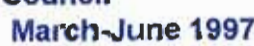


EDGEWARE



Hardie & Thompson



giving EDGEWARE the edge giving EDGEWARE

29 November 1996

Lucas Associates
Marokapara 351 Manchester St.
CHRISTCHURCH

Attention: Di Lucas

Dear Di,

EDGEWARE VILLAGE - MAINSTREET PROCESS

Further to our conversation on Wednesday, I have outlined below the process for the Edgeware Mainstreet proposal as I see it.

1. A survey of shoppers and business people is to be undertaken to ascertain the issues, problems and aspirations relating to the Edgeware commercial centre and its immediate surrounding environment. (I have attached a plan of the area I understand was to be the centre of focus). The survey will be organised by the Council in conjunction with the group of representatives established at the meeting.

2. A Workshop would then be held in the new year (date to be established) at which the various issues of the Edgeware area, as defined, will be discussed. Information from the survey and other sources will be made available for the Workshop. It is anticipated that the Workshop would be held over a half to one day with a possible follow up once the first stage was completed.

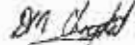
3. The preparation of a report and plans of action in response to the issues raised at the Workshop and through the survey, with a view to working towards establishing a Mainstreet type programme. The report would identify options for Edgeware Village and its immediate surrounds including:

- (i) Establishing its role within the community.
- (ii) Identifying possibilities and opportunities for its development, enhancement, promotion, and marketing. This may include such things as new business initiatives, physical improvements as well as possible solutions to problematic issues that may have been raised.
- (iii) Outlining options available for funding programme.
- (iv) Outlining the means of implementing and coordinating the programme on an ongoing basis

I consider both yourself and Hugh Briggs could play a role in facilitating and reporting on this process and on this basis a similar letter has also been sent to him. I would therefore be grateful if you could discuss this with Hugh and provide me with either an individual or joint proposal to undertake the work at a fix price.

If you have any queries please contact me as soon as possible.

Yours faithfully



Dean Chrystal

SENIOR PLANNER

FOR ENVIRONMENT POLICY AND PLANNING MANAGER

9 July 1997

Christchurch City Council
PO Box 237
CHRISTCHURCH

Attention: John Dryden
Planning Manager

Dear John,

Edgeware Mainstreet Workshop and Action Plan Report

This letter is to confirm that the scope of work as agreed with your Senior Planner, Environmental Policy, Dean Chrystal, for the Edgeware Mainstreet Project in the letter of 29 November 1996 has been completed.

My role was to assist in the facilitation of the public Workshop to enable the Edgeware community and identifying the plan of action to progress a "Mainstreet" or "charette" type process. I was



MONTGOMERY WATSON

subsequently involved in assisting in the preparation of the surveys of the shoppers and businesses undertaken by the Council, and then in the analysis of the results prior to the Workshop.

I had some initial discussions with Di Lucas and Jeremy Head of Lucas Associates about the management of the Workshop process. I lead the facilitation of the Workshop in conjunction with Di and Jeremy with a presentation of the Mainstreet process, using examples from elsewhere in NZ and Australia. The Workshop was very successful in identifying the key issues of the various sectors of the community represented there, and in identifying some of the priorities. This provided the team with the basis for developing some ideas and action plans in the follow-up report.

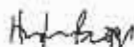
A debriefing meeting was held at the Council offices the day after the Workshop to discuss the key strategies and actions that could be pursued, as the basis for the Report. Di Lucas and Jeremy Head concentrated on the design and traffic/parking issues, whilst I considered the marketing, promotion and image aspects, including the development of a Business Plan for promoting the Village. Initial ideas were presented in a draft report to the Working Group for considering before submitting it to the Community Board and the Edgeware community as a whole. I worked in close conjunction reviewing the document and plans with Di and Jeremy who were putting the final Report together.

I found the experience of working with the Edgeware community and the council staff, as well as with my fellow facilitators, Lucas Associates, a very satisfying and worthwhile exercise. From my experience, these Mainstreet projects are very successful in bringing the community and Council together to develop a close partnership, whereby both parties have ownership of the project in the appropriate ways.

There is a very strong foundation for a successful Mainstreet project here, and it is hoped that the Report's recommendations for various plans of action will be pursued in partnership, recognising the challenges ahead. I would be happy to continue my relationship with the Edgeware team to assist in any way possible, using my previous experience in Mainstreet projects around the country.

Your sincerely

MONTGOMERY WATSON NEW ZEALAND LTD
(Formerly Royds Consulting Ltd)



Hugh Briggs

Senior Environmental Planner

18 July 1997

Christchurch City Council
PO Box 237
CHRISTCHURCH

Attention: John Dryden, Planning Manager

Dear John,

giving Edgeware the edge

Thank you for requesting we facilitate and document a planning process for Edgeware. This exercise, undertaken in association with Hugh Briggs and Janette Dovey, has been completed.

The plan document we have produced - "giving Edgeware the edge" - has been discussed in draft form with local business representatives before being finalised. It is now available for public perusal and local action.

Please advise if further input is desirable from Lucas Associates, to discuss any refinements to the plan, or to undertake or comment on detail design. We would welcome ongoing liaison in the revival of this nearby urban village.

Sincerely,



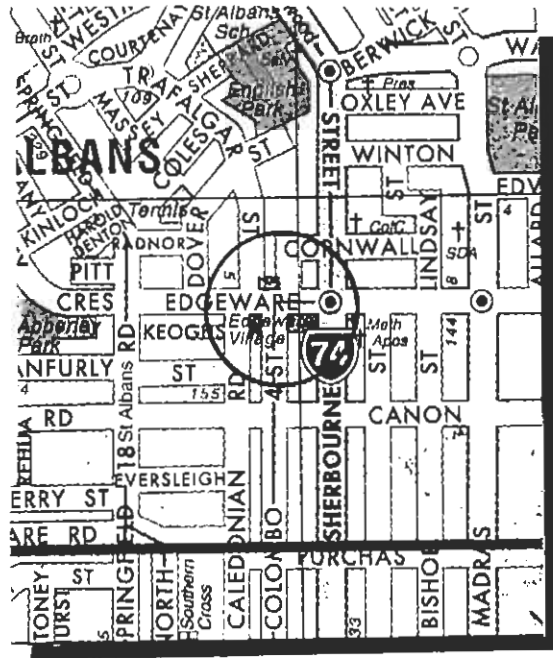
Di Lucas & Jeremy Head
landscape planners



THE PLACE

Edgeware Village is a small urban village within the older suburb of St. Albans. It is located just north of central Christchurch, sitting at the top end of Colombo Street where it meets Edgeware Road.

Edgeware Village lies alongside the main northern entrance road to the city, Cranford Street. The village was developed through the 1960s and 1970s and particularly caters for the day to day needs of local residents, as well some servicing of the substantial passing traffic.



THE PROCESS

The residents and business group associated with Edgeware Village have for some time discussed with the City Council the need to upgrade the amenity and appeal of the Village.

Following a community meeting later in 1996, it was agreed some information would be gathered on local users and businesses. And, that this would be followed by a community workshop to develop an agreed plan for Edgeware's future and investigate the potential for a "mainstreet programme" for business and streetscape development.

The "Edgeware Shopping Centre Pedestrian Activity Survey" and "Edgeware Business Survey" were undertaken and then compiled in February and March 1997 by Vicki Newbury of Environmental Policy & Planning Unit, CCC (Technical Reports 97/1 & 97/2). These surveys clearly showed there were some local issues to be addressed.

A public workshop was advertised locally and held all day in the Scottish Society Hall on Sunday 23 March 1997. Written Comment was invited from people unable to attend. In consultation with local community representatives, the workshop was organised and run by CCC staff along with independent facilitators, Lucas Associates and Hugh Briggs.

Preliminary draft plans for village layout and treatment were discussed with Business Association members, and further developed with the workshop documentation for distribution to and discussion by the local community and CCC.

SURVEYS

PERCEPTION OF EDGEWARE

A self-administered questionnaire sought business interest's selecting descriptors of the existing village. From the most favoured descriptors, these were (positive shown in **bold**, negative underlined):



friendly; outdated; boring; dull; unsafe; spread out; **pleasant**; dirty; **relaxed**; **safe**; **uncrowded**.

The users were less critical. The pedestrian survey noted the village as:

friendly; **easy to get around**; **relaxed**; **pleasant**; outdated; **safe**; **clean**; dull; boring; dirty; also a few considered it spread, unsafe; spacious; and crowded.

Most of the 400 pedestrians questioned also showed that they:

- visit Edgeware village to shop - 22% for supermarket and 40% for non-grocery shopping.
- visit **briefly** - half for less than a quarter hour.
- visit because it is **close** to home or work.
- come by **car** (almost 60%), a third come by **foot**.
- find it **easy to park** (77%).
- live in the Edgeware-St. Albans area.

Refer CCC reports "Edgeware Shopping Centre Pedestrian Activity Survey Feb' 1997 & Edgeware Business Survey Summary Mar' 1997 for further survey data.

THE ESSENTIAL CHARACTER OF EDGEWARE & SURROUNDS

- friendliness; a friendly shopping centre.
- a good range of shops.
- total shopping centre with a range of services close to home.
- mix of uses, a good mix for a local community (shame about loss of banks).
- potential for café style open air living - at present the café and pub are tucked away and not open to street.
- handy to town.
- views of Port Hills
- we're at the north end of Colombo St -
- 1066 (Battle of Hastings) (the building Trust Bank is in)
- shopping centre doesn't close at 5pm
- traffic development - potential for slow street area through Edgeware, but Edgeware Rd and Springfield corner developed as if a main route is planned.
- there are enough car parks, but the way they are organised is not effective.
- trees and park of surrounding area

BUILT HERITAGE

- quaintness of shopping and building mix - library, Scottish Hall, timber yards.
- heritage of property freeze under former motorway designation ...
- new population structure, new town houses.
- has character from older houses which needs retaining - under increased pressure from infill housing.
- quite a lot of Bungalow style housing - but under pressure from some lower cost tilt slab developments in Springfield Rd etc.
- character potentially being eroded by proposals for road widening.

