

*Peterborough Village Community-Led Redevelopment Project*

# Peterborough Village

*Pita Kāik*

## Recovery Strategy

*Version 3.0*

*2 October 2011*



**Prepared By:**

Tim Taylor

[tim@littlelion.co.nz](mailto:tim@littlelion.co.nz)

## Contents

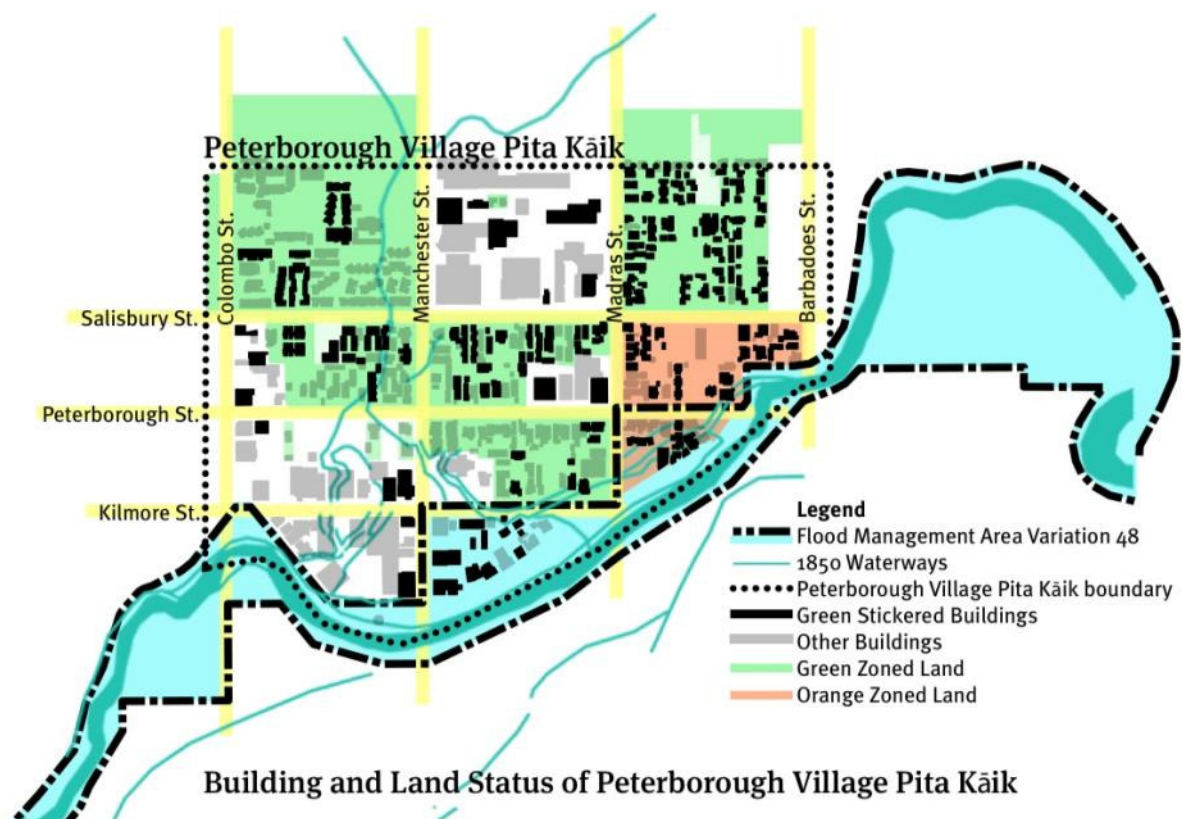
1.0	The Situation .....	3
1.1.	Aspirations and Ideas .....	4
2.0	Draft Vision and Guiding Principles .....	5
	Redevelopment Vision .....	5
	Redevelopment Principles .....	5
3.0	Preliminary Project Descriptions and Village Spatial Plan .....	6
3.1.	Peterborough Eco Lanes and Pocket Parks.....	6
3.2.	Pita Kāik Village Centre .....	7
3.3.	Transitional Village Centre – Co-working and Community Hub .....	8
3.4.	Demonstration Consolidated Living Project .....	9
3.5.	Recovery Housing .....	9
3.6.	Preserving Heritage Project .....	10
3.7.	Bike paths and Greenway .....	10
3.8.	Community Energy Scheme .....	11
3.9.	Community Gardens .....	11
3.10.	Support for Central City Proposed Projects.....	11
3.11.	Lobbying for Council Led Projects.....	12
3.12.	Spatial Plan.....	12
4.0	Overcoming Challenges .....	13
4.1.	Village-wide Geotechnical Investigation Project .....	13
4.2.	Urban Design Principles .....	13
4.3.	Land Ownership – Community Development Agency .....	14
4.4.	Insurance Advice .....	14
4.5.	Zoning .....	15
4.6.	Transport Planning.....	15
5.0	Project Budget, Funding and Investment .....	16
6.0	Project Governance .....	18
6.1.	Project Team .....	18
7.0	Staging and Timelines .....	20

