



## 9. LINWOOD VILLAGE MASTER PLAN

<b>General Manager responsible:</b>	General Manager Strategy and Planning, DDI 941-8281
<b>Officer responsible:</b>	Programme Manager District Plan
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### PURPOSE OF REPORT

1. Adoption of the Suburban Centre Master Plan for Linwood Village.

### EXECUTIVE SUMMARY

2. In June 2011 the Council approved the Suburban Centres Programme to address the extensive damage caused to commercial centres outside the central city by the Canterbury earthquakes. Due to the scale of damage in the Linwood Village Shops, this centre was identified for a master plan to assist in the centre's rebuild and recovery.
3. In order to promote community participation in the development of the plans, a variety of engagement and consultation exercises took place for the centre throughout 2011 and 2012. These included stakeholder and community workshops and public meetings. The Council approved a draft master plan in December 2011, and this was published for formal public consultation, which took place from December 2011 until February 2012. Analysis of the submissions received was reported to the Hagley/Ferrymead Community Board and then to the Council on 17 May 2012, at which time it was resolved not to hear submissions but to endorse the Community Board resolution to hold an additional workshop with those members of the public who had made a submission to the draft Master Plan. This workshop took place on 22 May 2012 and was attended by twelve of the people who made a submission on the draft Master Plan. The workshop was intended to explore the options for Project S1 *Street Scene* which addressed the road layout and interactions along Stanmore Road. The workshop provided an opportunity to reflect on the ideas displayed in the draft plan and in light of the negative feedback received on these, provide comment and input into a new potential street scene layout for the final plan.
4. Staff have now made the amendments to the draft Master Plan in accordance with the direction agreed by Council. A schedule of the changes are set out in **Attachment 1**. In order to finalise the Master Plan, and to enable implementation of the identified actions to progress, it is now presented to Council for adoption. A complete version of the Master Plan is set out in **Attachment 2**. This document will require further design work (layout, formatting and typographical adjustments) to meet the Council's standards for publication. This will be done once the content has been approved.

### FINANCIAL IMPLICATIONS

5. Preparation of the Master Plan within the Strategy and Planning Group's budget was confirmed through the 2011/12 Annual Plan process. Funding for implementation of the Plan will be considered through the Long Term Plan review.

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

6. Yes, funding for preparation of the master plans has been provided within the Strategy and Planning Group's 2011/12 budget.

### LEGAL CONSIDERATIONS

7. 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.

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

8. Yes, as above.

**COUNCIL 23. 8. 2012****9 Cont'd****ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

9. Yes, completion of the master plan is provided for within Activity Management Plan *1.0 City and Community Long-Term Policy and Planning* updated as at 1 July 2011.

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

10. Yes, these master plan assist in delivery of the LTP level of service: "The recovery of suburban centres is supported by urban design and planning initiatives."

**ALIGNMENT WITH STRATEGIES**

11. The Master Plan is consistent with relevant strategies, including the Urban Development Strategy, and the Recovery Strategy for Greater Christchurch that was approved by the Minister for Canterbury Earthquake Recovery on 31 May 2012. The Recovery Strategy's goals and priorities include reference to suburban centres. The Canterbury Earthquake Recovery Act requires that certain plans and documents should not be inconsistent with a Recovery Strategy. Whilst the Act does not specifically refer to suburban centre master plans, the Selwyn Street Shops Master Plan is consistent with the Recovery Strategy. Staff have met with officials from the Canterbury Earthquake Recovery Authority (CERA) and will continue to do so to ensure that the work on the Plan is informed by and consistent with the Recovery Strategy.

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

12. Yes.

**CONSULTATION FULFILMENT**

13. The Linwood Village Master Plan has been subject to significant levels of public consultation and community engagement. There have been four main phases: Project Foundation, involving stakeholder and community workshops (August 2011); Draft Master Plan, formal submissions (December 2011 to February 2012, including public drop-in days); reports to Community Board and Council on findings from the submission process (May 2012); and a further workshop attended by the members of the community who made submissions to the plan, the Community Board members and Council staff (May 2012). The Community Boards have been briefed on the final version of the Plan.

**STAFF RECOMMENDATION**

It is recommended that the Council adopt the amended Linwood Village Master Plan as attached.

Attachment 1 to the report to Council on the final version of the Linwood Village Master Plan. 23 August 2012.

## Schedule of amendments to the Linwood Village Master Plan

**Cover Page** – Updated.

**Forewords** – Updated Mayor’s and Community Board forewords.

**Consultation information** – removed.

**Contents** – updated to reflect changes.

**Introduction** – text has been amended to remove reference to the draft Plan and the details of the consultation phase (now complete, so no longer of relevance).

**Vision** – Updated Artist’s Impression (text remains the same as appeared in the draft).

**Goals** – Updated Artist’s Impression (text remains the same as appeared in the draft).

**Overview of potential changes** – Updated plan (text remains the same as appeared in the draft).

**Place** – Minor changes have been made to the text to improve readability, reduce length and also to reflect updates in the status of the remaining buildings within the centre and demolitions since the publication of the draft Plan. The context map and business zone map have been redesigned to show the version that will appear in the final published plan.

**Brief History** – Minor amendments have been made to improve readability and reduce the length of the section. Pre-earthquake character is now shown visually (the text has been deleted).

**Process** – The process flow diagram has been updated to reflect the completion of the consultation phase, analysis of submissions and Council decisions.

### **Master Plan Project Areas:**

All plans and perspectives have been updated to the final publication standard.

C1 – The artist’s impression of the toilet block has been updated given the feedback received in consultation, the final design has been simplified to reflect public opinion.

S1 – This section has been substantially redrafted to reflect the outcome of the consultation process. The compromise design shown is one that arose from the consultation outcomes, the May 2012 workshop and further investigations. A new indicative plan and artist impression show the approach to provide full width cycle lanes through the centre, kerb build outs and a lighting/artwork feature arching over the road.

N1 - The street scene progression diagram has been updated to aid clarity showing the transitional vision for Linwood Village.

R1 –Figure 30 has been removed.

All figure numbers have been updated.

### **Implementation Plan:**

These have been updated to reflect impact of changes to projects within the Master Plan. i.e. the time frame for the work to design and redevelop the public toilet facility has been amended from 'Immediate' to 'Short' term.

### **Appendices:**

These have been removed from the final version of Plan to reduce the overall length. These will be available as separate documents on the Council website and in hard copy on demand.

ATTACHMENT 2 TO CLAUSE 9 COUNCIL 23. 8. 2012

*Suburban Centres Programme*

# *Linwood Village Master Plan*

*A plan for rebuild and regeneration*

*August 2012*

## *Mayor's foreword*

The earthquake damage to the much used and treasured Linwood Community Arts Centre and the loss of many of the village's essential shops has been a big blow to this tight knit community. For many local people these buildings were a focal point for their village, providing a place to meet and shop.

People came to community meetings to discuss a master planning process, determined to regain their quality of life and see improvements in their village. Christchurch City Council has worked closely with the community to bring their vision, ideas and aspirations together into a Master Plan to support the regeneration and rebuilding of their village.

Signs of recovery and activity can be seen already – work has started on the repair of the Linwood Community Arts Centre building – giving people a sense of hope and anticipation for the future of their centre.

This Master Plan will deliver to the community a long-term vision of how their village could look, feel and function. It provides a way to create a new place full of colour, life and energy, truly reflecting the character of the people who make this place their home.

With renewed energy and strengthened character Linwood Village will become the centre of the thriving, healthy community.

**Bob Parker**  
**Mayor of Christchurch**



## *Hagley/Ferrymead Community Board foreword*



**Figure 1. Stanmore Road in 2010, looking south**

The Linwood Village Master Plan for the recovery and rebuild of this local suburban centre is a much anticipated step forward for a strong and determined community who have faced huge challenges and changes to their centre over the past months.

Local residents and business people have been a very important part of the planning and discussion that formed the draft Master Plan; and their feedback on that plan has seen the further development and refining of the plan's vision, goals and actions.

Through the Linwood Village Master Plan the community has the opportunity to express the unique personality of their neighbourhood – creating liveable, enjoyable and safe spaces that work for the community, and give expression to their creativity.

The Hagley/Ferrymead Community Board are very encouraged by the commitment and energy shown by the local community in getting the Linwood Village Master Plan to this final stage – we join them in welcoming a bright future for this centre.

**Bob Todd**  
**Chairperson, Hagley/Ferrymead Community Board**

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*The Council acknowledges input into the Linwood Village Master Plan by Councillors, Hagley/Ferrymead Community Board members, Council staff and consultants. Development of the Linwood Village Master Plan would not have been possible without the involvement and contribution from the Linwood community, Iwi and other stakeholders.*



## Introduction

This Master Plan is prepared in response to the significant damage caused to the commercial centre around the intersection of Worcester Street and Stanmore Road in the 2010 and 2011 earthquakes, and the need to support the centre's timely rebuild and recovery. The Master Plan proposes project areas and actions that respond to different aspects of the centre, including:

- Loss of business premises, including two entire corner blocks.
- Damage to the Linwood Community Arts Centre, and opportunity that may result from this.
- Local aspirations for a good quality pedestrian environment with 'meet and greet' spaces and slowed traffic.
- Safety and security concerns relating to car parking areas.
- Opportunity to bring businesses and the local community closer together in mutual support.
- Need to maintain community interest and engagement in the area throughout the village's rebuild and economic recovery.

