

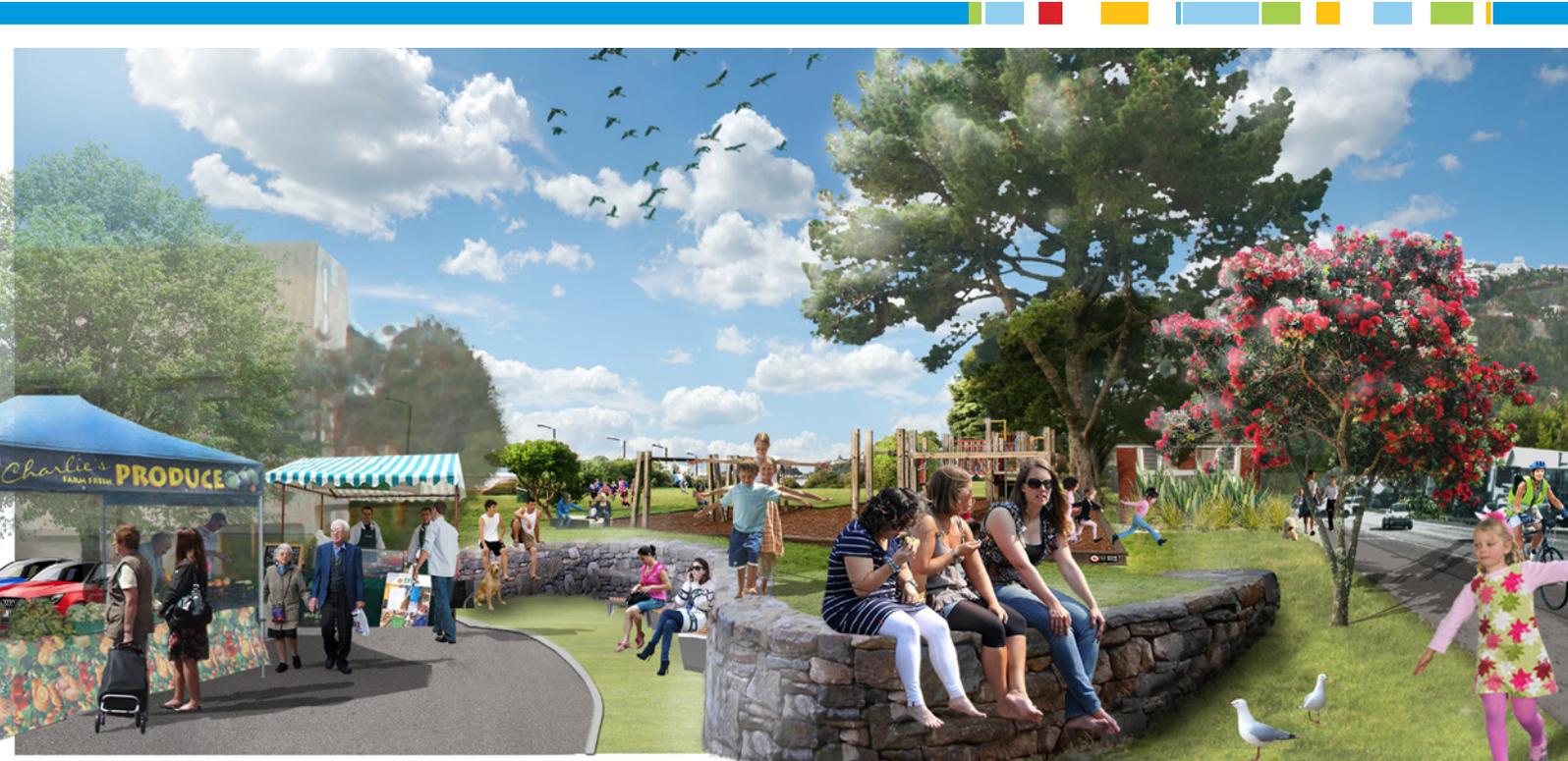
*Suburban Centres Programme*

# *Summary of the Draft Main Road Master Plan*

(Part of the Ferry Road / Main Road Master Plan\*  
Phase Two – Ferrymead Bridge to Marriner Street, Sumner)

For public consultation 21 October – 22 November 2013

**A PLAN FOR REBUILD AND RECOVERY**



\*The Ferry Road / Main Road Master Plan will be comprised of three programmes of work; the Ferry Road Master Plan, the Main Road Master Plan and the Ferry Road Corridor Study.



Redcliffs Village collage image





## Forewords

The full Draft Main Road Master Plan provides forewords from Christchurch Mayor Bob Parker and the Hagley/Ferrymead Community Board Chairperson, Islay McLeod.

This is a summary version of the Draft Main Road Master Plan, which has been made available for public consultation. Further details on the background issues, process of developing the plan and the proposed actions are presented in the full Draft Master Plan. Details of where this is available and how you can provide feedback are set out on page 14.