## 1.0 The Situation

The community of the area around Peterborough Street spanning between Colombo, Barbadoes and Salisbury Streets and the Avon River has begun to plan redevelopment of the area after destruction of the 2010 and 2011 earthquakes. The redeveloped area will be known as Peterborough Village or Pita Kāik.

This Outline Redevelopment Plan provides a framework to guide the recovery of the Peterborough Village. This is the third version of what is a living document that will require significant further community debate and consultation. In this version a conceptual spatial plan is presented along with a set of project concepts, and these will be the subject of debate at further community workshop sessions.

In September the Peterborough Village Society made a submission on behalf of the community to the draft Central City Plan prepared by Christchurch City Council (CCC). This Outline Redevelopment Plan reflects the submission made to the draft Central City Plan.



While most of the Village area is 'green-zoned', CERA has yet to advise landowners in the two south-eastern blocks whether rebuilding on this land will be permitted. A large number of buildings throughout the area will be demolished. The figure above shows the 'green-stickered' buildings within the Village, but a number of these may yet prove to be uneconomic to repair.

### 1.1. Aspirations and Ideas

From the community meetings and workshops held so far, a set of aspirations and ideas for Peterborough Village have been captured. These are to:

- Retain the predominantly residential nature of the Village, but develop more mixed use areas – with offices, bars, shops, business and cafes integrated into the area
- Create beautiful community spaces – eg. a village green, open air theatre, sculptures, playgrounds, parks for exercise
- Rebuild 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 (kept small and local)
- Develop a community centre with a meeting hall and spaces for events and for musicians to rehearse and perform
- Preserve and recover the heritage of special places in the Village such as St Lukes Church
- Rebuild more compact residential buildings and by reducing the building footprint, create more space for central courtyards, greenways and garden spaces
- Develop allotments and community gardens linked to a local market or produce/seed exchange
- Prioritise high-quality and sustainable building design – eg. using passive solar heating, green roofs, rainwater harvesting, renewable energy sources
- Establish renewable energy fuelled central heating so the buildings are properly heating in the winter
- Aim for a community that caters for different age groups, cultures and lifestyles; and that reaches out to all of its members – eg. encourage CCC to build low-cost housing in part of the village in an integrated way.
- Plant many more trees that dominate the streets – native and productive
- Revive side streams that connect the community to the Avon River
- Restrict traffic on the through roads so that only public transport goes through the village and car access is limited and only for residents and visitors.
- Avoid the poor mix of development that existed prior to the earthquakes in parts of the village and that previously led to lack of privacy and detracted from the feeling of community

- Create cycle and pedestrian paths that are purpose built, attractive, away from traffic and kept safe with good lighting and by getting plenty of use
- Get rid of on-street carparks
- 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.
- Have garages and/or workshops for personal use, though some of these could be shared.
- Create shared garden spaces between properties where owners agree
- Look towards establishing a school in the future
- Rebuild Centennial Pool as important community asset

These remain suggestions, and are not necessarily all universally agreed on yet or an exhaustive list. This list has provided guidance for the Central city Plan submission and this version of the Outline Redevelopment Plan, but will be subject to further community consultation.