The Master Plan looks at different spaces within the village and presents options and actions for short term rebuilding and recovery, and the long term regeneration of the centre. It aligns with themes of Integrated Recovery Planning – Economy and business, Movement, Natural environment, Community well-being, and Built environment. The themes are based on the 'Questions for Recovery Planning' outlined in the Integrated Recovery Planning Guide, which was developed by the Christchurch City Council and the Canterbury District Health Board, in consultation with other stakeholders. The guide assists people involved in recovery planning to integrate outcomes relevant to health, well-being and sustainability into policy and planning.

The actions presented in this Master Plan are in response to community and stakeholder feedback and their aspirations for the centre.



Figure 2. Worcester Street and Stanmore Road in 2010

## Background

Commercial centres are important to the city and the way it functions. They support local communities by providing a place where people can easily access goods and services. Nearly half of Christchurch's 150 suburban centres were damaged in the 2010 and 2011 earthquakes.

The Suburban Centres Programme was adopted by the Council on 23 June 2011 to support the recovery and rebuild of the worst affected centres by either a master plan, that would assist with planning, design and transport related matters, or case management for the less severely damaged centres.

The Council assessed the city's commercial centres against a range of criteria to determine the impact of the earthquake damage on local businesses and the community. The process identified 64 centres as suffering a degree of damage or disruption and, of these, 12 were considered a high priority for Council support in planning for a rebuild. The commercial centre around the intersection of Worcester Street and Stanmore Road was approved for a master plan as a way to bring stakeholders together to create a shared vision for its repair and renewal.



Figure 3. Stanmore Road in 2010

## Master Plan extent

The Master Plan focuses on the Business zoned land located around the intersection of Worcester Street and Stanmore Road, and the associated ‘community footprint’ which includes the Linwood Community Arts Centre and the Doris Lusk Park.

### Earthquake damage

Approximately 60 percent of commercial buildings in the centre were severely damaged in the earthquakes. The buildings covered approximately 2,600 square metres of commercial floor space and included two entire corner blocks. Severely damaged buildings have been demolished and cleared.



Figure 4. Photos courtesy of Mark J.S. Esslemont (<http://wozawanderer.blogspot.com/2011>)

## The Master Plan development framework

The planning undertaken for the Linwood Village Master Plan aligns with five themes that address different components of what makes a great commercial centre. These are:

- Economy and business.
- Movement.
- Natural environment.
- Community well-being/culture and heritage.
- Built environment.

These themes provide the framework for the development and implementation of the Master Plan.

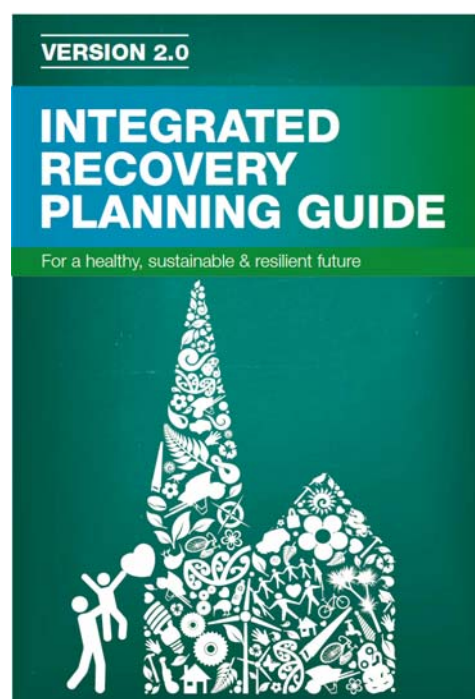
## Integrated Recovery Planning

The themes are based on the 'Questions for Recovery Planning' outlined in the Integrated Recovery Planning Guide. This guide has been developed by the Council and the Canterbury District Health Board in consultation with other stakeholders. The guide assists people involved in recovery planning to integrate outcomes relevant to health, well-being and sustainability into policy and planning.

The Master Plan also broadly aligns with the five 'themes' of Christchurch Earthquake Recovery Authority's (CERA) Earthquake Recovery Strategy:

- Leadership and Integration.
- Economic.
- Social.
- Built environment.
- Natural environment.

The individual projects outlined in this report will often address a number of these themes through the actions associated with each project.



## Vision

Linwood Village has recovered to become:

*A lively urban village,  
colourful, diverse and eclectic –  
the heart of our community.*



Figure 5. Artist's impression of a redeveloped Linwood Village looking west from the corner of Worcester Street and Stanmore Road

## Goals

### SUCCESSFUL BUSINESS AND ECONOMY

Niche marketplace for produce and products.  
 Strong anchor businesses.  
 Desirable location for small independent businesses.  
 Active Business and Residents' Association.

### GOOD ACCESS TO AND MOVEMENT THROUGH THE CENTRE

Pedestrian priority and cycle safety at the heart.  
 Strong links to the city.  
 Steady flow of passing trade for businesses.

### A GOOD NATURAL ENVIRONMENT

Defining landscape elements.  
 Creative open and public spaces.

### A CENTRE THAT SUPPORTS COMMUNITY WELL-BEING

Strong community spirit and local pride.  
 Regular street festivals and markets.  
 Family friendly atmosphere.  
 A place to reflect and remember.

### AN ATTRACTIVE BUILT ENVIRONMENT

Interesting buildings and spaces.  
 Art, colour and texture.  
 Compact and walkable.



Figure 6. Artist's impression view from the north of a potential new look to Linwood Village

## Overview of potential changes

This map shows the four blocks around the Worcester Street / Stanmore Road intersection and some of the potential changes to both public and private space to meet the Master Plan goals. Each block and its associated projects are set out in greater detail in this Master Plan.



Figure 7. Overall concept plan for Linwood Village

## Place

Linwood Village is a compact walkable commercial centre focused around the intersection of Worcester Street and Stanmore Road.

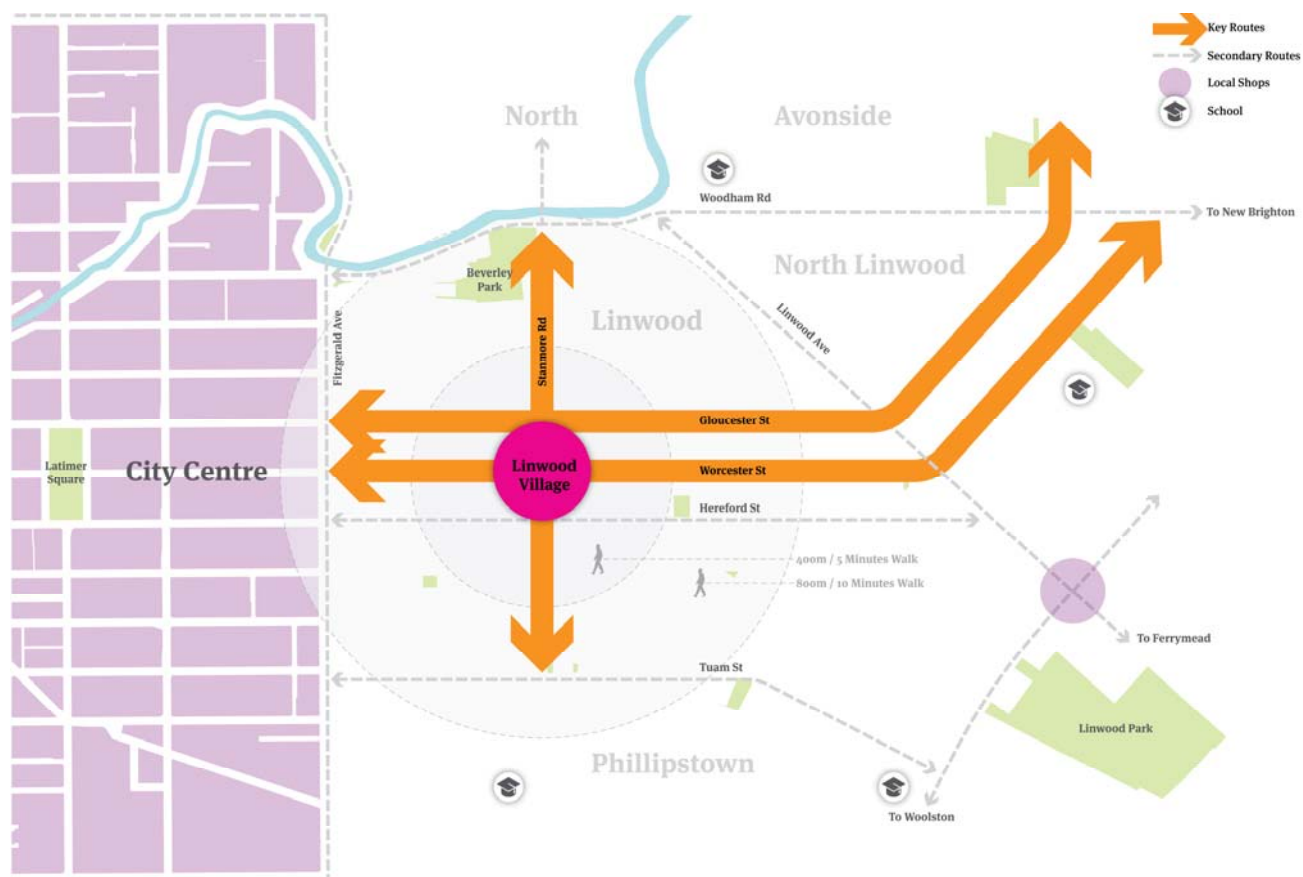


Figure 8. The physical context of Linwood Village

The centre is located on the eastern fringe of Christchurch's Central City with direct connections to Cathedral Square (1.5 kilometres to the west) and the Avon River/*Ōtākaro* (600 metres to the north). There are good visual links to the Central City and the Port Hills, giving this area a sense of place within the city.