PEDESTRIAN ORIENTED

- feels like the "hub" of a community, facilities are close and convenient for walking.
- still an elderly population, they walk.
- people walk because it is convenient for locals - utilise and build on this convenience and accessibility.

BUT, Edgware has:

- not got real character!
- grown in bits - needs to "establish".
- to bring it all together as a centre - needs to draw together.
- through-traffic, a disadvantage.

WHAT IS IMPORTANT IN THE AREA'S HISTORY?

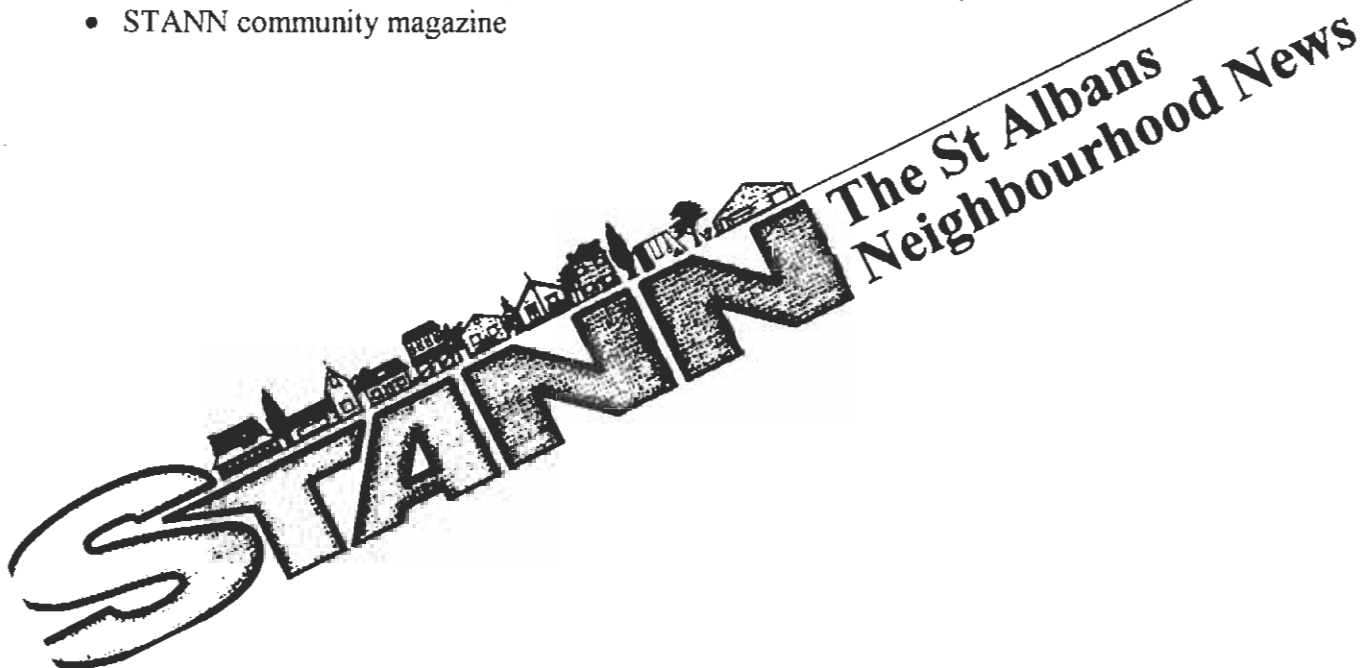
- Edgware is the location that was formerly the centre for St. Albans Borough.
- Local history is not accessible/known.
- In the Cranford St, Cornwall St east and Lindsay St areas, the John Adolphus and Jeannie Mornson Luke families had a dairy farm, grew apples, and then had glasshouses with tomatoes.
- 1930s - poultry farm - Cornwall St. history:
- Scottish Society Hall was part of St Matthews Anglican Church, 1864.
- The manse / vicarage (now Century 21 Real Estate).
- An early Methodist presence - eg. Crescent Rd.
- OSCAR, NZ wide now, began in St. Albans.
- St. Albans Library - began as a place for educating artisans and recreation.
- Scottish Hall and Real Estate Agent (Vicarage) - Old Church.
- Rehua Marae
- New Century Theatre (now Supervalu).
- Kindergarten was the first in Christchurch.
- Hardie and Thompson.
- Mall built 1950s / 1960s? and gave the name "Edgware" to the area.
- There was a tram in Cranford St - horse drawn, later electrified - terminus Westminster St. Route, down Colombo and along Edgware Road from to 19? .
- Caledonian Hotel - had the longest bar in the Southern Hemisphere.
- Masonic Lodge - used as an EPS during war.
- Weyan Methodist Church and Hall. Church assisted establishment of Rehua Marae.
- Working class artisans houses and rural businesses.

- Villas, character homes and workers cottages.
- Bungalow style housing development.
- Panelling in the houses, some with open porches.
- St. Albans Stream.
- Trees - particularly in St. Albans Park, Abberley Park - need an inventory.

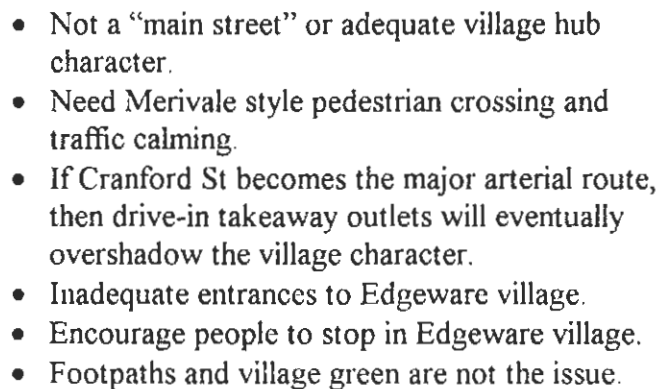
ASSETS OF EDGEWARE

What does Edgeware have going for it?

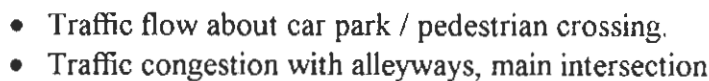
- Self contained
- Variety without choice
- Good range of food shops
- Good variety of facilities
- Easy walking distance to shops
- Easily accessible - major road through the area
- Good bus route, need for shelters
- Available parking - parking essentially right outside shop(s)
- Intimate scale
- Caledonian Hotel
- Library
- It is far enough from the city and other shopping centres to deter people from travelling in rather than going to Edgeware
- Swimming pool (heated)
- Tennis club
- Variety in housing types
- Market
- English Park, Abberley Park
- St. Albans School - community orientated, facilities for community use
- STANN community magazine



LAYOUT



- Traffic needs to be slowed - humps, calming.
- Colombo / Edgware is a priority route.
- Being able to turn right onto Cranford St if Cornwall St is blocked off.
- The presence of the lights at Cranford St / Edgware encourages people going north and south on Cranford St to use Cornwall St as a bypass.



- Ensuring bus transport remains.
- Need shelters at bus stop.



- Parking in sufficient quantity, but not well signed / designed. Disjointed.
- Accessibility, arrangement and quality of car parking, and signs, require addressing.
- "1066" carpark needs upgrading - dangerous and difficult for pedestrians and cars; potholes, floods.
- Carpark at rear of mall is not easy to access and exit

- Supermarket carpark upgrade-link into supermarket?
- Cornwall St used as all day parking.
- Convenient bike stands needed.
- Abberley Park being used as a carpark, including lawn areas.



PEDESTRIAN



- Better linking of carparking.
- Needs to be more pedestrian and cycle friendly.

- Poor quality of footpaths.
- Pedestrian safety - attractive.
- Upgrading of footpaths (and gutters) required in whole area.
- Pedestrian safety at risk in Trust Bank carpark (No pedestrian access from Edgware Rd).
- Pedestrian median strip from pharmacy to Trust Bank is dangerous.
- Would like a pedestrian crossing from Trust Bank to supermarket.

COMMERCIAL



- Edgware Business Association plan - calming measures, village vs. through traffic.
- Isolation of some businesses from the core area - covered access perhaps desirable.
- Impacts of Service Station as "dairy", bakery service, landscape, trailer parking - servicing wide public' rather than locals.
- Very busy ATM (cash) machine- congestion with pedestrians, bus stop, rubbish -relocate in lobby.
- Outdoor activities and café etc need visibility.
- Encourage market down to Edgware centre.
- Setting lacks appeal - car park access, landscape.

- More coherent shopping centre needed.
- With Banks/Services gone, need to broaden retail mix and encourage others from outside.
- Need to generate more custom from locals (to compete with other centres). Price is a factor.
- Co-ordination of opening hours needed by everyone, late hours.
- Name - issue - marketing / promotion.

AMENITY

- No "identity" - tarseal roads and footpaths.
- Has the capacity to be better and safer for shoppers and residents.
- Colombo St end is under-developed.
- Fragmented, although that is part of the charm, the village needs to be drawn together to create a focus.
- Need for visual linkages - tree planting (street), main street colour scheme, landscaping.
- Needs events, buskers(like THE classical guitarist busker), and an outdoor entertainment space.
- Need to benefit community but not at the expense of local business.
- Need to get people to stay longer - bus users, cyclists and pedestrians.
- BP Service Station a dominant building at an unfortunate skew angle.
- Target millennium 2000 / 2001 to aim for upgrade.

VEGETATION



- Unattractive, lacks trees, shrubs and greenery.
- Greening of shopping centre needed - a coherent, landscape plan needed for whole centre.

SIGNAGE; STREET FURNITURE



- Lack of outdoor meeting areas / seats etc.; Trust Bank seats are used often (Café and pub not accessible for outdoor seating).)
- Lack of coordinated look to shop fronts - canopies, signage etc.
- Parking and shop signs need to be improved and co-ordinated. Also improve signs for toilets, car parks.
- Too many sandwich boards on the streets.