## 2.0 Draft Vision and Guiding Principles

In an attempt to summarise the aspirations and ideas captured above, the following vision and guiding principles for the redevelopment of Peterborough Village have been drafted. These are only a proposal at this stage, and will be subjected to much more community discussion before being adopted.

### Redevelopment Vision

*Peterborough Village becomes a wonderful place to live as a result of the earthquake recovery process, and is redeveloped as a world-leading example of socially and ecologically sustainable urban living*

### Redevelopment Principles

The following principles will be used to guide the redevelopment process towards achieving the above vision.

Through the redevelopment of Peterborough Village the community will strive to:

- Put people first by emphasising the need for the built environment to support a vibrant and close-knit community
- Create a much stronger village centre than what existed before; with shops, offices, places for entertainment, beautiful community spaces and community facilities

- Reconfigure the transport network, making it easy for people to bike, walk and use public transport in their day to day lives.
- Be as sustainable as possible – socially and environmentally.

### 3.0 Preliminary Project Descriptions and Village Spatial Plan

The following projects are proposed as key initiatives that need to be implemented as part of the redevelopment of Peterborough Village. These projects are focussed on realising some of the aspirations and ideas for the village. In the next section another set of projects are described that address different challenges in realising redevelopment of the Village in a way that meets the overall aspirations for Peterborough Village.

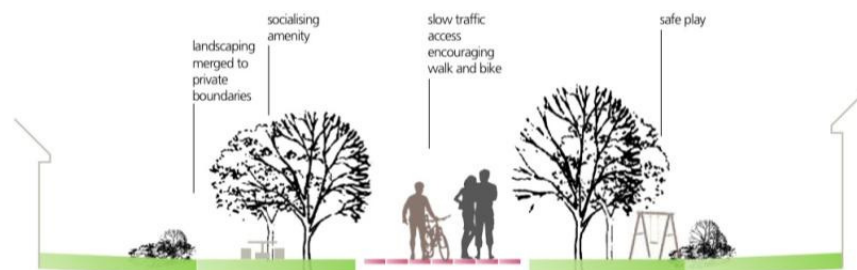
Significant further work is required on the planning and implementation of these projects, but a preliminary timeframes are proposed for their implementation. It is expected that further projects will need to be added as the overall redevelopment project is progressed. Capital cost budgets have not yet been developed.

#### 3.1. Peterborough Eco Lanes and Pocket Parks

It is proposed that Peterborough Street be redeveloped as a destination ‘eco street’ renamed Peterborough Lane. The emphasis of the lane’s design would be making the street into a pleasant public place to relax and socialise. Lots of greenery is envisaged, and a merging with front gardens and buildings would be encouraged to broaden and enliven the space. The street would be primarily for pedestrians and cyclists, though there would be an allowance for residents and visitors vehicle access, but without through traffic or on-street parking. A preliminary concept cross-section is provided in the diagram below.

The street would become the backbone of Peterborough Village linking the Avon River Park at the eastern end, to the Village Centre at Colombo Street.

The Project Team would work closely with Christchurch City Council to progress the design and construction work on Peterborough Lane, in close consultation with the Peterborough Community. Using Peterborough Lane as a transitional Eco Street project as proposed under the Central City Plan would be pursued.



Peterborough Lane - a ‘Destination’ Lane

While it was clear from the draft Central City Plan that the other streets in the Village would retain traffic flows, it is proposed that the one-way streets will be made into slower two-way streets and re-landscaped. The community can aim to influence the design of these streets, but the creation of lanes and pocket parks inside the existing blocks will help to realise the aspiration for pleasant cycling and walking routes and public spaces that are well away from traffic. The relationship between these core lanes and edge lanes along the roads is conceptually indicated in the below concept sketches.