### Commercial context

Christchurch's suburban commercial centres range in size and function, from large sub-regional centres to small stand-alone local centres. Linwood Village is considered a 'neighbourhood centre' and serves the definable residential catchment bounded by the Avon River, Fitzgerald Avenue and Linwood Avenue. The centre is anchored by a small supermarket.

Although the centre's economic viability is often questioned, a number of businesses had been in continuous operation for years and were known throughout the city. This suggests the centre has an established customer base supporting it and the centre continues to act as a focal point for the community. The local community is unlikely to be able to support much economic growth, however, it is expected that the surrounding population will grow as a result of the Council's higher density living



policies, which will be important in helping the centre’s recovery. In the meantime, it is important that the size of the centre does not expand beyond what can feasibly be supported.

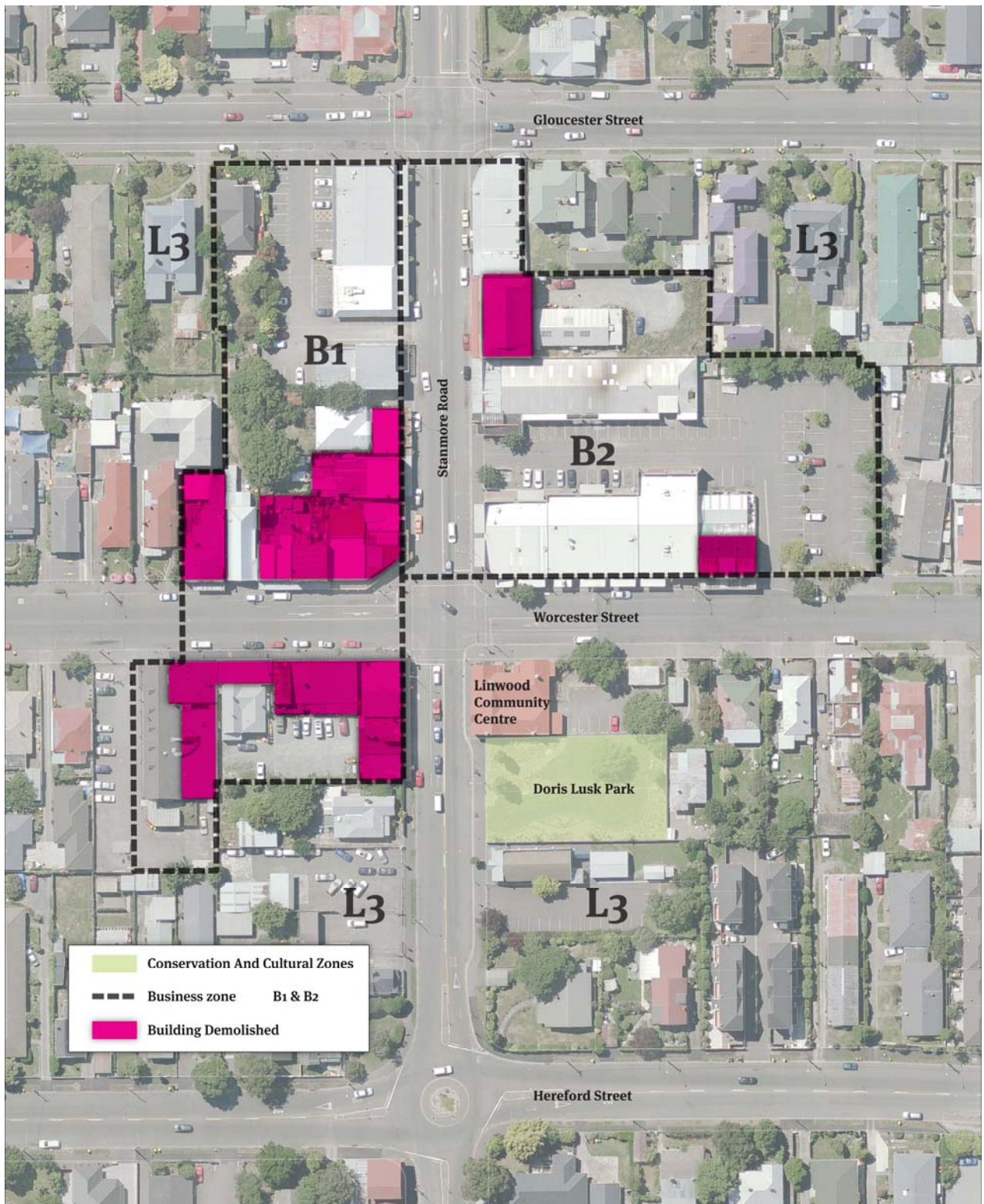


Figure 9. Plan showing Business Zone boundaries for Linwood Village

## Social context

The population living in the census 'mesh' blocks around the centre have deprivation scores of between eight and ten (where ten is the most deprived). The area supports a high proportion of rented homes, single family and one-person households and a high proportion of residents on some form of benefit. The population is generally less mobile, with higher levels of unemployment and lower income in comparison to Christchurch's general population. In 2006<sup>1</sup> the median age within the surrounding residential area was 25 to 35 years but there are also a substantial number of elderly people living in the area. Almost 25 percent of the population was born overseas; approximately 70 percent consider their ethnicity to be European, 13 percent Maori and 11 percent Asian.

## Pre earthquake character

Prior to the 2010 and 2011 earthquakes, Linwood Village provided a community focal point and local meeting place, with people using the centre throughout the day. In recent years the centre had lost a bank and government services, but retained a small postal centre, a church, pubs, eateries, a variety of corner shops and small independent traders such as a butcher, baker, greengrocer, fishmonger and pharmacist. The Linwood Community Arts Centre and the Doris Lusk Park also featured as community facilities in Linwood Village.



**Figure 10. North-west corner of Worcester Street and Stanmore Road prior to demolition**

Many of the village's older buildings were destroyed in the earthquakes. These had contributed to the character of the centre. The north-west corner of the Worcester Street/Stanmore Road intersection was a mix of one and two storey buildings with a variety of styles and materials. These had smaller floor plates and supported the majority of small independent businesses. Many of the shop fronts featured elements of traditional design, including recessed doors, verandas and raised window displays.

The now demolished two storey 'Argonaut' on Stanmore Road and the Ezy Traders building on Worcester Street were also distinctive character buildings that contributed to the village's identity.

<sup>1</sup> New Zealand Census 2006

## Post earthquake character

The buildings that remain in Linwood Village front on to the street allowing good street exposure and shop frontage for passers-by. However, the buildings lack architectural detailing and features that add interest and help create a strong identity for the village. Windows are covered with advertising or are treated (frosted and tinted), limiting interaction with the street and creating a 'blank wall'. The remaining buildings are set in large areas of asphalt with little landscaping, resulting in an unattractive centre that lacks character.

## Settlement history

The area where Christchurch/*Ōtautahi* has established was very swampy with many clear rivers and streams which meandered towards the sea through the plains. For Māori, the Christchurch area has traditionally been *mahinga kai* (food gathering area). The Master Plan area, given its proximity to the Avon River/*Ōtākaro*, would have been walked over by Maori in search of birds such as *putangaitangi*/paradise shelduck and *parera*/grey duck, to fish for *kanakana*/lamprey eels and *patiki*/flounders, and to gather *harakeke*/flax and other wetland plants.

While earlier Māori tribes, Ngāti Māmoe and Waitaha, settled to the south east of the Linwood area at Opawho Pa, the Ngāi Tahu would not have lived permanently in the area as it was too damp and swampy. Puaari, a substantial settlement occupied by the Waitaha from c1500, was situated on high ground further up the Avon River.

Linwood was established in 1850, immediately to the east of the Town Belt (Fitzgerald Avenue), and is one of Christchurch's earliest residential areas. The commercial centre at Worcester Street and Stanmore Road represents what was, for years, the centre of the Linwood suburb. Largely free of industrial uses, Linwood first attracted middle and upper class residential development.

The Linwood Town Board was formed in 1882. The building on the south-east corner of Worcester Street and Stanmore Road, now known as the Linwood Community Arts Centre, was designed by Joseph Maddison and built in 1885 for the Town Board.



Figure 11. The Linwood Library 1909 (source: Christchurch City Libraries)



Figure 12. The Linwood Community Arts Centre (source: Christchurch City Libraries)

The street grid pattern around Linwood Village was an extension to the Central City grid, forging a strong and ongoing relationship with communities in the Central City East. From 1886 to 1954 trams, and then trolley buses, ran through the centre between the Central City and the eastern suburbs, including New Brighton.