FACILITIES & SERVICES



-



**In ten years time you proudly describe Edgware to-out-of-towner's -
"WHAT IS IT LIKE?"**

The Vision of Group 1

Lots of small businesses.
Cafés, Boutiques, Restaurants.
Tree lined village.
Grassed areas.
Wrought ironwork / lamp posts.
"Parnell of the South" (Old style).
Colour coordinated.
Encourage franchise of large firms - clothing, menswear etc.
Community spirited.



The Vision of Group 2

Friendly services, banks etc.
Trees. Lots of greenery. Pedestrian links.
Clean village. Safe cycling.
Place to meet and talk. Espresso. Eating out.
Still have the supermarket.
Hanging baskets. Verandahs.
Music.
Hardie and Thompson have gone.
Covered pool / gym / facilities for children.
A florist, camera shop, travel agent, garden centre, local craft shop, and support for local businesses (for the equivalent of typing, fax, cv's etc. of today)
Small scale individual unit retirement / or single persons development linked to village (on Hardie & Thompson site?).



The Vision of Group 3

Trees / seating / lighting / signage - Theme.
Pedestrian emphasis.
Variety of quality shops - all services, ie. Bank.
Carparking to periphery of people areas.
Improve swimming pool and surrounds (village green) - signage required.
BNZ-Brumbies site re-developed to link with existing complex.
Abberley Park - signage and information board.



The Vision of Group 4

I don't want to go anywhere else, I can get everything I need in Edgware.
It is the only place in Christchurch where my kids love to go, so I always shop there.
What I like about Edgware is that there is enough space to sit and be entertained and it's safe for the disabled and mothers with children.
It's the only shopping village in Christchurch
The one centre that survived the move to malls - it competed and won with local support.
Edgware meets the needs of locals.
Landscape Architects outwitted traffic engineers and Edgware became a people place.

PROMOTION / MARKETING - also see pgs 20-22 for Edgeware business development, marketing & promotion plan (Hugh Briggs)

-

- Landscape plan for whole Edgeware village - develop strong visual theme & identity.
- Extend trees through the area - links with St. Albans, English Park.
- Introduce a mixture of trees and planters, native & exotic, deciduous & evergreen.
- Establish trees alongside the Hardie and Thompson boundary.
- Provide for people activities in 1066/TAB area - entertainment area, sitting.
- Utilise pumping station “park” near pool, utilise pool parking, when completed.

- Develop a building for community services; professional offices, council sub-office service, meeting room, market. Perhaps a council-church-developer project.
- The possibility of trialing a 'Neighbourhood Recycling Centre' presently being used with success at some C.C.C. service centres (eg Beckenham Service Centre 66 Colombo St.). Locations for use would have to have a certain level of commitment to maintain the surrounding area & monitor regular emptying.

PEDESTRIAN

- Establish a raised pedestrian crossing.
- Provide a pedestrian link across Edgeware Rd towards Edgeware Mall.
- Provide a link from 1066 (Trust Bank) across Colombo St.
- Develop an open area in front of KB's and TAB.
- Provide a green space - preferred site is in "U shape" outside TAB.
- Provide shelter / cover.

TRAFFIC

- Establish cycle lanes on Edgeware Road to Colombo St.
- Discourage Edgeware-Cranford short cut, lights bypass - speed humps, free left turn.
- Exclude heavy vehicles from Cornwall Street as narrow width. Allow emergency access.
- Consider roundabout or "STOP" at the top of Caledonian Rd into Edgeware Road.
- Ignore through traffic, the non stoppers, they don't contribute to the village.
- Alternatively, manage through traffic to benefit Edgeware.
- Control speed through by synchronising Colombo / Edgeware lights with Cranford St / Berwick and Westminster / Cranford, to provide "green wave" Edgeware.
- Potential for Canon St. between Colombo & Sherbourne Sts. to replace Edgeware Rd. for east-west through traffic.
- Explore potential access through to supermarket from BP.
- Reduce entries / exits on Edgeware Road.

PARKING

- Rationalise parking / access - link coffee shop park.
- Provide extra bicycle stands e.g. at 1066 and Mall sites.
- Provide angle parking on Caledonian Road and Colombo Street.
- Provide all carpark accessways from Edgeware Rd and all exits to other streets.
- Edgeware Road limited to 5-15 minute parking.
- Exclude all day parking from Cornwall Street. parking limit 60 minutes on east side, 10 minutes outside kindergarten, and no parking on the rest of the street on the west side.
- Explore parking opportunities at 1066
- Open up Colombo St service lane behind 1066.
- Provide for parking and access to video shop from rear.
- Investigate linking carparks from 1066 to Sherborne Rd.
- Use swimming pool carpark for staff, and / or casual parking on special days.
- Provide signage indicating where to find parking.



THE PROPOSAL

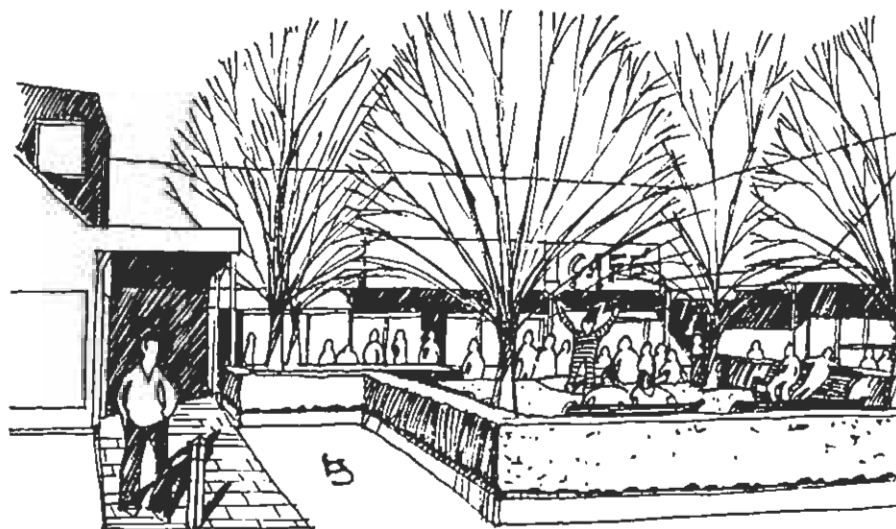
This proposed plan has been prepared from the groups' comments gathered at the workshop and already listed, followed up with ongoing consultation with the working group and Christchurch City Council staff. Whilst most of the ideas have been taken on board directly, some interpretation and further development has been required to 'fill in the gaps' and to incorporate other elements or resolve other issues not necessarily fully discussed during the public workshop session.

The overall vision for Edgware shown on the plan 'Overall Concept,' and the more detailed area plan, 'Main Intersection Concept' is to create a traffic calmed village atmosphere where the many pedestrians who use this shopping precinct on a daily basis will feel as though they have right of way. The introduction of a substantial tree and shrub framework will separate pedestrians and motor vehicles creating a more secure pedestrian environment. The introduction of the vegetation, especially the taller vegetation, will create visual narrowing of the carriageway, thus calming traffic. It will also give the whole surrounding area a treed character which is presently lacking.

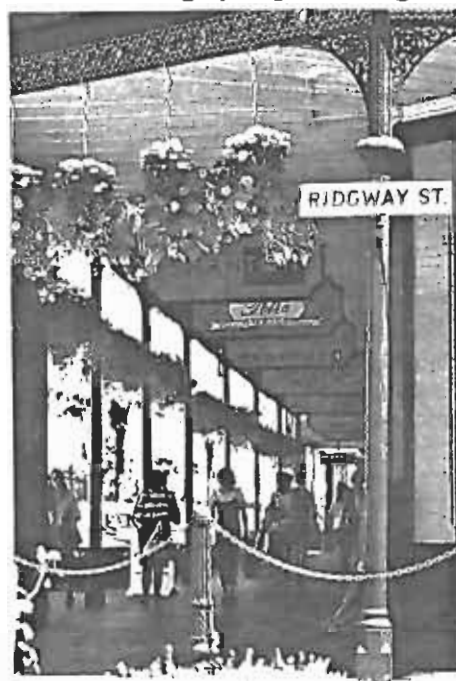
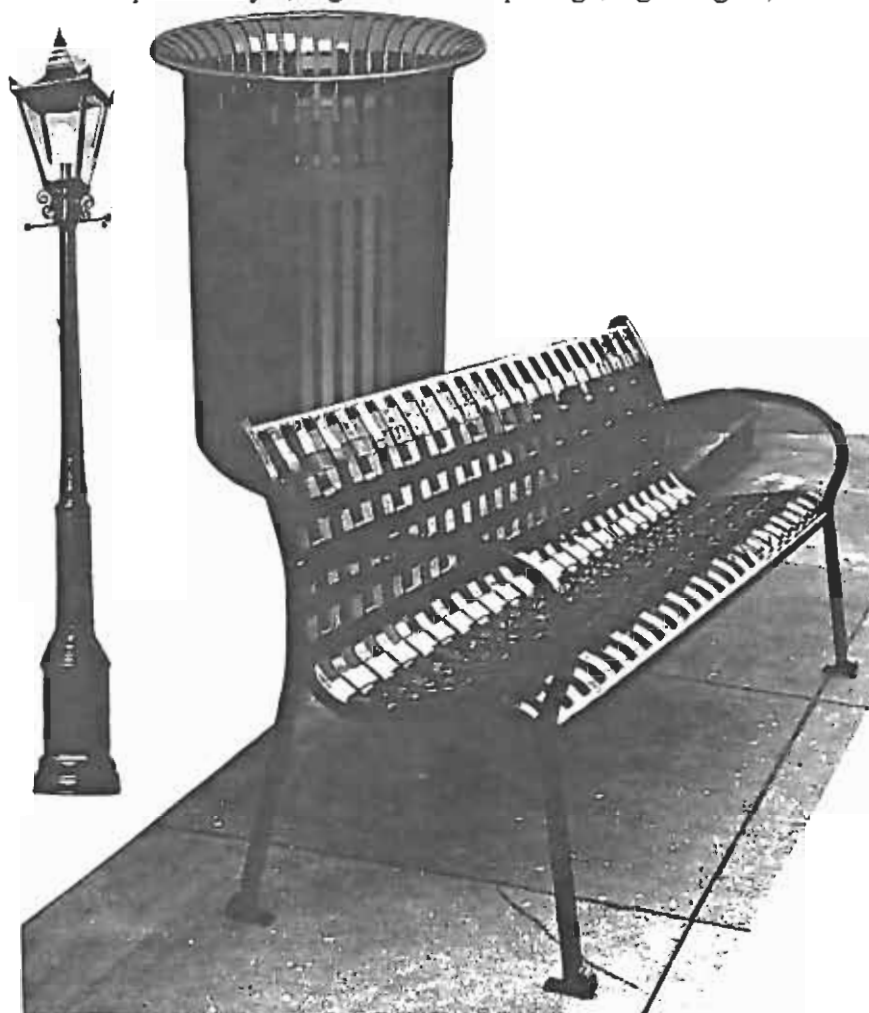
Carparking has been rationalised with clear signposting, opening up alternative access lanes, and, including angle parking in places, again, to calm traffic and form transition zones where vehicles coming into the area will be made aware that they are entering a traffic calmed environment for people. With the redevelopment of the carpark area in front of the 1066 centre and the altering of much of the road verge to tree planters, offset by the addition of some angle parking, only approximately 35-40 carparks over the entire area have been lost, 75% of this number on the periphery streets. There are presently just under 300 spaces around Edgware, so the precinct is very well off for carparking!