Planning and realising the lanes and pocket parks through the blocks of Peterborough Village will be a complex process. The Project Team would work with landowners on a block-by-block basis towards agreeing routes for these lanes and locations for pocket parks. Pocket parks could be achieved by adjoining landowners agreeing to create a common garden or courtyard space, which may or may not be publically accessible. It is expected that establishing lanes and parks could add significant value to residential properties and significantly improve the amenity of living in Peterborough Village. However, each lane and park will have to be worked through on its own merit.

One concept is to establish lanes along the paths of the old streams, where greater damage seems to have occurred to buildings. Further geotechnical investigation will be needed to identify the feasibility of this approach, and this is discussed further in Section 4.

### 3.2. Pita Kāik Village Centre

Colombo Street has served as the natural commercial and entertainment centre for Peterborough Village, but it is suggested that this centre could be brought around the corner and on Peterborough Street/Lane linking the Village Centre to the rest of the Village in a more integrated way.

One concept is that a 'Village Square' development could be encouraged on Peterborough Street between Manchester and Colombo Streets. This might be a pleasant north facing square sheltered from the south and east, and a central focus for cafes, bars, and offices that face into and merge with the square. The square would also need to integrate with the design of Peterborough Street. It is possible that a community centre facility could be integrated into this project.



Realisation of this project is likely to be dependent on working with a commercial developer who is prepared to develop an integrated design in close consultation with the community, but also has the capability to invest in and realise this project.

Little discussion has yet been had with key landowners in relation to this project, but opening this channel of communication will be a key near-term goal for the Project Team, as will be working to obtain expressions of interest from interested developers.

### 3.3. Transitional Village Centre – Co-working and Community Hub

The Transitional Village Centre will be a venue offering a vibrant co-working office and meeting space for the community to work and collaborate in. Besides being a vibrant co-working space; the venue will serve as a headquarters for the Peterborough Village Redevelopment Project Team. This will give the community the chance to easily drop-in and engage with the Project Team. The transitional Village Centre would also cater for a range of public events such as art performances and exhibitions, seminars, discussions, film screenings, workshops, and other community activities.



The Village Hub will be situated in temporary structures that can be easily relocated in the future, along with the landscaping. The complete venue will comprise of two main temporary buildings, a sheltered courtyard, a toilet block and a mobile Café. A concept design is shown in the image above.

It is expected that this project could be realised with a budget of \$250k for establishment costs, but this could largely be paid for through rental of the co-working space and facilities. The Peterborough Village Society is investigating funding options for establishing this project by early 2012.



### 3.4. Demonstration Consolidated Living Project

The existing land parcels and urban design of the Peterborough Village area have not been conducive to creating an urban environment that meets the aspirations expressed in section 1. The long thin sections have tended to lead to ‘sausage building’ attempts at densification, but these have not mixed well with the cottages and house style residential properties.

There is a significant challenge in working out how to achieve the right mixture of denser living to support a larger population and the vibrancy that comes with that, with desired living space and privacy. At the same time there is an opportunity to rebuild dwellings that represent a significant improvement in building and urban design. The reality is that this will mean building more consolidated buildings for living, and using the land that is made available for the lanes, parks and off-street parking that needs to be incorporated within each block to allow the aspirations for Peterborough Village to be realised. It is highly unlikely that this can be achieved on individual land titles as they exist now, and this means that landowners may need to combine their resources of land and investment capital. This is of course a challenging undertaking for the community.

The project team sees that there will be real value in realising a demonstration consolidated living project. The goal would be to work with a group within the community that would like to work together to fund and realise such a project. Some facilitation is likely to be needed to identify a site for this demonstration project, and reconciliation of land exchanges may be needed. The project team would also aim to provide design advice to assist landowners in realising a rebuild that meets their requirements and vision, in partnership with the aspirations of the community.