*Disclaimer: The Draft Main Road Master Plan as depicted in this document is a draft for public consultation. There is no binding commitment on the Christchurch City Council to proceed with any actions detailed in this document. The Council's spending priorities are reviewed frequently, including through the Council's Annual and Long Term Plan (LTP) processes. All decisions as to whether or not a Council-funded action will commence remain with the Council. Please note: Forewords were supplied by the sitting elected members at the time that this Plan was approved for consultation on 12 September 2013.*

## Introduction

The Main Road corridor along the Ihutai / Avon–Heathcote Estuary and coastal margin between Ferrymead and Sumner has suffered significant damage to infrastructure, community facilities and residential properties as a result of the 2010–2011 Canterbury Earthquakes. The Council, through its Suburban Centres Programme, has identified the need for a master plan to assist the rebuild and recovery of the commercial centres along this corridor. This Plan, which has been developed in consultation with the local community and key stakeholders, establishes the vision, goals and actions to support the area’s recovery.

## Content

This Plan is focused on the rebuild and recovery of the commercial centres at Redcliffs and Soleares Avenue / McCormacks Bay, and the corridor linking them between Ferrymead Bridge and Marriner Street, Sumner. It also considers the accessibility and connection between adjacent activities along the corridor. As the focus is on issues related to earthquake damage, it is not the intention of this Plan to address all pre-existing conditions. However, the Plan will seek to avoid rebuilding problems and will provide a platform for wider, long-term regeneration.

## Context

The master planning area for the Main Road corridor is situated between the Ihutai / Avon–Heathcote Estuary and the Port Hills. It presents a complex and challenging physical environment. The types of earthquake damage include rockfall, cliff collapse, lateral spread and liquefaction. The road corridor links the communities of the eastern bays with the Central City, and connects the city with the township and port of Lyttelton via Evans Pass.

It is part of a broader area of significant cultural value to tangata whenua, with a rich history spanning more than 600 years. The Main Road area was important for transportation, farming and fishing for the early European settlers. Main Road is classified as a minor arterial route under the Christchurch City (District) Plan. It is the principal vehicular route to and from the eastern bays communities with approximately 16,500 vehicles per day using the eastern section. It is also a freight-supporting and over-dimension route to Lyttelton Port of Christchurch.

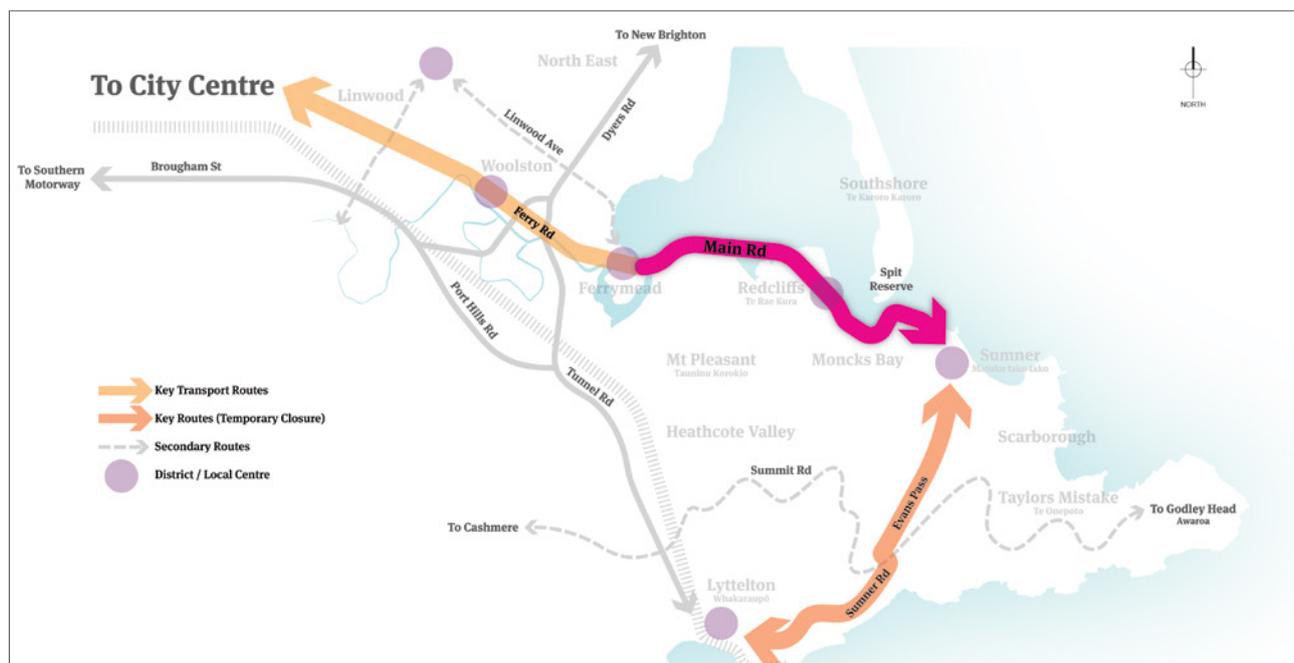


Figure 1 – Main Road Master Plan in context

## Master plan approach

The master plan development process involved collaboration between the Council, the Hagley/Ferrymead Community Board, the community and other stakeholders that have specific interests in the Main Road corridor. An ‘Inquiry By Design’ process was used to combine the aspirations of the community and stakeholders with input from specialists with technical knowledge. Workshops and subsequent analysis provided the mechanism which enabled the examination and testing of the ideas raised through public consultation and community plans such as the Redcliffs Residents’ Association Village Structure Plan.