The main intersection of Edgware Rd and Colombo St is proposed to be narrowed slightly, surfaced in a contrasting unit paver and raised slightly. The line of the presently straight Edgware Rd is shown 'kinked' to encourage motorists to slow with the inclusion of a 'give way' on Edgware Rd. This will slow straight-through traffic.

Part of the carpark area in front of the 1066 centre is proposed to be redeveloped into a village green, a place where people can sit on the grass or seating provided, relax in the shade on hot days and watch entertainers and buskers. The activities in the surrounding shops would complement this sunny, sheltered space.



Street furniture, lamp and sign standards, seating, bollards, litter bins, tree grilles and advertising placards should be part of a robust, quality and coordinated set, in terms of form, colour, and character. A bold character has been selected as the style of Edgware. A sculptural piece is proposed to be installed at the apex of Edgware Rd and Colombo St to act as a focus. It is important to bear in mind that any street furniture, planters, sign placards and their style form, colour and finer detail chosen must be coordinated to create a robust, unified and successful theme. An example of the Wanganui mainstreet project is shown. Note the highly organised sign and planter style, regular basket spacings, sign heights, sizes etc.



Planting would be a mix of exotic trees and native trees, shrubs and ground covers. Trees such as the holm oak could be used as a street tree as they have the benefits of large scale, they are almost fully evergreen, and still show seasonal change as their leaves 'cycle' over the year. Other areas such as the park would utilise fully native plantings drawn from the appropriate indigenous ecosystem (see Appendix 1; Totara plant card or '*Indigenous Ecosystems of Otautahi Christchurch SET 3*', one of 4 booklets mapping the indigenous ecosystems of Christchurch available from the Fendalton & Papanui C.C.C. Service Centres, the C.C.C. Civic Office's Parks Unit, Tuam St. or from the Agenda 21 Forum, PO Box 2657 Christchurch).

As a follow on process to this document, there needs to be a comprehensive set of design and colour guidelines prepared for future buildings and structures, new or altered. This will form standards as to achieving a desired Edgware village style.

In conclusion, the proposal aims to create a quiet, safe and pedestrian friendly environment. A shopping precinct that will not only be more pleasant for the community but also become a destination, rather than just a place to pass through.



TOTARA, bellbird, matai, older plains ecosystem

FOOD: for native birds shown as:

F = Fruit/seed

N = Nectar

B = Bud/flower and

I = Insects

L = Fruit for Lizards

PLANT TOLERANCES:

for sunny, shady, moist, dry and
windy conditions shown as:

■ = tolerates or needs

□ = intolerant

± = tolerant of some

Tolerances

PLANT LISTS Selected from vegetation natural to these moist & deep Kaiapoi soils

LARGE TREES

Elaeocarpus dentatus

hinau

Food

F,I

Podocarpus totara

totara

F,N,B,I

Prumnopitys taxifolia

matai, black pine

F,B,I

TREES & TALL SHRUBS

Coprosma lucida

shining karamu

F

Coprosma robusta

karamu

F

Cordyline australis

ti kouka, cabbage tree

F,N,I

Fuchsia excorticata

kotukutuku, tree fuchsia (deciduous)

F,N,B,I

Griselinia littoralis

kapuka, broadleaf

F,N,B,I

Hoheria angustifolia

houhere, narrow-leaved lacebark

F,I

Kunzea ericoides

kanuka

N,I

Leptospermum scoparium

manuka, tea tree

N,I

Lophomyrtus obcordata

rohutu, NZ myrtle

F

Pittosporum eugenoides

tarata, lemonwood

F

Pittosporum tenuifolium

kohuhu, black matipo

F,I

Plagianthus regius

manatu, lowland ribbonwood (deciduous)

F,I

Pseudopanax crassifolius

lancewood, horoeka

F,N,B,I

Sophora microphylla

South Island kowhai

F,I

SHRUBS

Coprosma propinqua

mikimiki, mingimingi

F,I,L

Coprosma virescens

pale green coprosma

F,L

Hebe salicifolia

koromiko

I

Leucopogon fasciculatus

mikimiki

F,I

GROUNDCOVERS, etc.

Acaena novae-zelandiae

bidibidi, pipiripi

■ □ ± ■ ■

Anemanthele lessoniana

bamboo grass, wind grass

■ ■ ■ ■ ■

Cortaderia richardii

toetoe

■ □ ■ ■ ■

Phormium tenax

harakeke, NZ flax

N,L

Phymatosorus pustulatus

hounds tongue fern, maratata

± ■ ■ ■ ± □

Pteridium esculentum

bracken fern, rahurahu

■ ± ± ■ ■

FOOD: for native birds shown as:

F = Fruit/seed,

N = Nectar,

B = Bud/Foliage and

I = Insects,

L = Fruit for Lizards

PLANT TOLERANCES:

for sunny, shady, moist, dry and windy conditions shown as:

■ = tolerates or needs

□ = intolerant

◻ = tolerant of some

Tolerances

ADDITIONAL PLANTS FOR SHELTERED SITES:

TREES & TALL SHRUBS

<i>Alectryon excelsus</i>	titoki
<i>Aristotelia serrata</i>	makomako, wineberry (semi-deciduous)
<i>Coprosma areolata</i>	thin-leaved coprosma
<i>Coprosma linariifolia</i>	narrow-leaved coprosma, yellow-wood
<i>Coprosma rhamnoides</i>	red-fruited mikimiki
<i>Coprosma rubra</i>	red-stemmed karamu
<i>Cyathodes juniperina</i>	prickly mikimiki
<i>Melicope simplex</i>	poataniwha
<i>Melicytus ramiflorus</i>	mahoe, whiteywood
<i>Myoporum laetum</i>	ngaio
<i>Myrsine australis</i>	mapou, red mapou
<i>Pennantia corymbosa</i>	kaikomako (slow growing)
<i>Pseudopanax anomalus</i>	shrub pseudopanax
<i>Pseudopanax arboreus</i>	fivefinger, whauwhaupaku
<i>Streblus heterophyllus</i>	turepo, small-leaved milk tree (slow)

Food	sun	shade	moist	dry	wind
F	■	■	■	□	□ *
F,I	◻	◻	■	◻	□
F,L	◻	■	■	◻	□
F,N,L	◻	■	■	◻	◻
F,B,I	■	■	◻	■	■
F,N,L	■	◻	■	◻	■
F,N	■	◻	◻	■	■
F,I	◻	■	■	□	■
N,B,I	■	■	□	□	■ *
F,N	■	◻	■	■	■
F,I	■	■	□	■	■
F,N,I	◻	◻	◻	□	◻
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F,N,I	■	■	◻	◻	◻
F	◻	■	■	□	□

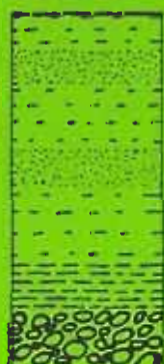
GROUNDCOVERS

<i>Asplenium</i> aff. <i>trichomanes</i>	spleenwort
<i>Astelia fragrans</i>	bush flax, kakaha
<i>Blechnum penna-marina</i>	kiokio, small hardfern
<i>Hypolepis ambigua</i>	rough pig fern
<i>Libertia ixioides</i>	NZ iris, mikoikoi
<i>Microlaena polynoda</i>	a rice grass
<i>Microlaena stipoides</i>	a rice grass
<i>Pellaea rotundifolia</i>	button fern
<i>Polystichum richardii</i> ; <i>P. vestitum</i>	shield ferns; pikopiko; puniu
<i>Uncinia uncinata</i>	watau, hook sedge

