

# Peterborough Village

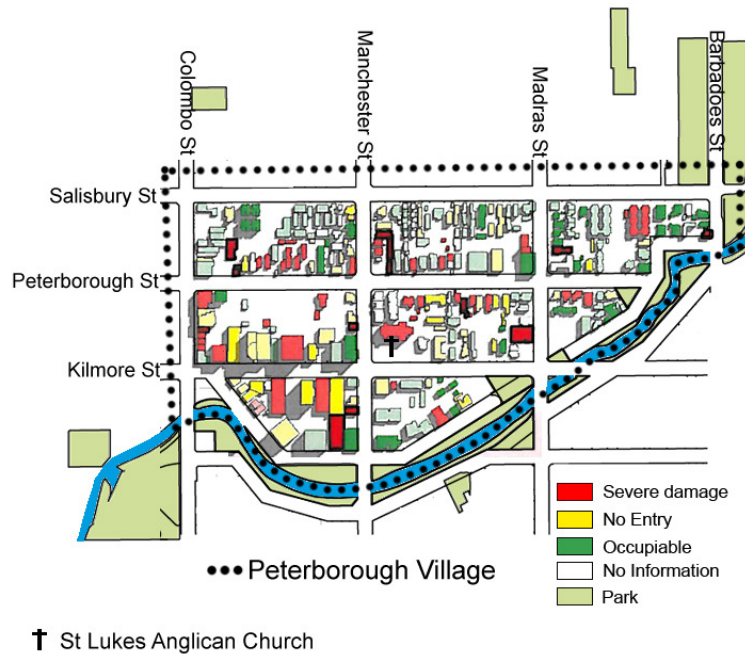
## Community Redevelopment Plan

Version 2.0

2 August 2011

### 1.0 The Situation

The area around Peterborough Street spanning between Colombo and Barbadoes Streets has been hit hard by the earthquakes since September 2010. As shown in the now outdated map below, a number of buildings have to be demolished (red) and a number may yet be (yellow). This includes a range of residential and commercial properties. It can also be seen that there was a large amount of open space. Some of this was of course people's gardens, but much of it was vehicle access and carparking. Prior to the earthquakes the streets through this area were dominated by through traffic and the only significant public space was small parks along the river. Colombo Street is the retail and commercial focus of the area.



Christchurch City Council (CCC) has been tasked with producing a Central City Master Plan by the end of 2011. The CCC planning team are enthusiastic about the potential of community led developments, and have been briefed on the initial idea of a Peterborough Village. This Community Re-development Plan will be the foundation for a Peterborough Village community submission to the master planning process **to be submitted by mid-September 2011.**

## 2.0 The Potential

The earthquake recovery process offers an amazing opportunity to rethink the urban design of the Peterborough Village area.

Two community workshops have been held so far to consider the potential of this opportunity and to begin to capture some ideas that the community would like to see realised in a community-led recovery and rebuild. The reoccurring ideas so far for what the community would like to see realised are:

- More mixed use areas in the villages – with living places, bars, shops, business and cafes integrated into the area
- Beautiful community spaces – a village green, open air theatre, sculptures, playgrounds, parks for exercise
- Community shops and services that are easy to reach on foot and by bike – including new shops down Peterborough Street linking to Colombo Street, and a supermarket on Salisbury Street (but kept small and local)
- A community centre focused on the St Lukes site and that helps to preserve that heritage – with a hall, community centre, a quiet space for reflection, a spiritual centre, and space for musicians to rehearse and perform
- More multi storied residential buildings to reduce the building footprint, creating more space for central courtyards, greenways and garden spaces
- Allotments and community gardens linked to a local market or produce and seed exchange
- Integrated, high-quality and sustainable building design – passive solar heating, green roofs, rainwater harvesting, renewable energy sources
- Renewable energy fuelled central heating so the buildings are properly heating in the winter (either at a village scale or linking to the proposed district energy scheme)
- A community that caters for different age groups, cultures and lifestyles; and that reaches out to all of its members - encourage CCC to build low-cost housing in part of the village.
- More trees that dominate the streets – native and productive
- Revived and open streams connecting the community to the Avon River
- Less or no traffic on the through roads – only public transport going through the village and car access only for residents.
- Get rid of on-street carparks and if needed provide parking on the outskirts of the village