## Outcomes of community engagement

Community workshops and stakeholder focus groups took place in May and June 2013. From these sessions it was clear that Redcliffs is seen as the principal commercial centre within the Main Road corridor. McCormacks Bay was identified as an important community hub. Reinstating local services that are currently closed or have been relocated, such as the supermarket, volunteer library, Mt Pleasant Community Centre and Redcliffs School, is an important priority for the community. The area’s heritage is valued, as are its open spaces. The Coastal Pathway was seen as a significant project that can help to safely reconnect the communities, attract visitors and support the local economy. Improving traffic conditions, such as improved intersection design and parking, was considered important to ensure the community can conveniently access local services.

The range of comments has been captured and is presented by theme and location in Figure 2 at right. The use of themes enables cross-referencing between the community input, the identified issues and the proposed Master Plan vision, goals and actions.

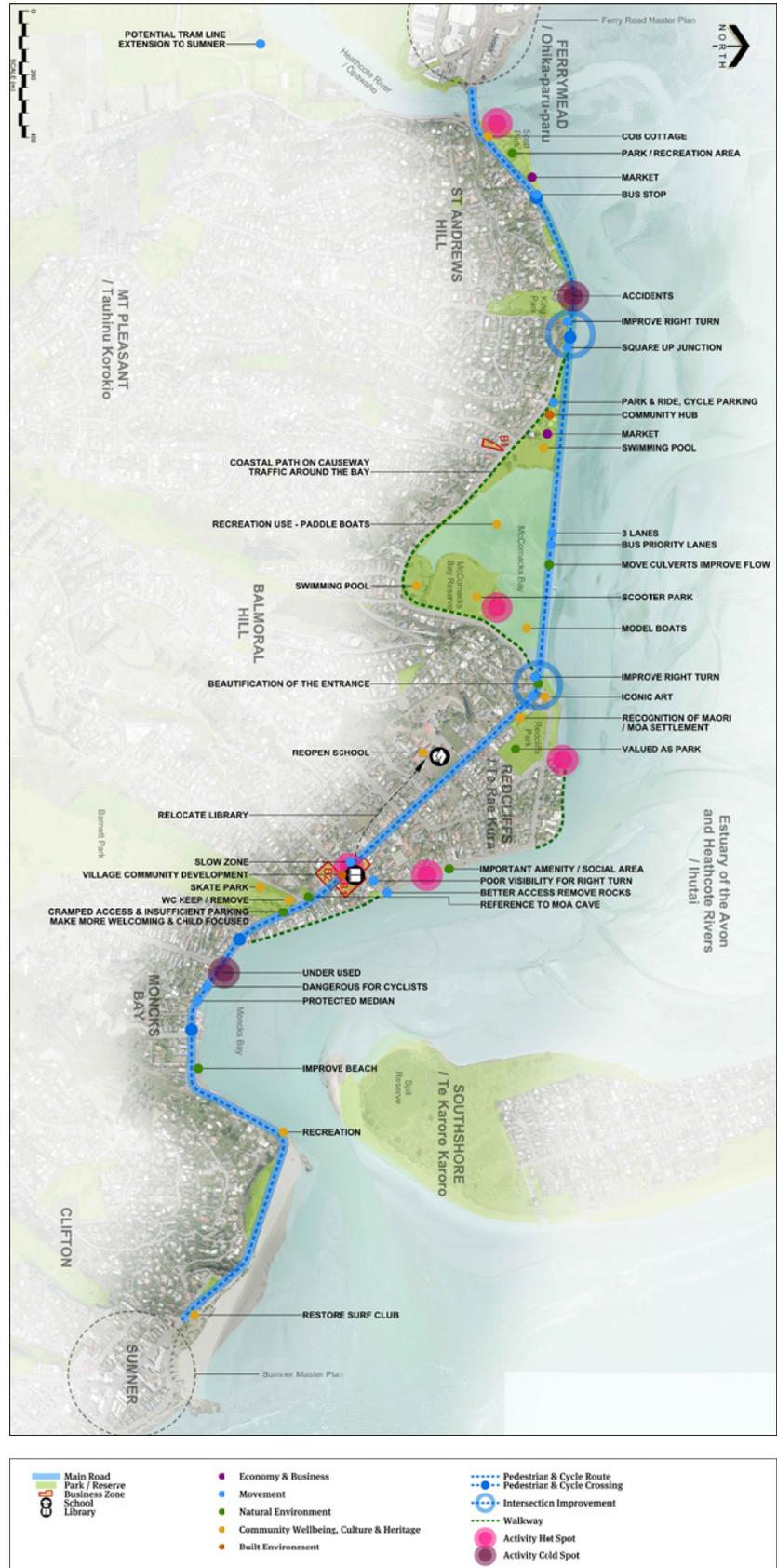


Figure 2 – Community feedback map

## Vision

The Main Road corridor is the thread that connects, and provides a common bond between, the discrete and distinct local communities of Christchurch's eastern bays. It provides safe and convenient access to the Ihutai / Avon-Heathcote Estuary, coast and the Port Hills. The area's unique heritage (both Māori and European), landscape and ecology underpin its economic vitality

and viability. Redcliffs is the main commercial centre, offering a range of local and boutique services, while McCormacks Bay is a hub for community activities. The Coastal Pathway and a range of high-quality features are distributed along its length, providing interest and opportunity for the community and visitors to utilise the area.

	Goals	Actions
<b>Economy and business</b>	<p><i>A range of sustainable, boutique local businesses and services support the local community.</i></p> <ul style="list-style-type: none"> <li>Redcliffs is the principal local centre for the Main Road corridor.</li> <li>Redcliffs supermarket is rebuilt.</li> </ul> <p><i>Business gains leverage from the local heritage, culture and environment values.</i></p>	<p>EB1. Business association development. EB2. Marketing strategy. EB3. Events establishment and promotion. EB4. Re-establish supermarket.</p>
<b>Movement</b>	<p><i>Safe, resilient and sustainable transport links exist between the communities of the eastern bays.</i></p> <ul style="list-style-type: none"> <li>A Coastal Pathway provides a segregated multi-modal, non-motorised route.</li> </ul> <p><i>The transport infrastructure in centres and at key nodes supports economic and community activity.</i></p>	<p>M1. Coastal Pathway. M2. Redcliffs village centre streetscape enhancements. M3. Beachville Road streetscape enhancements. M4. Mt Pleasant intersection enhancements. M5. Mt Pleasant bus shelter enhancements. M6. McCormacks Bay streetscape. M7. Moncks Bay parking and bus stop enhancements. M8. Redcliffs parking monitoring and review. M9. Route security: rockfall management and protection. M10. Pedestrian crossings.</p>