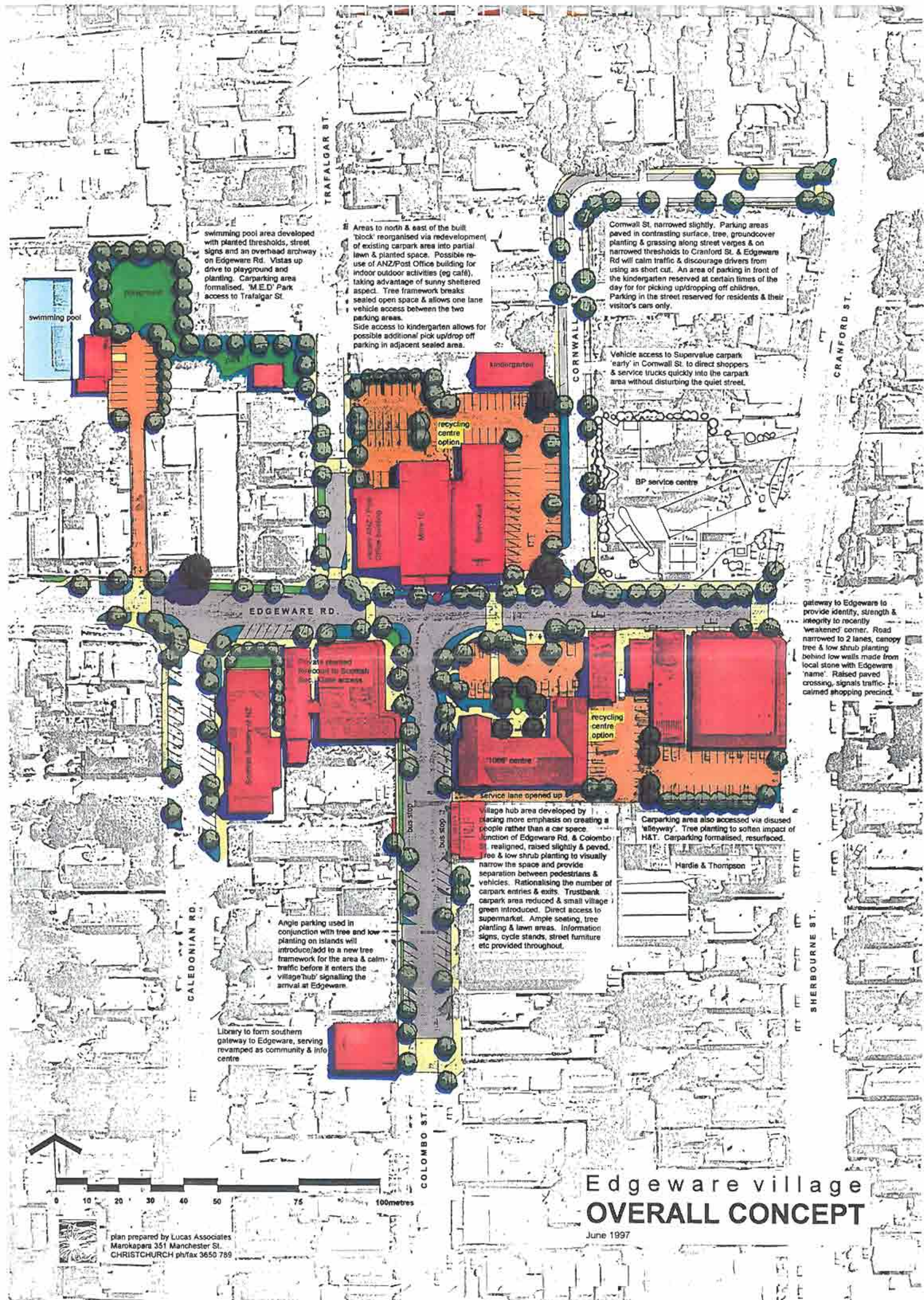
B	□	■	■	□	□
F,I	□	■	■	□	□
	■	■	■	□	□
	◻	■	■	□	□
	◻	■	■	■	■
	□	■	■	◻	□
	□	■	■	◻	□
	□	■	■	□	□
	◻	■	■	□	□
	□	■	■	□	□



Underlayers: Alternating silt, sand & clay on greywacke river stones (2-100mm rounded).



* = to establish, protect from frost.



swimming pool area developed with planted thresholds, street signs and an overhead archway on Edgeware Rd. Vistas up drive to playground and planting. Carparking area formalised. 'M.E.D.' Park access to Trafalgar St.

Areas to north & east of the built 'block' reorganised via redevelopment of existing carpark area into partial lawn & planted space. Possible re-use of ANZ/Post Office building for indoor outdoor activities (eg café), taking advantage of sunny sheltered aspect. Tree framework breaks sealed open space & allows one lane vehicle access between the two parking areas. Side access to kindergarten allows for possible additional pick up/drop off parking in adjacent sealed area.

Cornwall St, narrowed slightly. Parking areas paved in contrasting surface, tree, groundcover planting & grassing along street verges & on narrowed thresholds to Cranford St. & Edgeware Rd will calm traffic & discourage drivers from using as short cut. An area of parking in front of the kindergarten reserved at certain times of the day for for picking up/dropping off children. Parking in the street reserved for residents & their visitor's cars only.

Vehicle access to Supervalu carpark 'early' in Cornwall St. to direct shoppers & service trucks quickly into the carpark area without disturbing the quiet street.

gateway to Edgeware to provide identity, strength & integrity to recently 'weakened' corner. Road narrowed to 2 lanes, canopy tree & low shrub planting behind low walls made from local stone with Edgeware 'name'. Raised paved crossing, signals traffic-calmed shopping precinct.

Angle parking used in conjunction with tree and low planting on islands will introduce/add to a new tree framework for the area & calm traffic before it enters the village 'hub' signalling the arrival at Edgeware.

Library to form southern gateway to Edgeware, serving revamped as community & info centre

village hub area developed by placing more emphasis on creating a people rather than a car space. Junction of Edgeware Rd. & Colombo St. realigned, raised slightly & paved. Tree & low shrub planting to visually narrow the space and provide separation between pedestrians & vehicles. Rationalising the number of carpark entries & exits. Trustbank carpark area reduced & small village green introduced. Direct access to supermarket. Ample seating, tree planting & lawn areas. Information signs, cycle stands, street furniture etc provided throughout.

Carparking area also accessed via disused 'alleyway'. Tree planting to soften impact of H&T. Carparking formalised, resurfaced.



plan prepared by Lucas Associates
Marokapara 351 Manchester St.
CHRISTCHURCH ph/fax 3650 789