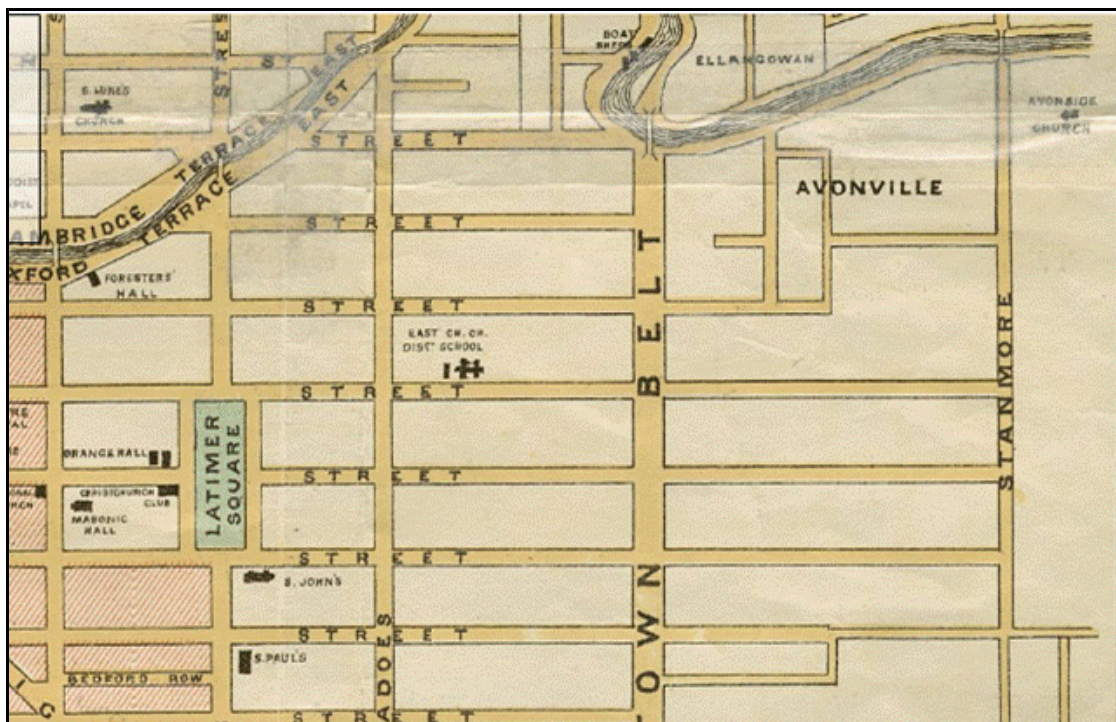


Figure 13. 1870 plan of Christchurch and Suburbs showing Stanmore Road north from Tuam Street, with T-junctions at Hereford, Worcester and Gloucester streets (source: Christchurch City Libraries)

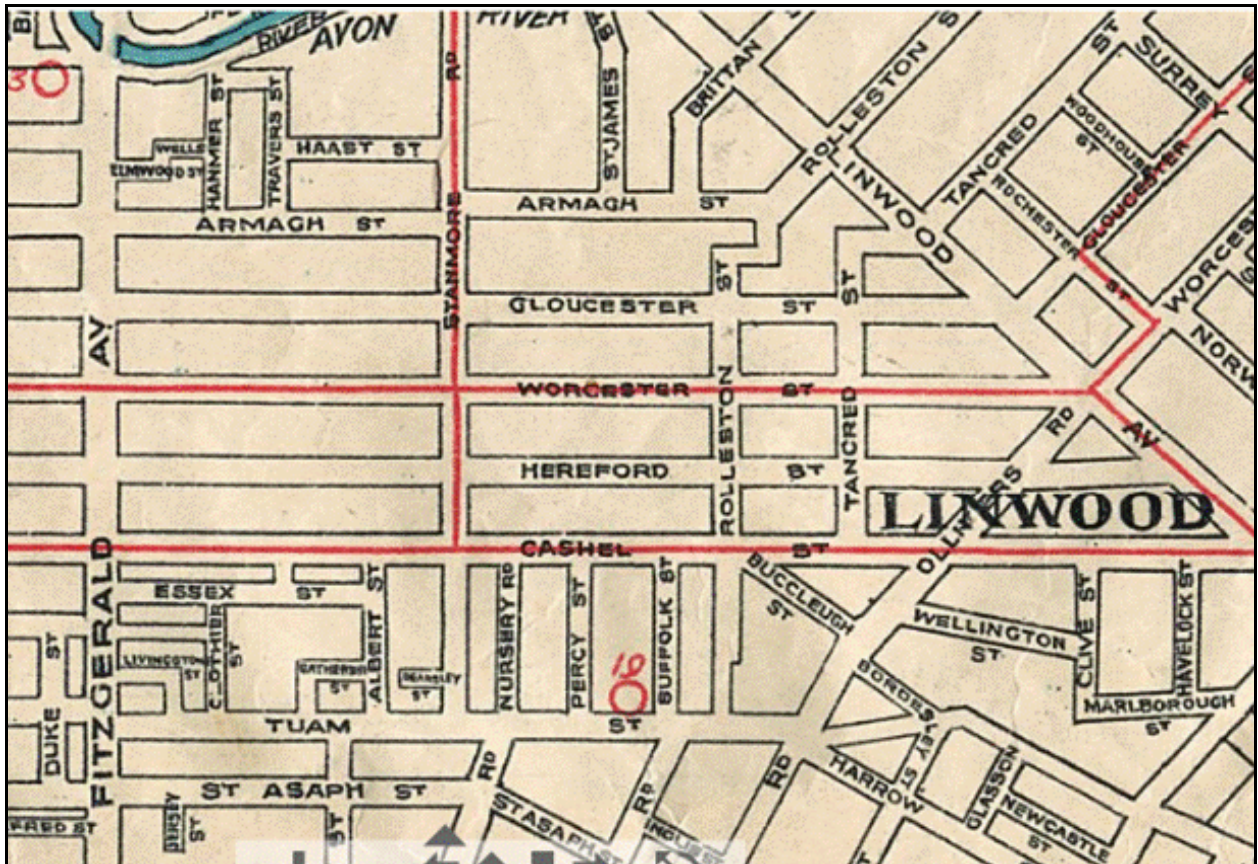
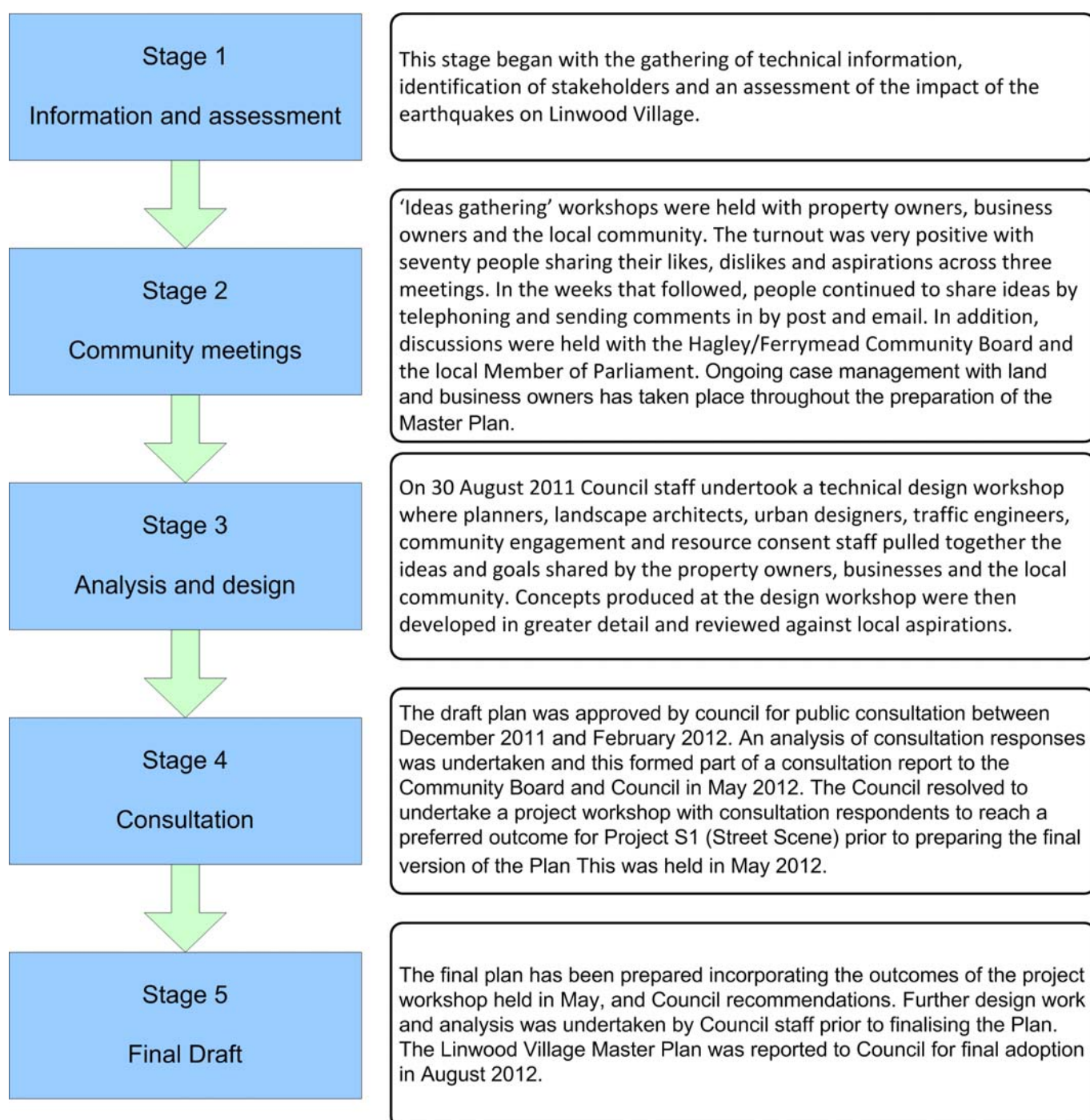


Figure 14. 1930 Tram lines (red) running along Stanmore Road and Worcester Street (source: Christchurch City Libraries)

Planning schemes in place since 1959 aimed at providing higher density housing around the Central City resulted in progressive redevelopment of the Linwood area to higher densities. Larger houses belonging to professionals increasingly blended with dwellings for the working class. Today the area has a mix of housing type, style, age and quality and these generally support low cost housing. The residential environment surrounding the Village is zoned Living 3 for medium density living and has, over recent years, increasingly become a transition zone with a move towards town house/semi-apartment style living. The immediate residential catchment also includes rest homes and a disabled person's centre. The Council and Housing New Zealand are also major owners of residential housing in the area.