### 3.5. Recovery Housing

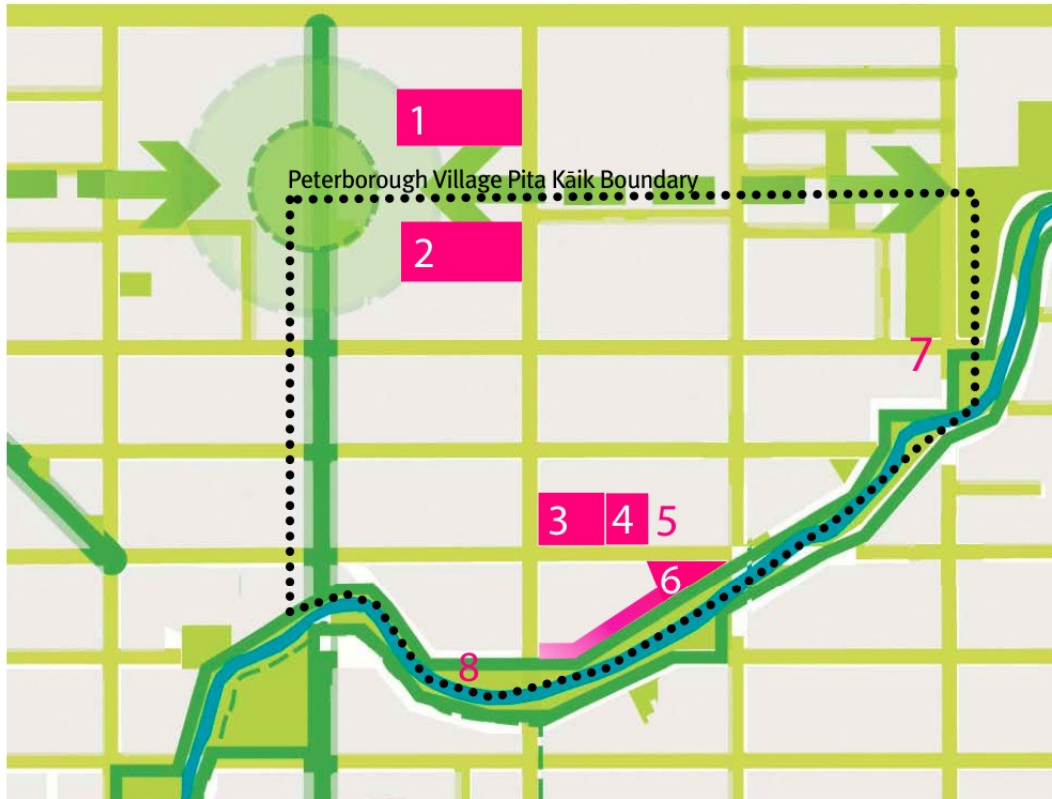
If funding can be obtained then the Peterborough Village Society could establish a recovery housing project using prefabricated housing units that can be established in the village for a few years, and then removed. Members of the community would be able to rent these units while rebuilding or if they have already been displaced and wish to return to the community before rebuilding.

Funding would be required for the capital investment in this project, but it should be commercially viable and thus credit financing is a possible option. An initial stage of 3 houses would be undertaken, with further stages implemented if there is sufficient demand.

The project team will be working with the Society committee to progress this project.

### 3.6. Preserving Heritage Project

The community will work on ways to recognise, respect and restore the natural and cultural heritage of the Village. For a start the following sites and features have been identified:



#### Peterborough Village Pita Kāik Heritage

locations of cultural and historic significance

• • • Peterborough Village Pita Kāik Boundary

- 1) McLean's Mansion
- 2) St Mary's Church
- 3) St Luke's Church
- 4) The Vicarage of St Luke's
- 5) Urupa (Tautahi burial grounds)
- 6) Poplar Crescent, Barker Homestead site
- 7) Ōtautahi / Kainga Pa
- 8) Edmonds Band Rotunda (opposite PGG site)

### 3.7. Bike paths and Greenway

As part of the Peterborough Lanes project a bike path network will be designed to integrate with the wider city greenway project. These would be integrated with the Eco Lanes and Pocket Parks Project.

### 3.8. Community Energy Scheme

A renewable energy fuelled central heating scheme could be established for Peterborough Village. This would be a local scale version of the District Energy Scheme proposed for the wider central city, and in the future the schemes could be linked.