<b>Natural environment</b>	<p><i>High-quality and accessible open spaces are available for all users.</i></p> <ul style="list-style-type: none"> <li>Native flora is widely used in landscaping and the built and natural environment.</li> </ul>	<p>NE1. Landscape palette. NE2. Cliff illumination. NE3. Scott Park enhancements. NE4. Barnett Park landscape and amenity review.</p>
<b>Community, culture, heritage</b>	<p><i>The capacity of community facilities and services is restored and enhanced.</i></p> <ul style="list-style-type: none"> <li>McCormacks Bay is a hub for local community facilities serving the Mt Pleasant area.</li> </ul> <p><i>The history and culture of the estuary and coastal communities of the eastern bays is recognised and celebrated.</i></p>	<p>CCH1. McCormacks Bay community hub. CCH2. Te Ana O Hineraki / Mōa Bone Point Cave and Te Rae Kura / Redcliffs Park. CCH3. Tangata whenua cultural interpretation. CCH4. Redcliffs community resources. CCH5. Resilience Plan. CCH6. Moncks Cave protection and amenity enhancements.</p>
<b>Built environment</b>	<p><i>The built environment provides safe and convenient places for the community to gather and go about its day-to-day business.</i></p> <p><i>The distinct identities of the eastern bays communities are reflected in the design of the built environment.</i></p>	<p>BE1. Redcliffs comprehensive redevelopment opportunities. BE2. View shafts.</p> <p><b>Transitional projects</b> TP1. Transitional projects.</p>

## Action areas

The main objectives and elements for the action areas are described below, together with the locations of spatial actions.

### Redcliffs

Redcliffs provides a focal point for local services and commercial activity that meets the day-to-day needs of the surrounding community. It contains informal, relaxed places where people can take time to stop and socialise. A strong business group facilitates a coordinated and collaborative approach to economic development.

- Enhance Redcliffs village centre and promote the range and quality of local services to help make it economically sustainable and support its role as a commercial centre for the eastern bays communities.
- Short to medium-term improvements to the current urban form, including streetscape upgrades with better connections to local features such as Moncks Cave, that will benefit all users of the area and make it more attractive as a destination.
- In the long-term, opportunities for more comprehensive redevelopment could provide wider benefits that support the vitality and viability of the centre, including a sheltered commercial courtyard.