- Integrate public transport into the village so people are encouraged to get off and visit shops and cafes in the village (linking to the town hall area). Aim to be part of a central city electric bus link.
- Cycle and pedestrian paths that are purpose built, attractive, away from traffic and kept safe with good lighting and plenty of use
- Take down property boundary fences, but have garages and/or workshops for personal use
- If a denser population is created then there is an opportunity to establish a school as a community centre as well.
- Rebuild Centennial Pool as important community asset

### 3.0 The Vision

The overarching vision for the Peterborough Village is yet to be distilled, but the current view is that the redevelopment should be guided by the following principles:

- Put people first by creating a community of neighbourhoods where everyone knows each other
- Develop a village centre with shops, offices and places for entertainment
- Create beautiful community spaces and shared facilities
- Reconfigure the transport network that makes it easy for people to bike and walk
- Set design principles that ensure new buildings are attractive and help to create pleasant public spaces
- Ensure that proposed developments are appropriate through review by a community elected board

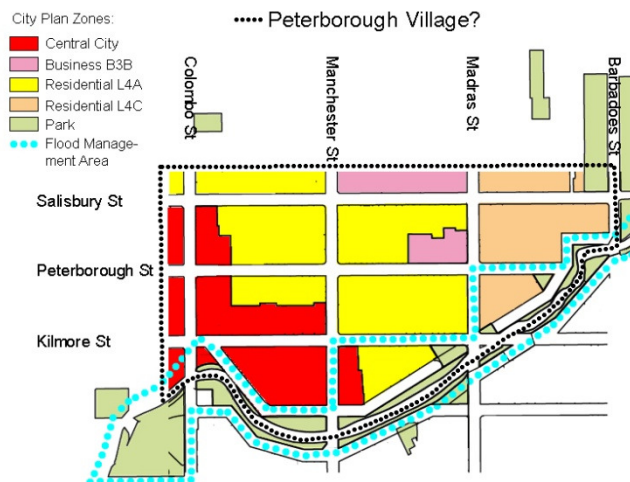
### 4.0 Challenges

To realise the potential for Peterborough Village captured above, a number of challenges will need to be overcome:

- At the moment the village area is owned by a large number of different property owners. Creating community spaces and facilities will require changes in how some of this land is owned and administered. This could be at a smaller scale where adjoining property owners collectively agree to turn some of their land into a shared space. But for community facilities to be realised, some of the existing land may need to be transferred into some form of community ownership.
- The existing transport system is based on roads that are part of the city's grid network. CCC has advised that the major roads are expected to remain important transport routes, and that Manchester Street will probably become a more intensive public transport route. This means that to

create cycle and walking paths separate from traffic, they would probably need to be run through existing blocks. This would require easements from a range of landowners. There appears to be potential to alter the traffic system and design of Peterborough Street to make it more people friendly, but this would have to be agreed with CCC.

- Many homeowners are being told by insurance companies to build back the 'same'. Achieving the vision of significantly better designed buildings will mean that insurance compensation for demolition will need to be channelled into new building designs. There may be opportunities for collective building projects and this would require payouts to be reconciled between numerous different insurance companies, so that the capital available for new projects is clear.
- A number of buildings will also be repaired and retained amongst the new buildings. This will result in a range of different projects to be brought together to contribute to the overall urban design in their different ways.
- Reservations have been expressed some people about moving to multi-level residential buildings, though there is generally quite a lot of support for these. Good examples of apartment living are needed as an alternative to NZ traditions of a house and section.



- As shown on the above map, current zoning splits the village into distinct commercial and residential areas, with little designated public space except along the river. A spatial plan for the village is likely to require zoning changes that would need to be negotiated with affected landowners and CCC.
- The Flood Management Area also affects part of the village area.
- The CERA 'orange zone' currently covers the eastern-most 2 blocks by the river and if this land ends up zoned red then space on other lands would have to be made available for residents from there who want to stay in the village.
- Proper maintenance of any new shared spaces/facilities will be a new challenge and would need to be administered by either a village council or in agreement with CCC.