This project would require a specialist central heating company to design, build and operate a central heating plant (probably fired on woody biomass energy) and reticulation system that would provide hot water to houses and commercial premises in the Village to be used for heating.

The project team would start by seeking expressions of interest from potential partner companies to investigate the feasibility of installing such a scheme as part of the Village redevelopment.

### 3.9. Community Gardens

In the submission to the Central City Plan an allocation of allotments and community garden spaces was sought along Cambridge Terrace. It would also be conceivable to create these on Peterborough Eco Lane.

As soon as a site could be identified and allocated for community gardens there is nothing stopping these being established for a relatively small investment

### 3.10. Support for Central City Proposed Projects

In the Village submission support was given to the following proposed projects, with suggestions for modification or of specific relevance to Peterborough Village:

- Remembering - with specific support requested for the Preserving Heritage Project described above.
- Creation of the Avon River Park Papawai Otākāro – with design collaboration with the Pita Kāik community regarding the north bank between Colombo and Barbadoes
- Central City Greenway – asking that the proposed timeframe is brought forward to establish the greenway as soon as possible.
- Establishment of a community hub on the corner of Manchester and Salisbury - emphasised need to small scale premises, and mixed commercial and residential use.
- Creation of the public art network - inclusion of part of this in Peterborough Village
- Central City Playgrounds – locate one at the eastern end of Peterborough Street beside the river
- Housing Showcase – locate this in Peterborough Village

### 3.11. Lobbying for Council Led Projects

As part of the Central City Plan submission Council support was requested for the following additional projects.

- Construction of a public swimming pool and gym in the northern central city to replace Centennial Pool
- Allowance is made for a school to be established for the wider Moa community.
- Social and Affordable Housing projects that are developed in partnership with the Peterborough Village Community
- Empty sites in the Village are grassed and mowed by CCC

### 3.12. Spatial Plan

The following spatial plan captures the proposed projects described in this section, though all features shown are purely conceptual and simply provide the basis for discussion. No agreements have yet been made with any landowners, and few discussions have even taken place on the details of any project at this point.

**INSERT CONCEPTUAL SPATIAL PLAN**

## 4.0 Overcoming Challenges

To realise the potential for Peterborough Village captured above, a number of challenges will need to be overcome. In this section some of the significant challenges facing the community are identified and possible courses of action discussed as project concepts. Robust strategies for tackling these different challenges will need to be developed as the project progresses.

### 4.1. Village-wide Geotechnical Investigation Project

The CERA ‘orange zone’ currently covers the eastern-most 2 blocks by the river. Whether this land is eventually zoned red or not, there are still a number of areas in the village that are built on old stream pathways and the levees along these paths have ruptured in the earthquakes causing significant damage to the buildings on top of them. Significant sections of the Village near the river fall into the Flood Management Area set by CCC, though now that levels in the village have changed, a wider area may be at risk.

More detailed geotechnical and survey investigations and mapping of the Village will be required as an input to spatial planning and urban design. It may be that localised areas with poor ground conditions would be better turned to parks or public spaces and buildings are concentrated on sites with better ground conditions. Condensation also needs to be given to building resilience to flooding and sea level rise resulting from climate change. This would pose further major challenges related to land ownership and values.

A collective approach to geotechnical mapping and surveying is likely to be more cost effective than work being done one title at a time. A mechanism for investment in a Village geotechnical investigation would be needed.

### 4.2. Urban Design Principles

The community has raised a number of aspirations and concerns relating to the urban design of the Village redevelopment. These relate to the style of development, building design, and design of public spaces. It is important to remember that a number of buildings will also be repaired and retained amongst the new buildings. And that this needs to be incorporated into the wider urban design, and the specific design of any building.

A number of points were raised in the submission to the Central City Plan relating to urban design. However, it seems clear that there will not be sufficient process or provision in the Central City Plan to nurture good urban design in Peterborough Village. It has been requested that a community representative sits on the Urban Design Panel (see following figure), and that CCC is open to developing new design planning parameters for the Village. Either way, a clear set of Urban Design Principles need to be developed for Peterborough Village, in consultation with the community and in parallel with the next stages of spatial planning and the first concept building designs.