Figure 3 – Redcliffs action area

## McCormacks Bay

McCormacks Bay is a key community hub where people congregate and socialise in a relaxed and informal setting. The Mt Pleasant Farmers' Market provides fresh local produce to the community.

- Re-enforce the role of McCormacks Bay as a community hub to support the hill suburbs around Mt Pleasant.
- Reposition the community centre and kindergarten within their former sites to optimise the potential for integrating their activities and promoting dual use of the forecourt space for parking and events, such as the Farmers' Market.
- Create a centralised, safe and attractive place for the community to congregate for a range of social and recreational activities, with improved streetscapes providing enhanced connectivity between the retail and community facilities.



Artist's impression of the McCormacks Bay community hub.



Figure 4 – McCormacks Bay action area

## Scott Park

- Enhance the quality and importance of Scott Park and Ferrymead Bridge as the gateway to Christchurch’s eastern bays communities to help draw people into the area.
- Redesign the park for windsurfing and watersports to take advantage of its estuary edge location while recognising the links to the area’s past.
- Provide improved access to and within the park, particularly for pedestrians and cyclists.



Figure 5 – Scott Park action area

## Te Ana O Hineraki / Moa Bone Point Cave and Te Rae Kura / Redcliffs Park

- Provide improved access and interpretation to one of the city's most significant cultural and historic sites to enrich the visitor experience to Te Rae Kura.
- Amenity improvements to make the park more user-friendly and help reflect the significance of its setting.
- View shafts to reinforce the linkage between the cave and the estuary.
- Streetscape works to Beachville Road to provide a safer and more attractive environment that incorporates the Coastal Pathway.



Figure 6a – Te Ana O Hineraki / Moa Bone Point Cave and Te Rae Kura / Redcliffs Park action area

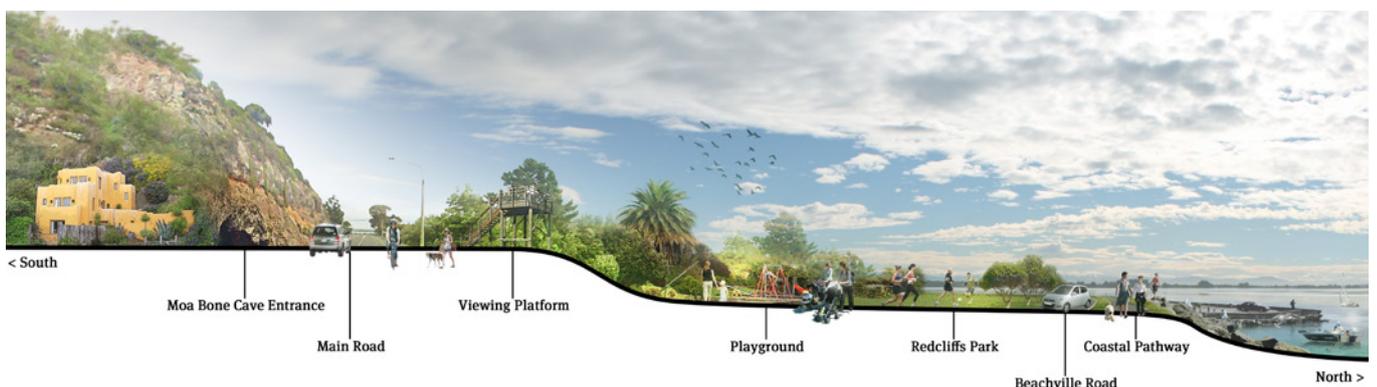


Figure 6b – A cross-section looking across Redcliffs Park from Main Road to Beachville Road

## Moncks Bay

- Enable better access to the natural assets that Moncks Bay has to offer, and improve the quality of the physical environment such as car parking and public transport facilities to promote recreational opportunities.