## Process

The master planning process is a partnership between the Council, Hagley/Ferrymead Community Board, property owners, businesses and the local community. It presents a commitment by the Council to support the earthquake damaged centre and the communities it supports.



## *Consultation and engagement conclusions*

Clear themes have emerged from the information gathering phases and these have formed the basis for the Linwood Village Master Plan.

The 'Village vibe' was a much loved aspect of the centre, characterised by:

- The good variety of shops that meet most of the day-to-day needs of local people.
- A sense of community, supported by long term shop keepers and locals who use the centre regularly.
- The colourful facades of many of the buildings, adding vibrancy to the area.
- High levels of foot traffic and cycle activity in the village throughout the day.
- Activity around the Linwood Community Arts Centre.

Future aspirations for the village included the return of speciality businesses and services, creating an environment that encourages foot traffic and provides social spaces, possible mixed use business and living upstairs, better street trees, improved parking arrangements, better landscape 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-earthquake village.

Issues of poor safety and security were also identified, with particular attention needed to improving safety in car parking areas, improving the quality of lighting throughout the village and ways of discouraging anti-social behaviour in the evenings and at night.

# Linwood Village

## Suburban Centres Programme

*Feedback from focus group sessions and community workshop 24 August 2011*

The poster features an aerial photograph of Linwood Village with a yellow dashed line outlining a central area. Surrounding this map are several colorful sticky notes with handwritten text. To the right, there are two photographs: one showing a group of people in a meeting, and another showing a community workshop with people seated around a table.

**Sticky Note Themes:**

- Mix of basic services
- Remembering Artworks
- Mixed-use residential and shops
- More space for people
- Safe crossings
- Parking solutions
- Unique village character
- Better lighting
- A safe place to be
- Places to meet
- Interesting facades
- Eclectic, colourful and diverse
- Good public transport

**Contact Information:**

For information on how you can be involved contact:

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(03) 941 8999 or 0800 800 169

**Email:**  
suburbancentres@ccc.govt.nz

[www.ccc.govt.nz/suburbancentres](http://www.ccc.govt.nz/suburbancentres)

*This poster has a selection of themes, ideas and goals shared by the people from this area.*

**Christchurch**  
City Council 

Figure 15. Poster showing a summary of community consultation from August 2011



## Master Plan projects

The design process that followed the workshops focused on developing a number of options for distinct areas of the Village. These areas reflect where there was the greatest earthquake damage, where design-led support would be the most beneficial and where opportunities exist to meet community aspirations for the Village.

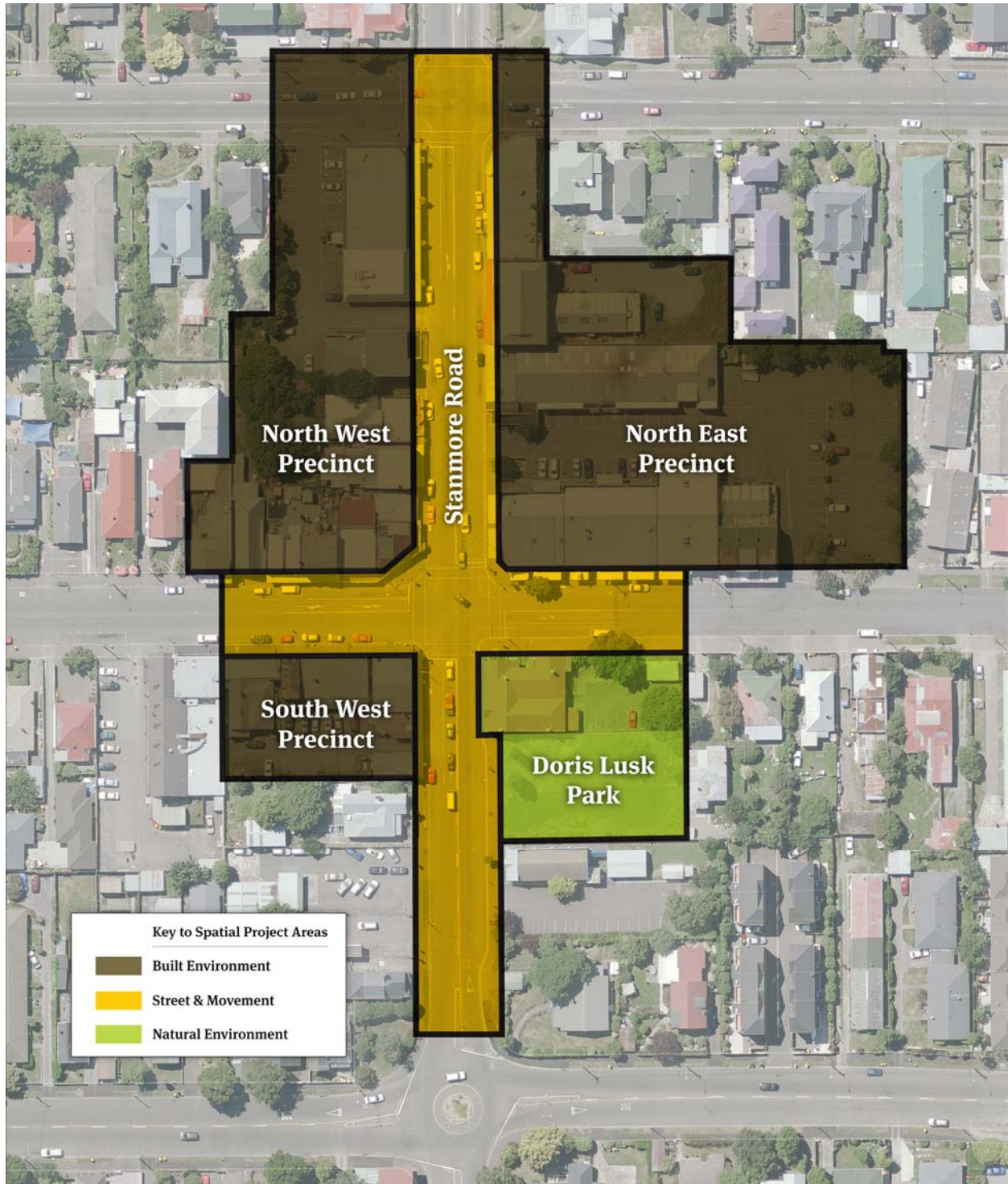


Figure 16. Project precincts

Actions and project areas respond to:

- Loss of business premises, including two entire corner blocks.
- Damage to the Linwood Community Arts Centre, and opportunities that may result from this.
- Local aspirations for a good quality pedestrian environment with 'meet and greet' spaces and slowed traffic.
- Safety and security concerns relating to car parking areas.
- Opportunity to bring businesses and the local community closer together in mutual support.
- Need to maintain community interest and engagement in the area throughout the village's rebuild and economic recovery.

The projects relate to:

- Comprehensive site development.
- Community facilities and open space.
- Street Scene.
- Off street parking.
- Recovery together.

## *Comprehensive site development*

This section responds to the loss of buildings and business premises. It focuses on the north-west and south-west corners of the Worcester Street Stanmore Road intersection. The sites are held in multiple, private ownership. The project also addresses aspirations for improved parking options, and issues of safety and security in associated car parking areas. The purpose of the project is to demonstrate how the north-west and south-west corners could be redeveloped to meet business development objectives, current planning requirements and the Village character aspirations of the community.

### *Site description*

#### ***North-west precinct (project reference B1)***

Buildings that have been demolished or deemed unsafe on the north-west corner of the Worcester Street Stanmore Road intersection provided approximately 1,500 square metres ground floor commercial floor space and housed the majority of the small independent businesses that characterised the Village. The land is zoned Business 1, providing for small scale retail shops with opportunities for mixed use development, including residential units above.

The sites are in multiple ownership, with the north-west block made up of nine land parcels held by nine separate owners. Land parcels on the north-west corner are generally small and narrow, buildings were built more or less to the boundary and many had shared party walls. Access and servicing was from the street as there was only a narrow alley to the rear of the buildings.