The project team would work on an ongoing basis to develop design principles for the Village, and liaise with Christchurch City Council to establish provisions for ensuring that the principles are realised and adhered to.



#### 4.3. Land Ownership – Community Development Agency

The village area is owned by a large number of different residential and commercial property owners. Creating community spaces, consolidated living, lanes and pocket parks would 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, landowners may agree to combine land for rebuilding more efficiently, community facilities may need land to be transferred into some form of community ownership, and new easements would be required.

There is no doubt that the earthquakes have had a significant impact on land values; though the short, medium and long term effects are still far from clear at this point. This means that it will be a challenge to negotiate changes to land ownership. To facilitate land exchanges and ownership changes, Community Development Agency could be established. This would provide the means to purchase parcels of land where owners don't want to rebuild, consolidate these parcels, and then sell them on to new owners (possibly with covenants on community orientated redevelopment).

Further work would be needed on the legal structures, mandate and function of the Community Development Agency. It is suggested the project team commissions development of a concept structure, and then pursues enabling funding.

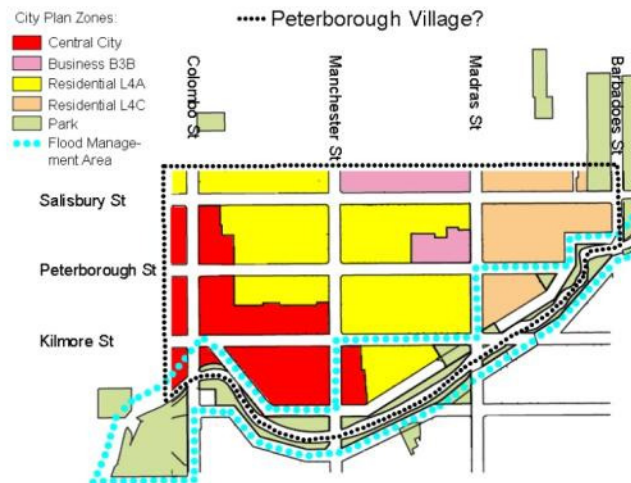
#### 4.4. Insurance Advice

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. Consolidated building projects undertaken collectively would require payouts to be reconciled between numerous different insurance companies, so that the capital available for new projects is made available.

The project team will help to facilitate insurance discussions and will provide a central point for the community to share their experiences and lessons learnt so that the process becomes progressively easier.

#### 4.5. Zoning



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. Redevelopment of the Village is likely to eventually require zoning changes that would need to be negotiated with affected landowners and CCC. The project team would help to facilitate this.

#### 4.6. Transport Planning

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. Influencing the design of Peterborough Street to make it more people friendly, and the design of other streets and transport systems (including parking buildings) will have to be agreed with CCC. The project team would help to facilitate this.



## 5.0 Project Budget, Funding and Investment

Funding of the redevelopment of Peterborough Village is certain to be a real challenge. There will be insurance money available for a significant proportion of the rebuild, but it is unlikely to be enough to realise the whole redevelopment. Increasing the population of the village will mean increasing the living space, which will require more investment than simply rebuilding. New project developments are proposed that are improvements to what existed before and thus will require additional capital. Community facilities and public spaces will require public funding. All this is to be achieved in years that promise to be financially constrained in Christchurch, New Zealand and globally. The result is that some innovative solutions will be required.

In the first phase the Peterborough Village Society will seek funding to establish and support the Community-Led Redevelopment Project Team. The ongoing monthly costs for the Project Team are estimated to be an average of \$15,000 per month through 2011 and 2012, as summarised on the following budget sheet. These costs are made up of time spent supporting the different projects proposed in the previous sections. This funding is initially required for 14 months starting in November 2011, through to the end of 2012. So operational **funding for this period sought for this period 2011 -2012 will be \$210,000.**

The Peterborough Village Society will also seek investment funding for the projects described in this Plan. The total investment required is \$2.8 million, but this can be broken down into projects, and in some cases may offer a return on investment, so loan financing may be an option. However, community funding is likely to be necessary, and funding for the Community Development Agency represents the bulk of the cost and would require a special funding source and agreement.