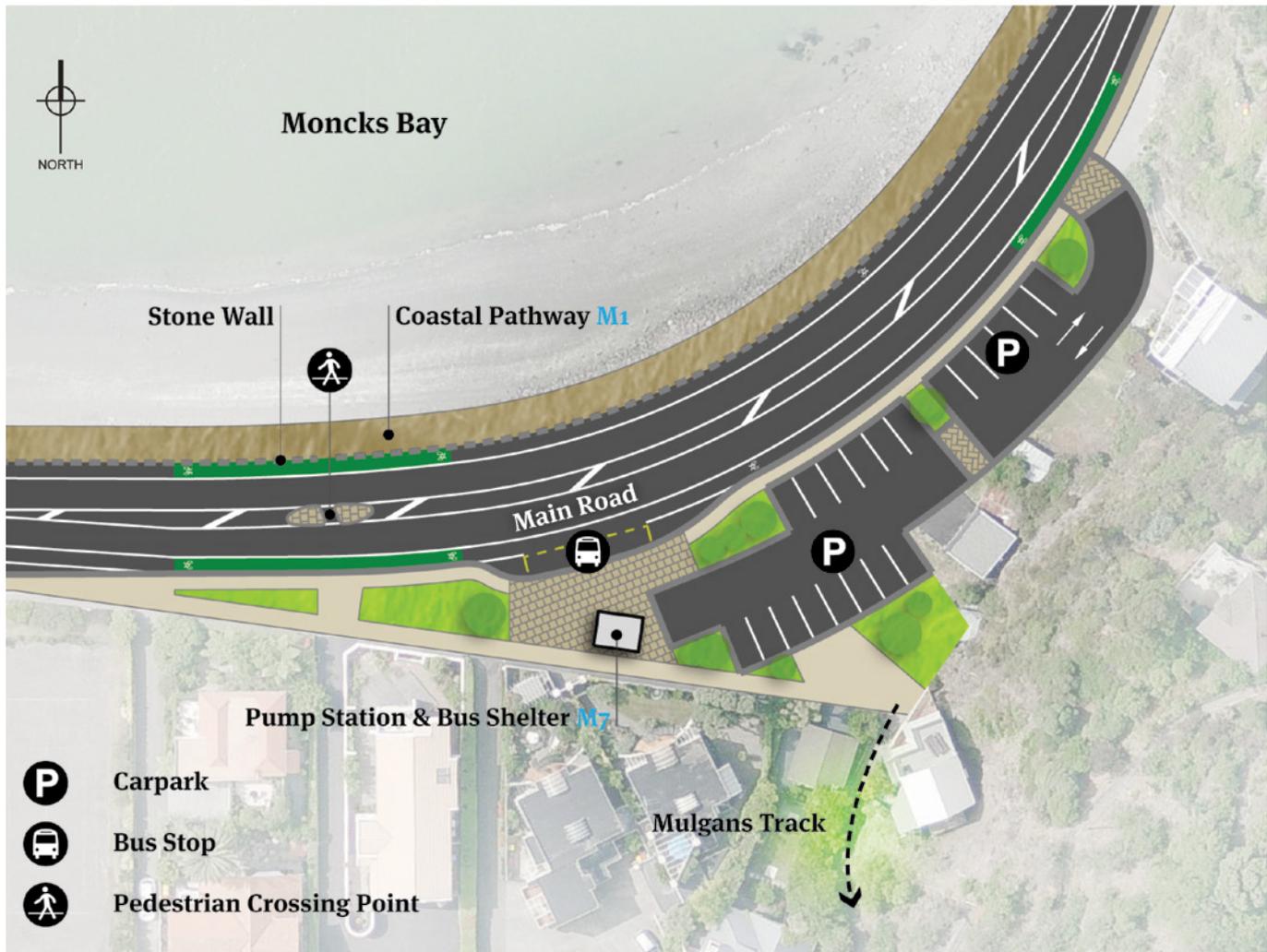


Figure 7a – Moncks Bay action area



Figure 7b – Perspective sketch of pump station / bus stop, Moncks Bay

### The corridor between the centres:

- The Main Road corridor continues to be a key lifeline feature for local communities. It provides access for commercial freight traffic to Lyttelton Port of Christchurch. Repairs to the transport and infrastructure networks improve its resilience. A range of sustainable transport opportunities is available to the local community and visitors.
- The Coastal Pathway provides a world-class experience, taking advantage of the area’s unique natural and cultural resources.
- The quality of the environment, together with local amenities and recreational features, provides a place for Christchurch residents to holiday at home. Visitors from further afield are attracted to the quality of the estuarine and coastal environment and the facilities, and experiences that are on offer.
- Recreational opportunities abound in the network of reserves and the area supports a diversity of water-sports activities.
- Strong and cooperative community groups utilise their combined resources to enhance opportunities to support their communities.
- The Main Road corridor is a place where local residents and the wider community can through interpretation, experience the history of the beginnings of Ōtautahi/Christchurch. Lingering at notable landmarks, they can discover the past occupation and development of the coastal communities.
- The community is aware of the natural hazards that exist locally and is prepared to respond to future events as and when they happen.
- The built environment celebrates and complements the natural environment – Taking advantage of the unique location to enhance the setting and experience for all users.