- There is support for mixed use buildings as well as mixed use areas, but these come with additional design challenges - especially how residences integrate with night time entertainment activities. Operating hours of bars and restaurants would need to be limited appropriately and a clear zoning for entertainment would be needed to residents know where they are buying into.
- There is some support for a local development levy to assist the village redevelopment project, but this will require a good deal of work to establish in a fair way

## 5.0 The Plan

It is early days for the Peterborough Village development. A lot more community discussion will be needed to get consensus on a vision for the development. At this early stage only some of the community has engaged in discussion and ultimately everyone would need to be involved. However, this discussion process will need to be accelerated like the other planning processes being run for the city.

### **Workshops and Discussions on the Plan**

A series of workshops will be held to get collective engagement in the development of this plan. The first of these were held on 29 June and 23 July and have provided the foundation for this version of the Redevelopment Plan. The next workshop will be organised for mid-August once the CCC Central City Plan is released.

Areas with greatest potential for development into community spaces will need to be identified and discussions started with landowners about turning the landuse over to village projects.

### **Planning and Design**

A conceptual spatial plan will be prepared for discussion at the next community workshop to be held in August. The goal should be to submit this with a submission to the Central City Plan in September

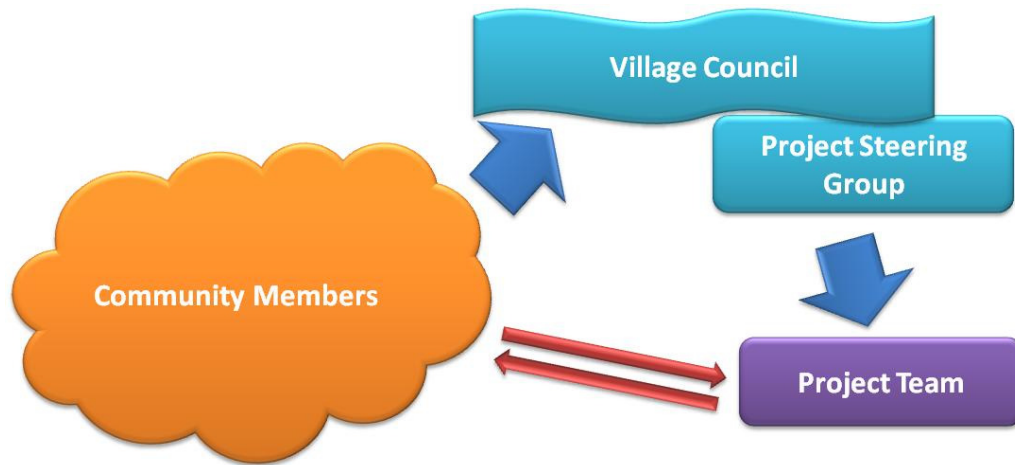
### **Project Governance**

An incorporated society is being created to represent the community for the village development. A society is appropriate because all members have an equal say on important issues. The society will be led by an initially voluntary, but later elected Village Council.

The Village Council will establish a project steering group to guide the redevelopment project team. The steering group may have committee members in it, but the two groups serve different functions. The project steering group would appoint and supervise the project team, but report to the Village Council.

Creating a clear structure of this nature is important so that there is a clear understanding of different people's roles and to ensure that everyone has an evenly democratic say. There will be challenging issues to overcome through this process.

The project team has so far consisted of: Di Lucas, Tim Taylor, Jane Quigley and Sandie Chamberlain.



**Schematic of the Redevelopment Project Structure**

### **Programme**

The following programme milestones would need to be met to move this project forward successfully.

29 June	Initial Community Workshop	Complete
6 July	Brief CCC on concept	Complete
20 July	Circulate Concept Development Plan	Complete
23 July	2 <sup>nd</sup> Community Workshop	Complete
Early Aug	Establish society inc. and Village Council	
	Develop draft spatial plan	
Mid Aug	<i>Draft CCC Central City Master Plan released (16/8)</i>	
	3 <sup>rd</sup> Community Workshop	
	Revise spatial and development plans	
Early Sep	4 <sup>th</sup> Community Workshop	
	Complete Proposed Spatial and Development Plans	
Mid Sep	Submission CCC Master Plan Consultation	
Sep – Dec	Continued Community Workshops	
	Ongoing resolution of insurance issues	
	Establish neighbourhood and community shared-development agreements	

Further spatial planning

Urban design process

Completion of demolition

Design commences on building projects

2012 - >

**Rebuilding and creation of an amazing community!!!**

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