Figure17. Artist's impression of the view from Community Arts Centre looking north west



Figure 18. Artist's impression of view from the car park to the rear of 103 Stanmore Road looking south toward Worcester Street, showing shared parking to the rear of shops fronting Stanmore Road

### ***South-west precinct (B2)***



**Figure 19. Artist's impression of the view looking south west, with Stanmore Road running from top left to bottom right.**

Buildings that have either been demolished or deemed unsafe on the south-west corner of the Worcester Street Stanmore Road intersection provided approximately 1,300 square metres ground floor commercial floor space. These sites are in multiple ownership; the south-west block has five land parcels held by three owners. The B1 zoned land supported small independent businesses on slightly larger land parcels. Access to the rear of businesses was provided via a narrow entrance onto Stanmore Road.

### ***Concept design rationale***

Property owners rebuilding these corners need to overcome a number of constraints to redevelop their sites. The sites are relatively small with limited access to car parking and servicing. Two or three storey options, which have residential activity above the ground floor, may be necessary to provide the financial return property owners need on their investment. Community feedback supported two or three storey buildings where this height did not change environmental conditions (for example, shade or wind).

A mixed use/living above shops option has the added benefit of improving after hours security and providing passive surveillance into car parking and storage areas. Businesses on both corners relied heavily on on-street parking for customers. Providing off-street car parking and service access would require agreements between property owners and the Council.



**Figure 20. Examples of the use of lanes to create interesting urban spaces**

A comprehensive development approach enables an entire site to be considered in relation to the potential layout options, access arrangements and the scale of buildings. It provides an opportunity for development options to be tested and any potential issues to be overcome through concept design. Working to a shared concept would also ensure property owners achieve economies of scale with regard to architect fees, consent fees, building costs, technical reports and construction, while still providing for a staged development approach.

Ideally, these two corner blocks would visually complement one another in terms of the character, height and scale of building. Feedback from the community indicated that the appearance of the buildings is very important to the character of the Village. Façades with a strong visual presence, use of bright colours, materials with texture and some traditional shop front elements, such as alcove entrances and verandas, create an interesting environment that helps attract passing trade.

Community feedback supported the use of diverse and creative architecture with an eclectic mix of building materials and buildings that respect the boundary lines. Each building should have an individual flavour while maintaining an overall harmony that connects the Village together. These aspects are signalled through the development concepts.



**Figure 21. Examples of the use of colour for buildings**

### *Key concepts*

The concepts considered for each corner block have been guided by the following principles:

- Retain original site boundaries.
- Buildings built up to the street edge.
- Use building height to create landmarks.
- Achieve rear vehicle service access to properties.
- Retain some of the existing vegetation and make areas available for future planting.
- Provide for mixed use, including residential units above ground floors.
- Support good levels of car parking without impacting on the street environment.
- Increase building height without impacting on the street.
- Create clear site lines and the ability to move through the block.
- Increase opportunities for people to overlook public/semi-public space.
- Manage vehicle movements to ensure pedestrian safety and access.
- Provide vehicle crossing points that are sufficiently clear of intersections.
- Maintain small floor plates to facilitate the return of a good variety of shops and services.

### *Next steps*

1. Organise meeting with property owners to work through concepts and options.
2. Work through development stages and associated legal and regulatory issues.
3. Finalise concept plan.

## Community facilities and open space

### *Linwood Community Arts Centre and Doris Lusk Park (C1)*

This section responds to the earthquake damage to the Linwood Community Arts Centre, the opportunity this presents and community aspirations for a 'Village Square'. It focuses on the Council-owned land on the south-east corner of the Worcester Street/Stanmore Road intersection including the Doris Lusk Park and the Linwood Community Arts Centre. The purpose of the project is to present a vision for the ongoing development of this area. The intention is to improve the relationship between the park and the Village, strengthen the link between the Linwood Community Arts Centre building and the park and improve associated amenities.

### *Site description*

The Linwood Community Arts Centre is one of the few remaining buildings of its type in Christchurch and is a Group 1/Category II listed heritage building. The original brick firewall on the south side of the building was damaged in the February 2011 earthquake and finally collapsed in June. The remainder of the building survived. The building has been in public use, serving the community from 1909 when it became the volunteer-run Linwood Library and Reading Room (until it closed in 1993). Since 1997 it was used as the Linwood Community Arts Centre.

The Doris Lusk Park is a small 1,100 square metre park on the south side of the Linwood Community Arts Centre. The land was purchased by the Council in 1999 and extended in 2006 to provide more open green space in the area. A 2008 Landscape Concept Plan emphasised it as a space suitable for outdoor public art installations. The Park has been the venue for community festivals, including the Linwood Multicultural Festival and local Carols at Christmas.



**Figure 22.** Artist's impression of new toilet block and market place at Doris Lusk Park

## Rationale

The Linwood Community Arts Centre is a highly valued resource for the community. Its repair and future role as a community anchor is very important for the recovery of the Village and the ongoing support of the local community. Resource consent has been granted to undertake repairs to the building. In combination with these repairs, the design incorporates a new set of doors to ensure better egress in an emergency, and to allow for future additions to the building should they be desired, without impacting on the historic integrity of the building.

The Doris Lusk Park fronts Stanmore Road but does not have a strong visual presence within the Village. Improving the layout of the Park would increase opportunities for public use of the Park and create an improved setting for the Linwood Community Arts Centre. Creating a north facing 'Village Square', set alongside the Linwood Community Arts Centre, would meet community aspirations for a centralised market and events space. It would also complement use of the fire doors for indoor/outdoor movement.



Figure 23. Worcester Street entrance to Doris Lusk Park

The toilet block located adjacent to the Park is an older concrete block style and is not fully accessible. The facility is valued by the community, but the design is no longer seen as safe and the location has created an area that is hidden from view to the rear of the toilet block. A Crime Prevention Through Environmental Design Assessment recommended a modern facility with street-facing cubicle entry and careful placement on-site to eliminate or minimise rear concealment. The existing block is decorated with a mural and its replacement presents an opportunity to incorporate an arts theme into its design.



Figure 24. Toilet block on Worcester Street



Many people in the community have said they identify with community art. Art is a strong feature throughout the village. The Doris Lusk Park is named in honour of Doris Lusk who was an advocate for community art and a leading New Zealand artist<sup>2</sup>. Local murals and artwork feature in the Doris Lusk Park and can be seen throughout the village and neighbouring area. The Linwood Community Arts Centre focuses on the needs of people in surrounding suburbs, holding low cost courses in arts, drama and music



### *Key concepts*

The options considered for the Doris Lusk Park and setting of the Community Arts Centre building have been guided by the following principles and community aspirations:

- Public space at the centre of the Village.
- Retention of disability car parking.
- A safe public toilet facility.
- Incorporation of an arts theme.
- An improved Park boundary with Linwood Bible Chapel.
- Space for festivals and markets.
- Increased opportunities for children's play.
- Respect for the principles of 2008 Landscape Concept Plan (see **Appendix 9**).



**Figure 25. Artist's impression of potential toilet block replacement**

<sup>2</sup> Doris Lusk (1916 – 1990) – New Zealand artist and landscape painter.



Figure 26. Artist's impression of potential toilet block replacement

### Next steps

1. Refine the Landscape Concept Plan for the Linwood Community Arts Centre site and the Doris Lusk Park, including redesigning the Park's southern boundary to incorporate the Chapel into the Park setting.
2. Prepare a design and specifications for new public toilet facility.
3. Investigate the design and installation of a single element of play equipment that takes the form of an interactive art work.

## Street Scene

### *Project reference S1*

This section responds to local aspirations for a quality pedestrian environment with ‘meet and greet’ spaces and a good balance between vehicle, cycle and pedestrian space. It focuses on the Worcester Street/Stanmore Road intersection and road corridor adjacent to the shopping strip. The purpose of the project is to identify improvements to the look and feel of the street in a way that builds on Village character, improves safety, supports good transport infrastructure and creates a quality place for people.

### *Site description*

Stanmore Road and Worcester Street are part of the city’s secondary road network. Stanmore Road is classified as a ‘collector road’, intended to distribute traffic within and between immediate neighbourhoods. It is increasingly used as a north-south vehicle link. Worcester Street is a ‘local road’ providing access to local properties rather than providing a main link between places. Over time, changes to Worcester Street within the Central City have reduced its traffic flow. The draft Central City Plan signals further changes are likely to Worcester Boulevard and could extend as far as the Village. Two city-bound buses currently service the centre (No. 60 Parklands via Worcester Street and number 21 Ilam/Mt Pleasant via Gloucester Street).



Figure 27. Artist’s impression looking south along Stanmore Road.

### *Rationale*

Steady vehicle movement on Stanmore Road is vital to secure passing trade for businesses. However this can create issues for pedestrian movement within the Village. Feedback from the community supported an improved pedestrian environment while ensuring better cycle facilities and a functional road corridor. Through careful management of street space, and creative design elements, a village

environment can be achieved with well managed vehicle traffic flows and provision of an attractive and safe environment for pedestrians and cyclists. The suggestion was also made for shorter (P10) on-street parking periods on Stanmore Road to ensure a steady turnover of parked vehicles, particularly as the centre has a significant amount of off-street parking for longer stays.