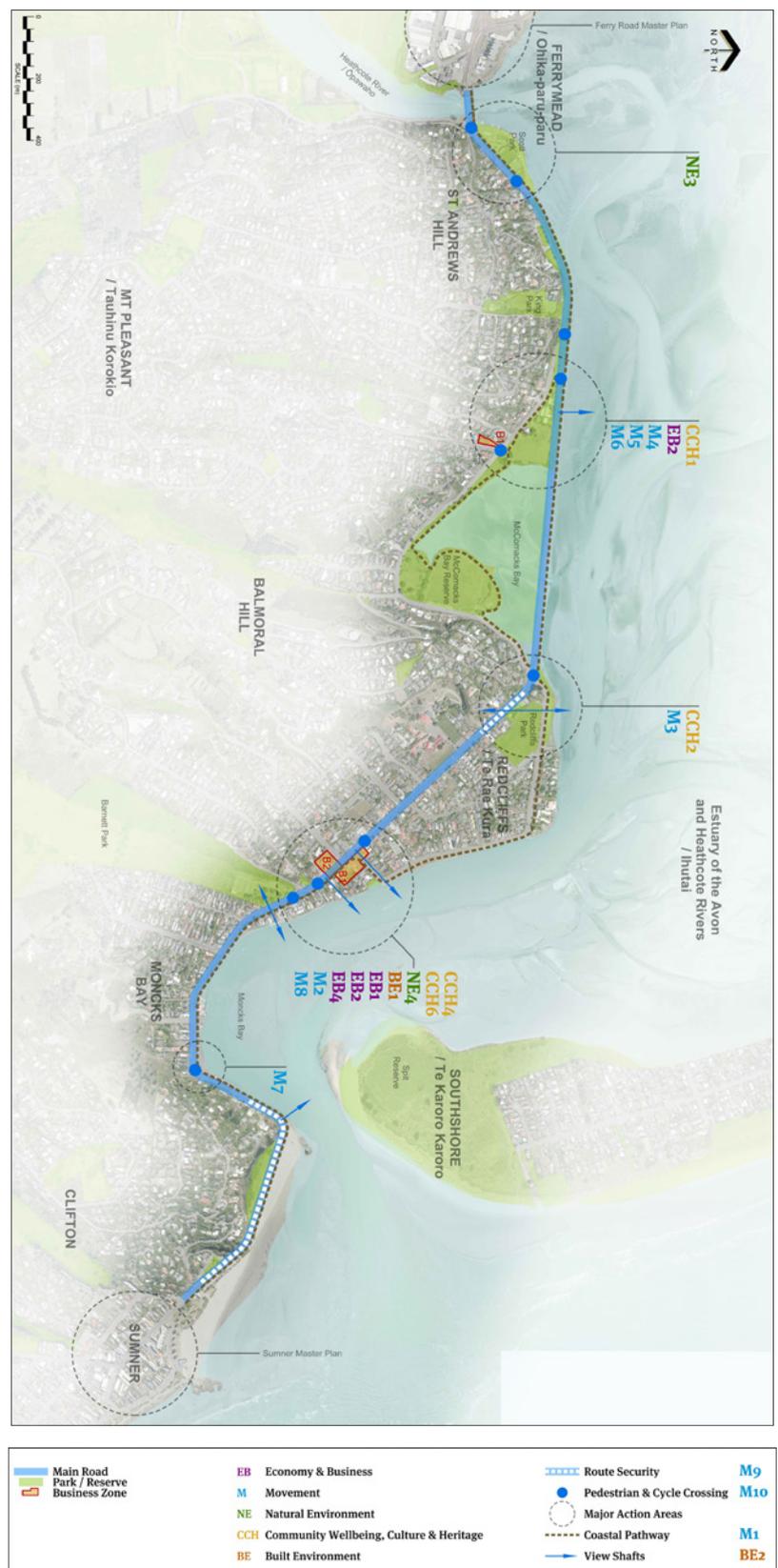


Figure 8 – Main Road corridor action areas

## Implementation

This Master Plan was initiated to help Christchurch's eastern bays communities and the Council identify and prioritise actions for the rebuild and recovery of the Main Road corridor. Some of these actions are intended to be undertaken in the immediate and short-term while others will have longer term horizons. Together, these actions present an integrated and transformative programme of work.

The Council cannot achieve comprehensive recovery on its own. A range of stakeholders will be required to achieve this. Successful implementation therefore requires joint ownership of the Plan. This builds on the positive engagement from the community and agencies involved in preparing this Draft Master Plan.

Note: The funding, timing and scope of actions are subject to the Council's approval, through the Long Term Plan and/or Annual Plan processes, and further stakeholder/community engagement, including land/building owner consent where required. The final use of all Council-owned buildings is subject to detailed engineering assessments (DEEs) and resulting decisions regarding their repair or rebuild. Implementation decisions will also need to take account of the wider context for the city. Project details and sequencing may be subject to changing priorities in the future as a result, for example, of completion of the Land Use Recovery Plan (LURP).

## Want to know more?

More comprehensive information on the background information, development process and the proposed actions can be found in the full Draft Main Road Master Plan.

The full Draft Main Road Master Plan is available at Council libraries and service centres or at The Spur on Redcliffs cafe, 87 Main Road, Redcliffs, and on the Council's website: [www.ccc.govt.nz/haveyoursay](http://www.ccc.govt.nz/haveyoursay)

Drop-in sessions, where you will be able to meet with Council staff and discuss the Plan will be held as follows:

- Thursday 31 October 2013 at Redcliffs Bowling Club, 9 James Street, Redcliffs, 3.30pm–6.30pm
- Monday 4 November 2013 at Christchurch Yacht Club, 167 Main Road, Moncks Bay, 3.30pm–6.30pm
- Wednesday 6 November 2013 at Mt Pleasant Yacht Club in Scott Park, Main Road, Mt Pleasant (just over the Ferrymead Bridge), 3.30pm–6.30pm.



