albans Residents' Association has also held a number of public discussions about the future of Saint Albans.
19. The Edgware centre has a history of relatively poor amenity and the area is perceived by some to be dangerous for both pedestrians and car users. A concept plan for Edgware titled "Giving Edgware the Edge" was prepared in 1997 but was never fully realised. The Shirley-Papanui Community Board supports a full masterplan for Edgware, and has suggested that this document be referenced as a foundation document.

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20. The degree of damage and the potential to revitalise Edgware following the earthquakes make this centre a positive candidate for masterplanning. A master plan would build confidence in the centre for businesses and the community and provide the framework to investigate urban design, transport and parking solutions for the eventual redevelopment of both public areas and private land.

**New Brighton**

21. In New Brighton, five buildings have been or will be partially or fully demolished and six others have received either red or yellow placards. These properties are spread out through the centre, so the potential for significant change through rebuilding may be limited when compared with other masterplan areas.
22. The reduction of the centre's residential catchment following red-zone land decisions, combined with negative public perceptions of the 'east', have adversely affected the centre's earthquake recovery and longer-term viability. The shopping area is very spread out and is considered potentially too large to function well in its role, a matter that was evident before the earthquakes but is now more pronounced.
23. A 'New Brighton Revitalisation Master Plan' was approved in 2002 and one of the outcomes of this Plan was the development of the slow road, although little else has been implemented from this Plan. The Burwood-Pegasus Community Board supports a full masterplan and has suggested that the centre has a lot of latent potential, especially if it becomes more destination-focused and if willing property investors and landowners are involved at the outset.
24. New Brighton is identified in Chapter 12a of the Regional Policy Statement as a Key Activity Centre (KAC). This identification as a KAC places certain requirements upon the Council to manage the development of the centre to support the planned community, encourage business activity, broaden the mix of uses, encourage pedestrian and cycling access and support public transport, including transport interchanges.
25. While the physical damage to the shops and business is limited, the impact of the earthquakes on the residential catchment and on the centre's appeal has been significant. The potential to rethink the centre's function and to catalyse redevelopment make it a good candidate for masterplanning.