Edgeware village OVERALL CONCEPT

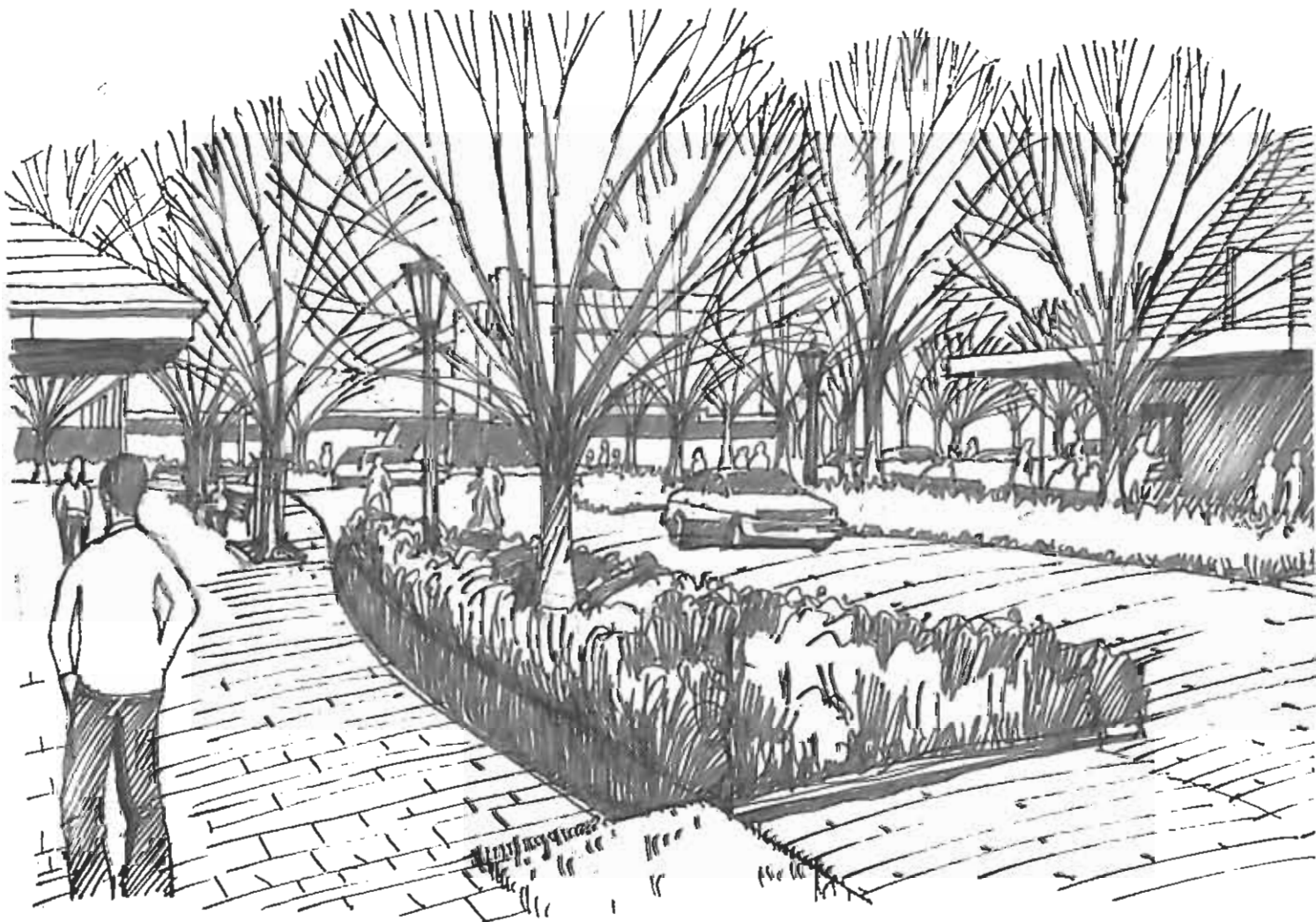
June 1997



Edgware village MAIN INTERSECTION CONCEPT

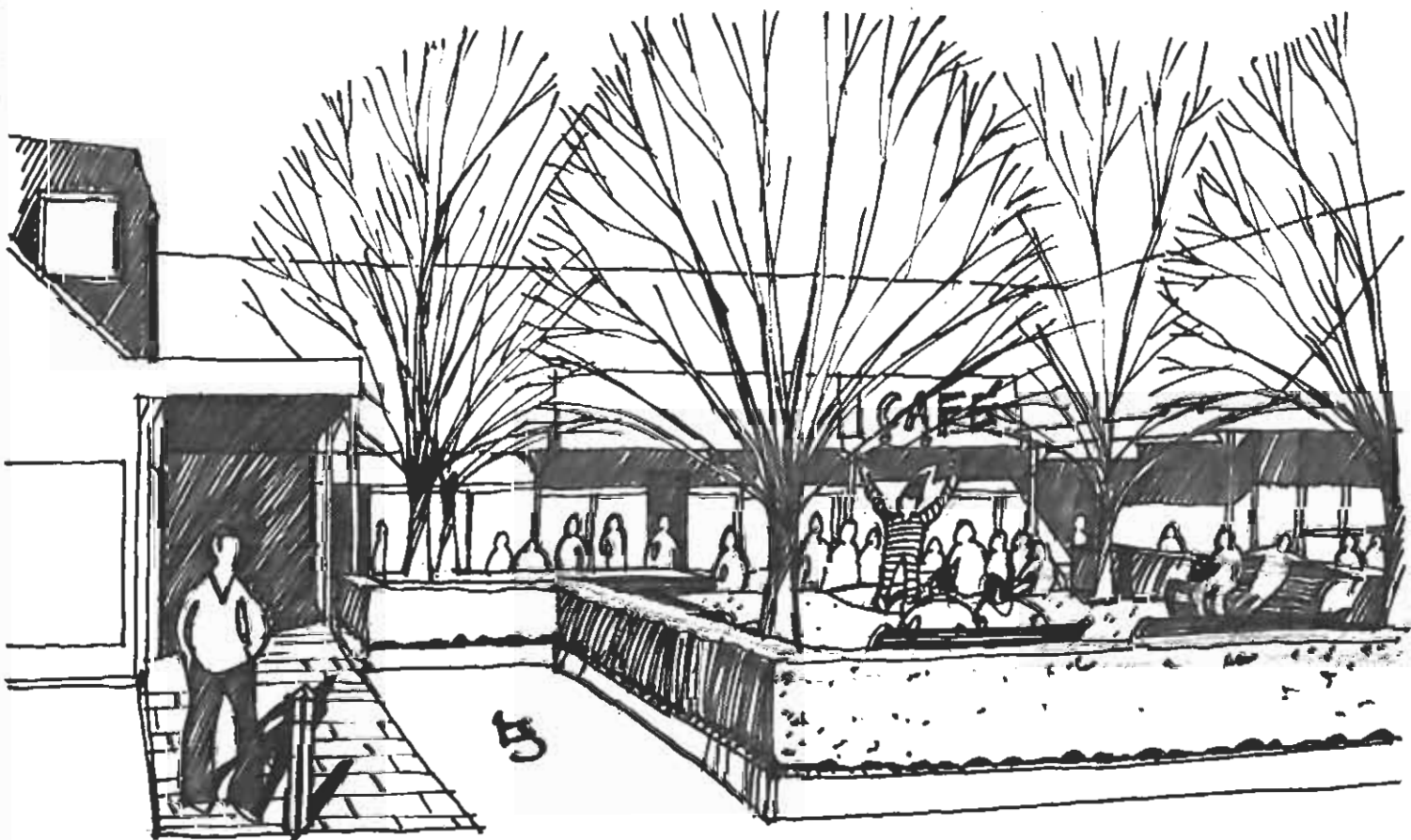


Looking towards the intersection of Edgeware Rd. & Colombo St. Substantial tree & shrub planting combined with road realignment, narrowing & unit paving will help to calm traffic & make more pedestrian friendly. Note style of proposed lighting.



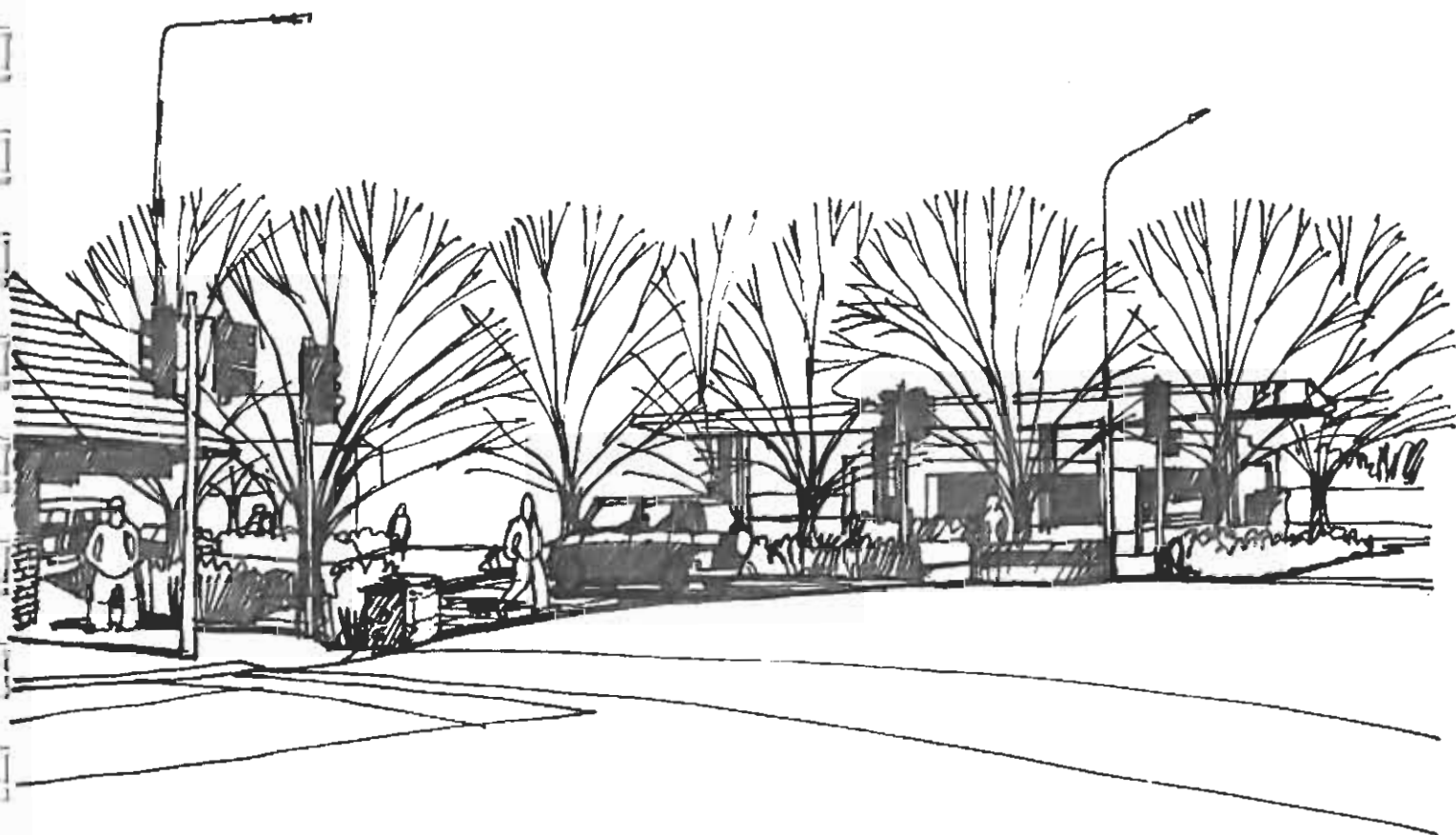


Sunny nook currently car dominated becomes a small sheltered seating area with canopy shade trees, hedges & raised lawns where people can gather, eat ice creams, watch buskers etc.



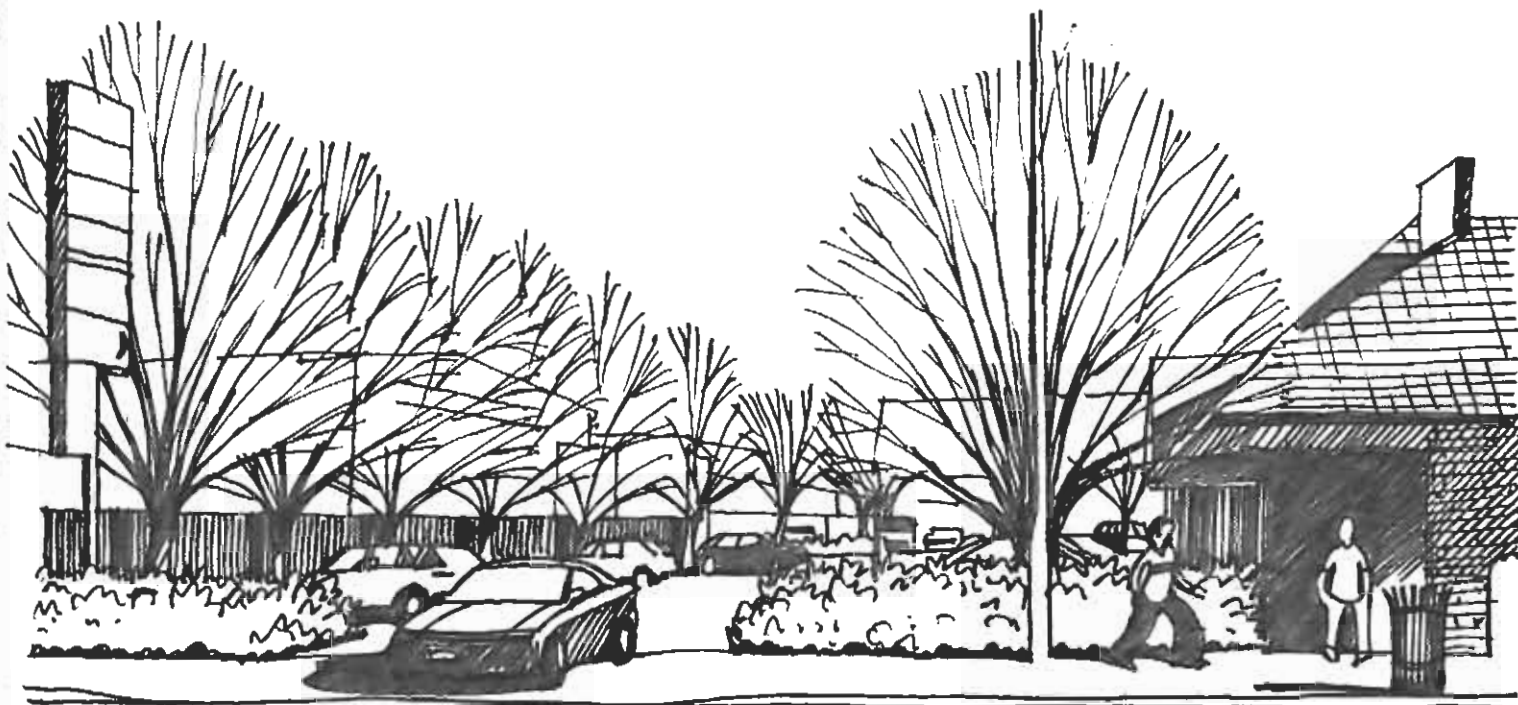


Intersection of Cranford St & Edgeware Rd. at present vast & offering no containment or gateway to village precinct. Threshold plantings introduced, along with local stone wing-walls, narrowing and paving the road surface at the crossing will alert drivers that they are entering a 'traffic calmed' zone.