Beachville Road collage image

## Your views – Submission form

**The Council is seeking feedback to the Draft Main Road Master Plan and would like to hear from you.**

Submissions and comments are sought during the consultation period from 21 October – 22 November 2013.

### How to make a submission

A submission form is provided here. However, you can make a submission in a number of ways:

By using the online submission form at:  
[www.ccc.govt.nz/haveyoursay](http://www.ccc.govt.nz/haveyoursay)

By emailing your submission and any attachments to:  
[MainRoadMPlan@ccc.govt.nz](mailto:MainRoadMPlan@ccc.govt.nz)  
(please ensure your full name and address are included with your submission)

By mail, post to (*no stamp required*):

Freepost 178  
Draft Main Road Master Plan  
Strategy and Planning Group  
Christchurch City Council  
PO Box 73012  
Christchurch 8154

By hand delivery to:

- Civic Offices, 53 Hereford Street; or
- At the drop-in sessions

Public drop-in sessions will be held on the following dates:

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- Any Council libraries and service centres. For Council libraries and service centres see: [www.ccc.govt.nz/thecouncil/contactus/aspx](http://www.ccc.govt.nz/thecouncil/contactus/aspx)
- The Spur on Redcliffs cafe, 87 Main Road, Redcliffs

Please make sure your comments arrive before the consultation period closes at 5pm on Friday 22 November 2013. Anonymous submissions will not be accepted.

*Please note: Upon request, we are legally required to make all written or electronic submissions available to the public, including the name and address of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987. If you consider there are compelling reasons why your contact details and/or submission should be kept confidential, you should contact the Council's Public Affairs Consultation Team Leader, telephone 941-8999 or 0800 800 169.*

## Submission form

### 1. Overall, do you support the direction of the Draft Main Road Master Plan?

Yes  No

### 2. Overall, please indicate how much you agree or disagree with the Plan's vision and goals.

Strongly agree  Agree  Neither agree or disagree  Disagree  Strongly disagree

**3. Please indicate how much you agree or disagree with individual actions.**

	Actions	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
<b>Economy and business</b>	EB1. Business association development.					
	EB2. Marketing strategy.					
	EB3. Events establishment and promotion.					
	EB4. Re-establish supermarket.					
<b>Movement</b>	M1. Coastal Pathway.					
	M2. Redcliffs village centre streetscape enhancements.					
	M3. Beachville Road streetscape enhancements.					
	M4. Mt Pleasant intersection enhancements.					
	M5. Mt Pleasant bus shelter enhancements.					
	M6. McCormacks Bay Road streetscape.					
	M7. Moncks Bay parking and bus stop enhancements.					
	M8. Redcliffs village centre parking – monitoring and review.					
	M9. Route security – rockfall management and protection.					
	M10. Pedestrian crossings.					
<b>Natural environment</b>	NE1. Landscape palette.					
	NE2. Cliff illumination.					
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<b>Community, culture, heritage</b>	CCH1. McCormacks Bay community hub.					
	CCH2. Te Ana O Hineraki / Moa Bone Point Cave and Te Rae Kura / Redcliffs Park.					
	CCH3. Tangata whenua cultural interpretation.					
	CCH4. Redcliffs community resources.					
	CCH5. Resilience Plan.					
	CCH6. Moncks Cave protection and amenity enhancements.					
<b>Built environment</b>	BE1. Redcliffs comprehensive redevelopment opportunities.					
	BE2. View shafts.					
	TP1. Transitional projects.					

**4. Please indicate which of the actions in 3 you consider most important.**

<b>Rank</b>	<b>Action</b>
1	
2	
3	
4	
5	

**5. What are the best aspects of the Draft Main Road Master Plan?**

*Please explain why*

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**6. What are the aspects of the Draft Main Road Master Plan that need improvement?**

*Please explain why*

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**7. Do you have any other comments on the Draft Main Road Master Plan?**

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## Contact details

Name \_\_\_\_\_

Organisation (if representing) \_\_\_\_\_

Organisation role \_\_\_\_\_

Postal address \_\_\_\_\_

Postcode \_\_\_\_\_ Phone – home/work/mobile \_\_\_\_\_

Email (if applicable) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

*If submissions on the Draft Main Road Master Plan are heard by the Council, do you wish to be heard?*

*Yes, I would like to be heard*       *No, I would not like to be heard*

*Local people and organisations can be well placed to lead or assist with the Master Plan actions:*

*(a) Yes, I wish to assist with the implementation of the following actions:* \_\_\_\_\_

*(b) I wish to assist as:*

An individual

A member of the following organisation: \_\_\_\_\_

Note: No anonymous submissions will be accepted.

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