Walking, cycling and public transport are particularly important modes of transport for people living around the Village. The local population has significantly fewer cars than other Christchurch households, with 22 percent of households not owning a car. There are also high numbers of physically disabled, sickness and invalid beneficiaries living in the area. The quality of bus waiting spaces does not currently support the needs of the local community.

Streetscape treatment can make a significant contribution to the use, look and feel of a place, helping to create safe, attractive and well used public spaces. There is an identified lack of meeting and seating areas in the Village, and limited opportunity for business and social activity on the footpaths. Over the years, some enhancements have been made to the Village, although these now need updating.

The area fronting Stanmore Road, between the supermarket and rear of the commercial block/tavern, is a high foot traffic area and a frequent meeting place for the community. The appearance of the area does not support the social activity enjoyed in the space as it is dominated by traffic movements, asphalt and the backs/service areas of buildings. A high wooden screen around the tavern's smoking area creates a hard, unwelcoming edge which some people find intimidating.

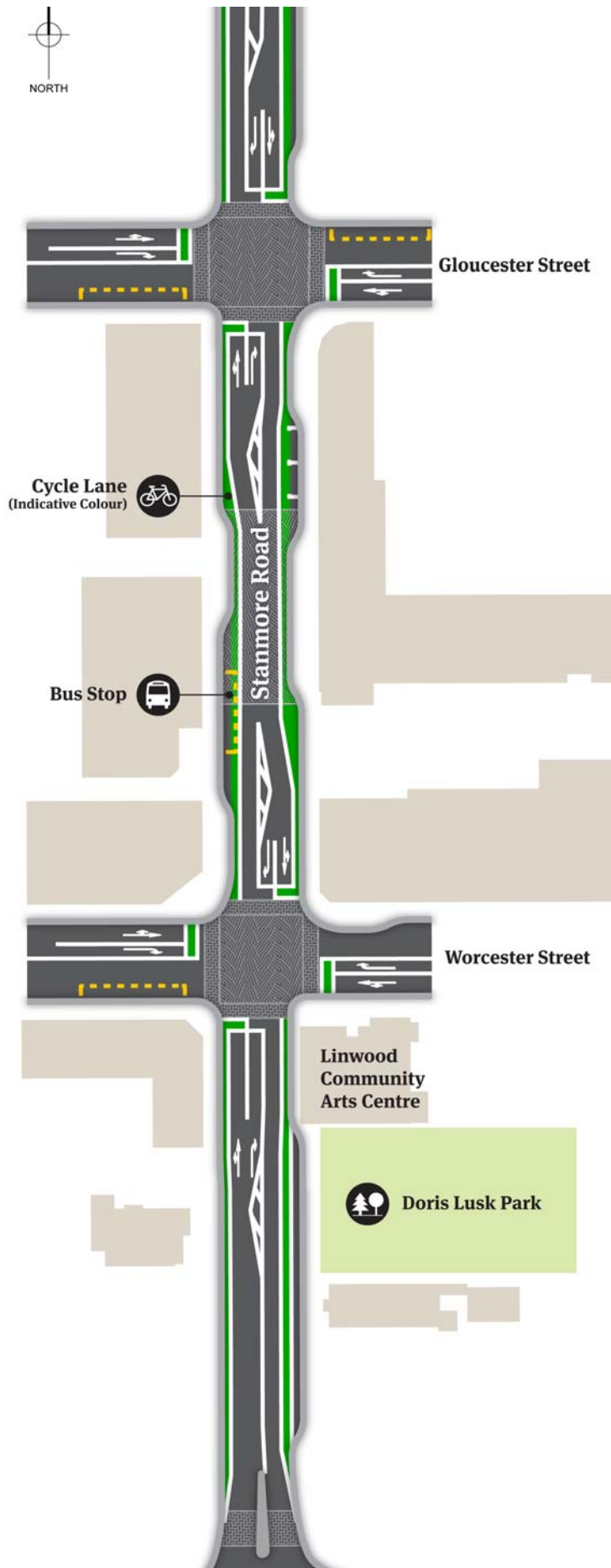
### *Key concepts*

The options considered for the street scene have been guided by the following principles and community aspirations:

- Maximising space on footpaths, particularly on the sunny side of the street.
- Incorporating full width cycle lanes.
- Introduction of aerial art/lighting to contribute and highlight to the village concept.
- Strong streetscape elements that define the Village and highlight entry and exit points.
- Improving bus waiting spaces with shelters, seating and good lighting, based on CPTED recommendations and real time information.
- Cycle parking that is easily accessible and visible from the street.
- Manage vehicle movements to ensure pedestrian safety and access.
- Provide vehicle crossing points that are sufficiently clear of intersections.
- Shorter on-street parking periods.
- Retaining the taxi waiting space.
- More art/colour/mosaic within the streetscape.
- Account taken of changes to Worcester Street/Boulevard signalled in the draft Central City Plan.
- Street treatments that consider the elderly and people with disabilities.

### *Next steps*

1. Further investigate elements of this option (for example, lighting, drainage, safety and parking).
2. Present scheme to Hagley/Ferrymead Community Board.
3. Finalise detailed streetscape design and specifications for this project.



### Key Features

- Mid block pedestrian crossing point.
- New kerb alignment and increased pavement width to allow for street furniture and activity.
- Kerb build outs at intersections.
- Street trees in the pavements (location and number to be determined in detailed design stage).
- Cycle lanes.
- 10 min and disabled parking on-street.
- Intersection paving treatments to signal entry into Linwood Village.

Figure 28. Street layout plan

## The North-east block

### Project reference N1

This section responds to safety and security concerns in off-street parking areas. The project focuses on the north-east car parking area associated with the Supervalu supermarket and the commercial block of shops fronting Worcester Street. The purpose of this project is to propose enhancements to the look and feel of the car parking area. The land is in private ownership.

### Site description

The north-east car parking area associated with the Supervalu supermarket and the commercial block of shops fronting Worcester Street accommodates approximately 80 car parking spaces. The 'L' shaped car park has entrances off Stanmore Road and Worcester Street. The entrance to the Supervalu supermarket is near the Stanmore Road entrance to the carpark. Buildings along Worcester Street front on to the street and also have rear entrances that face out to the car parking area.

### Rationale

The car park associated with the Supervalu supermarket and the commercial block of shops fronting Worcester Street is very large and has areas that are hidden from public view. It is easy to see into the car park from the street, however, there are back areas that create blind spots and isolated areas. Feedback suggests people are uncomfortable leaving vehicles in the car park so it is generally underused. The car park is poorly lit and the limited landscaping is not well maintained, giving a sense of abandonment and isolation. Improvements to the layout, appearance and edge treatment may increase the car park's use and create a busier, safer space.



Figure 29. Artist's impression looking west from the car park towards Stanmore Road.

## Key concept

The options considered for the car parking area have been guided by the following principles and community aspirations:

- An improved connection between the car park area and the street.
- Safe, easy pedestrian links between shops and parking.
- An improved look and feel to rear parking areas.
- Enhanced areas at the front of the car park with planting and paving detail.
- An improved car parking layout to provide overflow space for events/markets.



Figure 30. Concept plan of the car park area adjacent Supervalue supermarket.

## Next steps

1. Organise a meeting with property owners to explore concept design and layout.
2. Finalise detailed design and specifications for the entrance area.
3. Incorporate any changes into road layout design as required.

### Street scene progression



Figure 31. The progression from the pre earthquake to a vision for Linwood Village



## Recovery together

This section responds to the opportunity created by the earthquakes to bring businesses and the local community closer together in mutual support. People working together to rebuild and improve the Village, and maintaining community interest and engagement in the area, will be very important for the Village's economic recovery.

### Rationale

Linwood Village is the social and commercial hub for the area. Prior to the earthquakes it provided a much enjoyed village atmosphere and the presence of many long-standing businesses gave people a sense of familiarity. For those who frequently used the Village the chance of meeting friends and acquaintances there was very high, contributing to their sense of place.

For many people, however, visiting the Village was not always a pleasant experience. Community feedback indicated that the popularity of and support for the centre was clouded by feelings of intimidation, even during the day. Loitering, fights and drinking activity spilling out onto footpaths scared people away, particularly elderly and young people. Many people felt the Village was rundown, with dirty, tired buildings. Areas like car parks looked untidy with weeds, broken fences and poor lighting. Rubbish is often piled behind buildings, and graffiti and vandalism bring the area down.

### Partnership opportunities

A number of organisations and agencies have an interest in supporting the Village and in supporting the local community, including:

**Te Whare Roimata Trust**, a not-for-profit community development organisation working with Inner City East communities. The Trust has expressed interest in using the concrete pads on the north-west corner of the Worcester/Stanmore intersection for markets and other small community events. The Trust may also encourage local artists to work with property owners to create murals on newly exposed fencing.

**Colour Me Christchurch**, an Ashburton-based organisation offered their services and sowed wild flower seeds on demolished sites at no cost to property owners. The wild flowers were a real hit with the community brightening up the corner sites through summer and autumn.

**Greening the Rubble**, a Christchurch project that has expressed interest in using demolished building sites to create a temporary art installation/meeting space at no cost to property owners.

**White Elephant Trust**, a central Christchurch-based youth-driven charity which cultivates leadership and facilitates positive youth development. The Trust helps young people to learn new skills and get involved in local community projects such as creating temporary community gardens on abandoned sites, free outdoor events and youth-led Gap Filler projects.