Open carparking area at one of the 'entrances' to the Edgeware Village presently very open & weak. Strong tree & shrub planting will provide containment to resurfaced, tidied carpark, also accessed from Colombo St. Impact of H&T factory next door softened by tree planting & painting fence a dark colour.

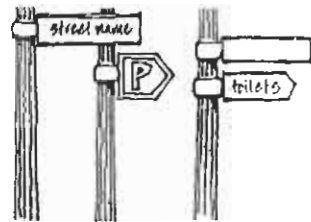


EDGEWARE SIGN GUIDELINES

There are two main types of signage in Edgeware; information and advertising. The two should be looked at quite differently.

Signage Proposals Include:

INFORMATION

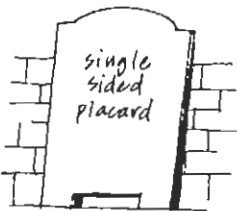


1. Information signs hung at right angles from fluted poles matching with the Victorian style lamp standards. The type of signage in this case could be street names, directions to car parking areas, toilets, community centre etc. The style and colour of these must be consistent throughout Edgeware village, eg, signs directing people to parking areas in the universal large white 'P' on blue background used throughout.

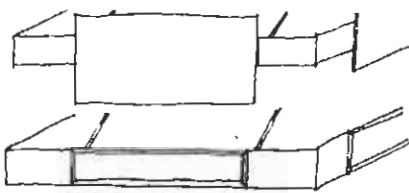
ADVERTISING



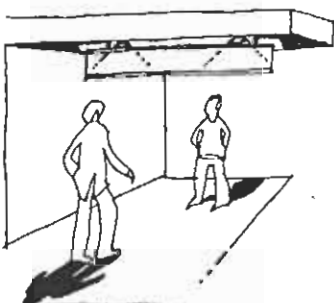
1. No sandwich boards or spinning signs on footpaths. The sandwich boards clutter the pedestrianway and can blow over in strong winds. 'Spinning' type signs are also not recommended as they introduce an element of frenetic movement on windy days, not suited to the quiet nature of the village character sought. These type of signs also introduce a confusion of where to look and increase the chance of people accidentally walking into them. In an area that already has a high pedestrian use, the reduced available pavement width, they make passing one another difficult.



2. Single sided advertising placards constructed to lean against the walls of the buildings are a good substitute for sandwich boards as they suit strolling past and glancing down at. These will need to be constructed in a suitable robust material, in a particular shape and not varied around the various shops etc to maintain an overall consistent Edgeware 'style' or theme.



3. Attached to the front edge of verandahs, advertising signage should be kept to the vertical depth of the verandah edge. This will keep the size of the signage to a scale more suited to the village character and reduce the potential for large areas of bright colour to dominate the vegetation.

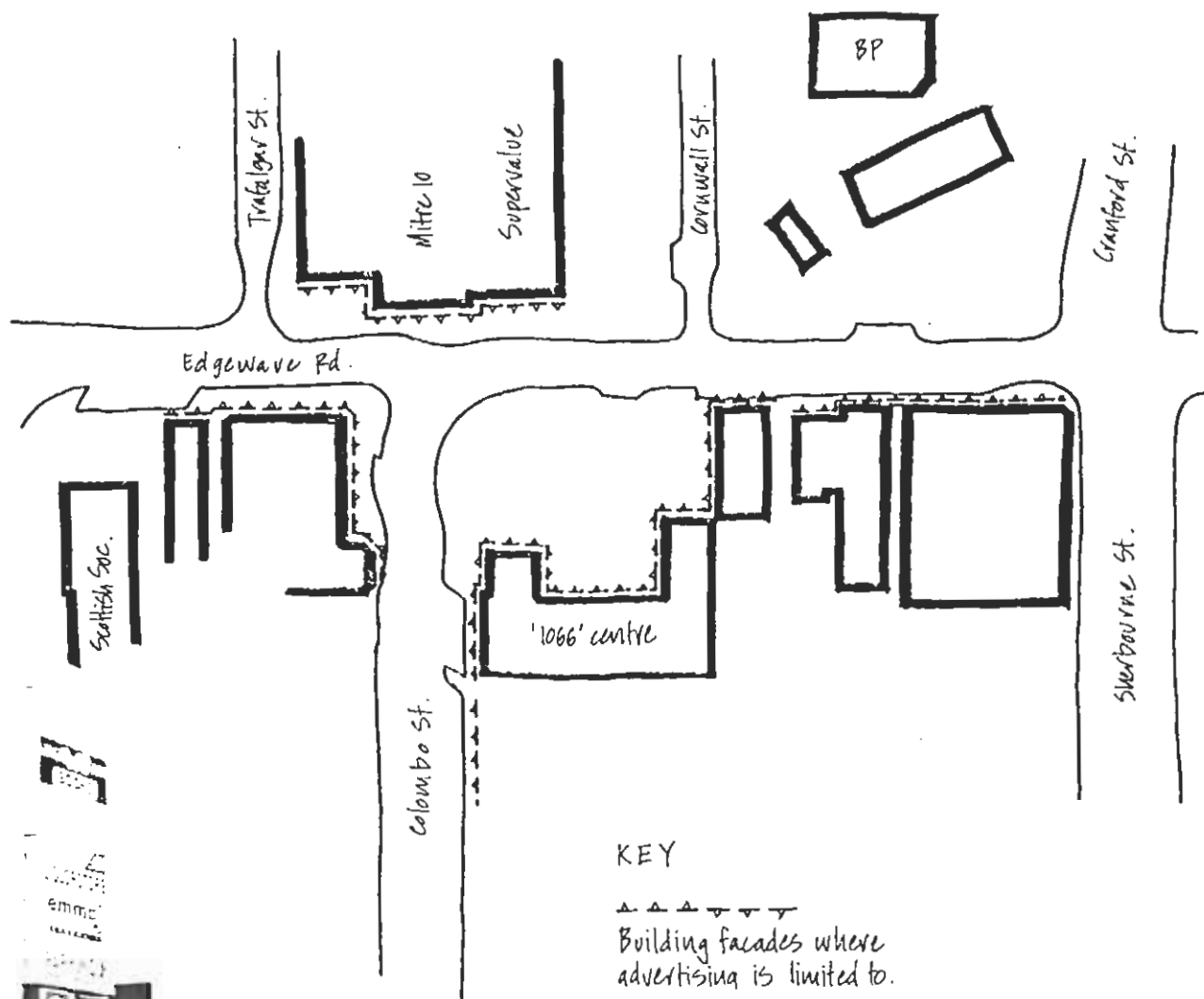


4. Hung below the verandah overhangs, advertising signage suits the style of Edgeware as a village shopping precinct. This could be night-lit. Signs should be at right angles to the building frontage, hang vertically and not extend as far as the edge of the verandah overhang. All under verandah signs should be of consistent design, attached in the same way, and all could be night-lit to keep a visual consistency.

5. Avoid overloading building facades with many differently styled and coloured signs. Keep to as few as possible, keeping low so that the main audience is at a pedestrian level. This will enhance the village character, and avoid the look of trying to attract fast motorists to stop.



6. Keep signage concentrated to the main commercial areas fronting to Edgeware Rd, and Colombo St. and avoid signs creeping out into residential areas. Signage adjacent to seating areas and the proposed village green 'hub' should be of a pedestrian scale and not dominate the scene, tiring people trying to relax.



7. Large multi-signed, 'petrol station' style, pole signage is not recommended. It is not of a pedestrian scale, being more suited to a motorway environment attracting fast moving motorists to stop, something that the Edgeware concept seeks to avoid.



8. Colours of signage should be low key. Colours like bright reds, yellows and white backgrounds do not blend well with vegetation and will dominate the scene. A colour palette for Edgeware must be addressed. The colours of the info signs mentioned earlier should tone in with the street furniture and be robustly attached to the lighting poles, bollards etc so that they look like they 'belong' as part of the village fabric.



PAVING STYLES

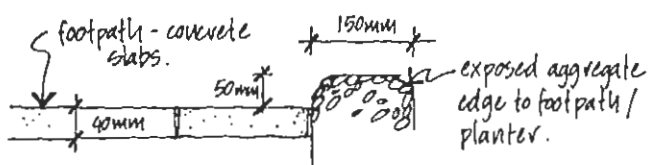
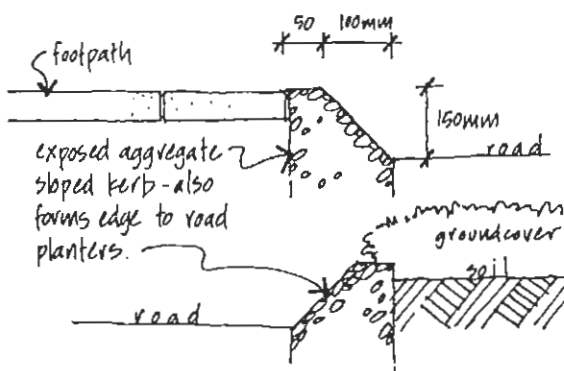
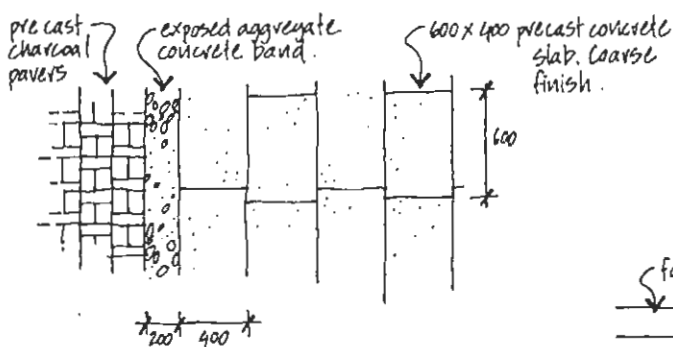
It is important to remember that much of Christchurch excluding the Port Hills of course lies on a vast greywacke floodplain. This provides an important cue for the selection of landscape materials. The use of local materials will always have that ability to look 'right' whether it be in the form of a reconstituted crushed aggregate cobblestone sett, an exposed aggregate paving slab, kerbing or the more commonly used precast cobblestone paver. Suggestions for the proposed style of the hard surfacing has been provided in the text and sketches below.

By exposing the aggregate in the concrete, an interesting level of detail will be uncovered at the pedestrian scale. This will also have the benefit of not being too reflective as smooth faced concrete can often be. By contrasting the finish of the surfaces together in small spaces such as the road crossings, an honest celebration of the local materials of Canterbury will be evident.

Colours for the cobblestone pavers should be charcoal, grey tones - not pink, red, brown, terracotta etc. as these colours look far too 'North Island' for Christchurch. The pre cast paving slabs could be paler in colour, perhaps even a slightly 'nutty' colour to give warmth. Within the carparking areas, cobblestones or local greywacke stones could be laid in bands on concrete haunchings to define carpark spaces with the asphalt spread carefully around.

Kerbing should be of a nature more suited to the pedestrian scale rather than the typical engineered solutions. Sloped kerbs have been shown in the sketches. These will enable an exposed aggregate finish to be achieved successfully, and be less of a 'hard' division between road and footpath. This sloping kerb style could also be used for the edges to the roadside planters.

Edgeware village has the ability to display greywacke to its fullest potential as the basis and signature of Canterbury!



EDGEWARE CENTRE PLAN - BUSINESS DEVELOPMENT, MARKETING AND PROMOTION - *Hugh Briggs*

- The key to successful business development, marketing and promotion is the creation of a comprehensive and coordinated effort to cover all aspects of growth and change in commercial development.
- From the workshop, it was apparent that the centre is very much a "local village" centre, serving its local residents primarily, but also relying on the passing trade using the Colombo Street and Cranford Street route as well as Edgeware Road. This means that there are two target markets and two different emphases that need to be addressed.
- The Village has a reputation for its friendliness, accessibility and service. This has to be maintained and built on, in order to retain its share of the local market and ensure that the locals are going to be provided with as many goods and services that they need (and want). Accompanying this is the need to provide as an attractive, safe, lively and friendly a centre as is possible to retain their custom.
- The perception is that there is a broad range of goods and services, but that others are needed to enable a greater degree of "one-stop" shopping and to encourage people to linger longer. Some particular goods and services were identified as being important to complement what is already there and to fill a perceived gap by both the businesses and the locals. Of particular concern was the loss of the "drawcard" banking services, particularly for the elderly residents.
- A particular thrust of the Business Development and Marketing exercise therefore has to be on expanding the range of retailing and services offered. Whilst this is very difficult to achieve in an open market situation, a specific target marketing exercise should be undertaken, whereby the Business Association clearly identifies those businesses and services that the centre wants to attract (already established through the surveys), and markets these through the agents and through the media channels. (eg "Do you want to be part of the friendly Edgeware Village scene? We have an attractive proposition for you.....").
- Another key development initiative has to be on enhancing the linkages between the owners and tenants to create a Business Plan for the centre - for the Village. This will establish the marketing of an agreed theme (eg the Village - the friendly, one stop shopping centre...) with a series of coordinated promotions, such as market days, regular events, coordinated opening hours, etc. Tied in with this will be the creation of an expression of the theme - ie, a logo, coordinated signs and colour schemes, etc. This will be worked out once the Design report comes back from Di Lucas and is assessed by the Working Group representing the business community and residents.
- The intention to set up the Working Group will ensure that the interests of both sectors of the Edgeware community are appropriately represented and addressed. This will be the guide to the Business Association to determine what it will need to do. It is essential that the Business Association fully canvass all the businesses in the centre and in the immediate environs to get the necessary support for the promotion and marketing of the Village. It is not just the shops and businesses in the centre that will benefit by such enhanced and coordinated marketing but others in the vicinity with increased patronage and interest stimulated.

- Whilst the Village is primarily a retail and service centre, it is also a community centre for people to mix and mingle and use the facilities available in the immediate vicinity. It is essential to promote the Village as a place with facilities for social and recreational use. This will also have spinoffs for business as well as the residents. There are opportunities to develop and enhance existing facilities like the halls and other buildings suitable for meetings, etc, the kindergarten, and particularly the Pool to complement the Village as being a local focus for Edgeware/St Albans.
- Associated with this is the opportunity to create a space within the Village for people to sit and relax, and to enable open air events to take place. This feature would be an important aspect of the Village focus image. It became apparent that the Village Green concept previously floated was no longer an issue, but that provision should be made for such sitting areas/open space in conjunction with the open parking areas and new landscaping. One aspect of this is whether there should be a small market place established and whether this could/should be linked to the English Park market. It may be preferable to have a more "upmarket" style market operation that will reflect the intended character for the Village. A space should be available for small outdoor events, even using a trailer for music, etc.
- Another issue that needs to be addressed in a comprehensive way is that of staff parking. This needs to be looked at to ensure that there is adequate space available for customers close by, and also for residents and their visitors on the adjacent streets (eg Cornwall Street). Whilst there generally seems to be sufficient numbers of spaces overall, there are some close by that are being used for long term parking when short term spaces are needed. A parking management plan needs to be devised by the businesses to be discussed with the Council/Community Board for implementation. This could involve on street and off street spaces, including a rationalisation of some of the use of the rear car parks.
- The development of many of the features to enhance the Village centre, such as better parking and access arrangements, landscaping, signs, seating etc, will involve the use of private land and buildings. It will be essential for the land owners to get together to establish how they are going to achieve this and what level of commitment there is to it. It will be necessary to establish how works, planting etc, can be funded.
- The funding issues of the whole exercise need to be addressed. Whilst some of the works being discussed at the workshop would require public funding from Council/Community Board funds, much of the programme of works and other initiatives will require financial commitment from the owners and businesses. It has been established that the Community Board has set aside \$10,000 for Edgeware improvements. Some of this could be used for the setting up of the Group but should be concentrated on specific projects.
- There are some possible sources still available to assist schemes such as this, eg such as seeding funds from the Community Employment Group (of Dept. of Labour) for Mainstreet programmes or the Mainstreet Trust, or even the Lotteries Commission (particularly if the community facilities are involved). It may even be possible to use the Taskforce Green programme. Other sources of funding can come from corporate sponsorship (eg banks or other national corporates), for painting schemes from paint companies such as Resenes, Levenes with assistance with designs and major paint discounts. These should be investigated more fully, once the programme and plans of action have been identified and costed. Initial investigations are being undertaken now.

ACTION PLAN

The following actions are required:

- Set up Village Working Group with Edgware Business Association representation
- Set up Liaison Committee in association with Village Working Group
- Canvas all businesses and get them to join Business Association
- Have meeting to establish ideas for theme, promotion and marketing of Edgware Village
- Investigate the level of personal and financial commitment of individuals in Association
- Establish what other businesses and services are required in Village
- Create marketing ideas for attracting these
- Liaise with Working Group on marketing for businesses
- Contact agents and media to promote Edgware as an attractive business location
- Set up group to look at funding/financial opportunities (including sponsorship)
- Set up group to develop coordinated marketing strategy, with events etc
- Community acquire old library building to use as 'nerve centre' for ongoing decision making during the redevelopment of the village.
- Develop a strategy for who takes on the responsibilities for ongoing maintenance of the 'new' village environment. (This includes the recycling centres and their location-see Overall Concept).
- Develop the space in front of the '1066' centre as public space & associated carpark area.
- Open up access down from carpark to north, between Supervalu and ANZ buildings to Edgware Rd.
- Develop coordinated carparking management plan. This would include all landowners and businesses identifying areas available for parking, service access and staff parking requirements.
- Open up side access to the kindergarten to allow some temporary parking in car park area to north of Mitre10.
- Develop improved and coordinated staff parking arrangements - directly east of '1066' centre - provide access through building, also open up service lane for access to carpark from Colombo St.
- Develop area adjacent to pool building for some permanent staff parking. Create urban park with childrens' playground connecting through to Trafalgar St.
- Realign the road at the intersection of Edgware Rd. and Colombo St. and incorporate the paved pedestrian crossings. Install sculpture at apex. Planting and street furniture (incl lighting) at this junction. Relocate the entry/exit to the Supervalu carpark into Cornwall St.
- Undertake road works along the remainder of Colombo St. and Edgware Rd. Create the angle parking, and threshold paving at the intersection with Cranford St., Colombo St. south and at the pool entry. Repave the footpaths, plant and turf the verges. Install the lighting.
- Road works in Cornwall & Trafalgar Sts., and, Caledonian Rd. This would include the creation of the angle parking in Caledonian Rd, formalising of areas for vehicular parking in Cornwall St. in conjunction with grass verge, shrub and tree planting and footpath upgrading/paving in each street.
- Redevelop the Supervalu and Sherbourne St. carpark areas (resurface) and incorporate shrub and tree planting frameworks.
- Depending on timing, redevelop the old ANZ building and any associated greenspace, passive recreation area at rear. Redevelop this section of carpark to suit.
- Redevelop the Scottish Soc of NZ grounds (flexible timing).

Nb: The staging of the implementation of the landscape works is based on the assumption that the works occur over a long time frame. (5-10 years).

Written comment was also received from: Rod & Deb Templeton & Garth Jeune