Figure 32. Mural painted fence in local area



Figure 33. Greening the Rubble site

### *The Linwood Village partnership (project reference R1)*

Accessibility to social services, the police and commercial service providers was a matter consistently raised through the public consultation process and in subsequent conversations and meetings. There was a high level of concern that core services such as banks and the post office, had closed in the village. Currently there are mobile banking (and other) services being provided as a result of the earthquakes. These could potentially be extended to Linwood Village on a more permanent basis.

In addition, while the local community has a relatively high degree of involvement with social service agencies such as Work and Income New Zealand (WINZ) and the NZ Police, these agencies do not have a consistent presence in the Village. A scaled down version of a partnership such as Community Link (which presently has an office located in Aldwins Road, Linwood), with a community policing component could better support Linwood Village. The provision of a hot desk and a few hours of availability could be the first step in offering such a service.

### *Business and Resident's Association (R2)*

Despite the devastation caused by the earthquakes a positive outcome is that they have brought businesses and the community closer together. The master planning process has provided an opportunity to talk collectively about issues and aspirations for the Village. Formalising and building on these new relationship will contribute to the village rebuild and recovery, where responsibility for the ongoing viability of the Village, its appearance and day-to-day operations falls to the local businesses and residents to action.

Informal organised meeting → Business and Residents' Association → Business Improvement District

An active **Business and Resident's Association** would provide support for local businesses and help maintain the strong community spirit and local pride. It would provide a proactive forum through which local businesses and residents can connect and work together to best manage the Village. It would also provide a mechanism through which agencies and organisations with an interest in the Village could connect with the Village and the local community. This Association could also support business owners to network with the wider business community to build strong links between the Village, local tourism and leisure based businesses and community care providers.

A **Business Improvement District (BID)** is a defined area within which businesses agree to pay a special fee to fund improvements within the district's boundaries. Local businesses work together, with support from the Council, to improve their area and attract new businesses and customers. A BID fund could support graffiti control, local events, undertake Village maintenance and retail improvements, and enable collective marketing and branding of the Village.

**Marketing** will be an important element of the Village's recovery. The Village was branded 'Linwood Village' in 2003 and gateway signs were installed. The Village is the historic site of Linwood, however, some feel Linwood has moved east to Eastgate Mall and that the name is no longer an asset. When asked whether 'Linwood Village' remains the most appropriate name, stakeholders gave mixed responses. Many felt strongly that the area was 'Linwood' while others had a stronger association with 'Stanmore' and 'Worcester'. While there was a general consensus that 'Village' is appropriate, consideration should be given to the name for future marketing.

The formation of any association or business improvement district, and future branding of the centre, needs to be driven by the local business community. An ideal opportunity to do this is when new commercial buildings have been constructed and new businesses begin to establish in the area. The Council can offer advice and respond to queries raised by the Business Association after its formation. Help from external agencies such as the Canterbury Development Corporation or Recover Canterbury may also be appropriate.



Figure34. Under the Red Veranda Café, Worcester Street

### *Case management (R3)*

As part of the Suburban Centres Programme the Council has provided an ongoing case management service to all centres that have suffered earthquake damage and disruption.

Case management is an important factor in the ongoing recovery and rebuild of Linwood Village and the case management role should be continued. The case manager provides a single point of contact at the Council to support the implementation of this Master Plan. This could include facilitating discussions with property owners to help them work through development options, helping with resource consent processes, supporting community initiatives, advocating for funding and connecting partner organisations with property owners and the community.

The case management role is intended to last only 18 months to two years from February 2011. However, there may be the option to provide ongoing case management role to provide a point of contact for liaising with other dedicated Council staff involved in community engagement, community development, events development and arts advice. Together staff could support community initiatives that help maintain community interest and engagement in the area, and support the Village's rebuild and recovery. Examples include:

***Festival and events programme*** – A programme which builds on the Linwood Multicultural Festival and local Carols at Christmas, and incorporates youth events.

***Local Earthquake Memorial*** – There is strong support for a memorial in the Village to respect two lives lost there in the June 2011 earthquake. A design competition could be held for a local earthquake memorial, to be installed centrally within the Village.

***Local interpretation*** – Local residents and artists could be supported to document the history of the area and tell its story through design interpretation/artwork.

***Mobile Library*** – Council's Libraries mobile service timetable could coincide with regular community events.

### *Next steps*

1. Appoint a dedicated case manager.
2. Encourage local businesses and residents to establish a Business and Resident's Association.
3. Work with partner organisations and Council units to promote activities and events within the Village.

## Implementation Plan

The implementation plan sets out the Master Plan projects and actions that need to be achieved to deliver the recovery and rebuild, and to achieve the vision of the Linwood Village. Each project aligns with one or more of the themes of Integrated Recovery Planning – Economy and business, Movement, Natural environment, Community well-being, and Built environment. Each project/action is outlined in the following table alongside the anticipated timeframe, project lead and partners in the project, and the potential cost to the Council of each action.

### Anticipated timeframe

The timeframes for when projects and actions can be achieved are difficult to predict. In many instances, factors relating to ground stability and insurance are still being resolved, and property owners continue to work through issues particular to their sites and circumstances.

The pace of implementation will be influenced by a range of factors, many of which are not fully determined at this stage. It is desirable to achieve some 'quick wins' wherever possible to boost confidence and create momentum for the rebuild and recovery of the Village. Some of the actions outlined in the table will require funding to be secured (private and/or public). Some will require further investigation and more cooperation between stakeholders. And, some actions may require the physical staging of development to be coordinated with the implementation of other actions.

The Implementation Plan should be considered as a work in progress subject to frequent review. The timeframes provided in the table relate to the following periods, but these should be considered a general guide only:

Immediate	(0-12 months)
Short	(1-3 years)
Medium	(3-10 years)
Long	(10+ Years)

### Lead and partner

In general, the responsibility for taking the lead on each action will be divided between private owners, the Council and other agencies. For the built environment this division is along property ownership lines with the Council taking the lead for the development of public land and property owners developing their privately held land.

### Council cost

There are different types of funding associated with Council work. Operational costs (indicated as (Opex) in the table) are generally for Council staff time and resources. This is funded through the Council's operational budgets. Capital costs (indicated as (Capex) in the table) are costs of physical changes to the environment such as street upgrades or changes to open space. For these types of works funding must be secured through the Council's Annual Plan process or, for minor works, sourced from existing 'improvement' budgets for which funding has already been allocated through Long Term Plans (LTP, previously LTCCP).

**Table 1 –Implementation**

The funding, timing and scope of project actions are subject to the Council’s approval, through the Long Term Plan and/or Annual Plan process and further stakeholder/community engagement including land/building owner consent where required.

Recovery Theme Reference <sup>3</sup>	Project	Action	Timeframe	Lead	Partner	Council cost? <sup>4</sup>
B, E, CWB	<b>North west corner (B1)</b>	Collaborative design and redevelopment of the north-west corner of Worcester Street/Stammore Road	Short	Property owners	Christchurch City Council	Yes (opex)
B, E, CWB	<b>South-west block (B2)</b>	Collaborative design and redevelopment of the south-west corner of Worcester Street/Stammore Road	Short	Property owner	Christchurch City Council	Yes (opex)
NE, CWB, E	<b>Community facilities and open space (C1)</b>	Develop the design and implement the Landscape Plan for the Doris Lusk Park and the Linwood Community Arts Centre site	Short	Christchurch City Council	Te Whare Roimata Trust	Yes (opex)
CWB		Redesign and redevelop the public toilet facility on the Linwood Community Art Centre site	Short	Christchurch City Council	Linwood Community Arts Centre	Yes (opex + capex)
CWB		Design and install children’s interactive play art in the Doris Lusk Park	Short	Christchurch City Council	Linwood Community Arts Centre	Yes (opex + capex)

<sup>3</sup> **B** = Built environment; **E** = Economy & business; **CWB** = Community well-being; **NE** = Natural environment; **M** = Movement

<sup>4</sup> **(opex)** refers to operational costs. **(capex)** refers to capital costs.

Recovery Theme Reference <sup>3</sup>	Project	Action	Timeframe	Lead	Partner	Council cost? <sup>4</sup>
M	Streetscape (S1)	Finalise and implement streetscape plan	Short/Medium	Christchurch City Council		Yes (capex + opex)
B, M		Upgrade Stanmore Road entrance to car parking area between Supervalu and Worcester Street block	Short/Medium	Property owners/ Christchurch City Council	Business owners	Yes (capex + opex)
M, CWB		Improve bus waiting spaces to include shelters, seating and good lighting, based on CPTED recommendations, and real time information	Immediate/Short	Christchurch City Council	Environment Canterbury	Yes (opex + capex)
M	Off street carparking – NE block (N1)	Finalise design and undertake upgrade works	Medium	Property owners	Christchurch City Council	
E	Recovery together (R-)	(R3) On-going case management	Immediate - Medium	Christchurch City Council	Community	Yes (opex)
E		(R2) Establish local Business and Resident's Association	Short/medium	Business owners/ Community	Christchurch City Council	Yes (opex)
CWB		(R1) Undertake community Initiatives	Immediate	Community	Christchurch City Council	Yes (opex)