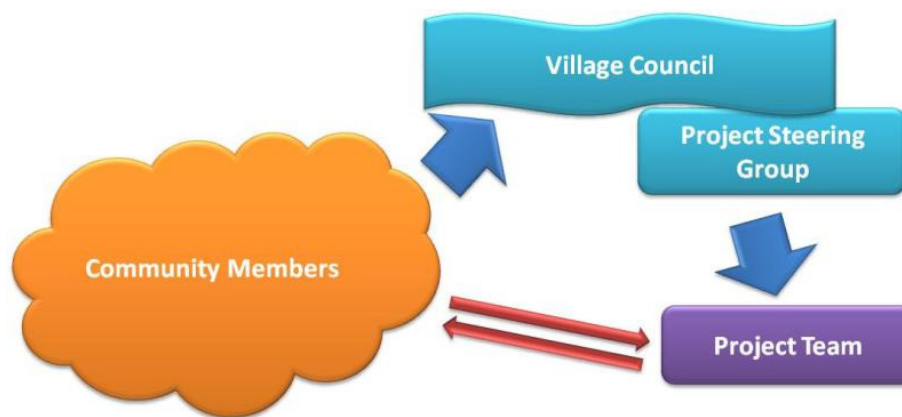
There has been some support expressed for a local development levy to assist the redevelopment project, but this will require further work to explore as an option, and is only likely to represent part of the solution.

Project	Timeframe	Capital Costs	Avg. Monthly Ongoing Costs	Description
<b>Redevelopment Projects</b>				
Eco Lanes and Pocket Parks	Ongoing 2012 - 2017	TBC	\$ 1,000	Monthly facilitation and concept design costs for the project team
Village Centre	Develop by 2013	TBC	\$ 2,000	Monthly facilitation and concept design costs for the project team
Transitional Village Centre	Implement by 1st Quarter 2012	\$ 250,000	-	Capital costs to establish, but operating costs are covered
Demonstration Consolidated Living	2012		\$ 2,000	Funded by reinvestment of insurance payouts, but the project team providing facilitation and design assistance
Recovery Housing	Implement by 1st Quarter 2012	\$ 500,000	\$ 1,000	Establish 3 Prefab houses for use by the community, to be paid off through rents
Preserving Heritage	Ongoing 2012 - 2017	-	\$ 1,000	Monthly facilitation costs for the project team
Bike Paths and Greenway	Ongoing 2012 - 2017	TBC	-	Funded as part of the Eco Lanes Project
Community Energy Scheme	2012 - 2017	TBC	\$ 1,000	Monthly facilitation and concept design costs for the project team
Community Gardens	2011 -	\$ 25,000	-	Funding to establish community gardens starting as soon as a site can be allocated
<b>Supporting Projects</b>				
Village Wide Geotechnical Investigation	2012	\$ 30,000	-	A Village geotech study could be funded by contributions from all landowners considering a rebuild project
Urban Design Principles	2011 - 2012	\$ -	\$ 2,000	Monthly facilitation costs for the project team
Community Development Agency	2012 to establish	\$ 2,000,000	\$ 2,000	Monthly facilitation costs for the project team to establish. Conceptually an initial \$2 million fund to be repaid after some years
Insurance Advice	2011 - 2013	\$ -	\$ 3,000	Monthly facilitation costs for the project team
<b>Totals</b>		<b>\$ 2,805,000</b>	<b>\$ 15,000</b>	

## 6.0 Project Governance

The Peterborough Village Incorporated Society has been created to represent the community for the village redevelopment, and all community members are being encouraged to join. A society is appropriate because all members have an equal say on important issues. The society is to be led by an initially voluntary, but later elected committee who will act as the Village Council. Further information is available at [www.peterboroughvillage.org.nz](http://www.peterboroughvillage.org.nz)

The Village Council will establish a project steering group to guide the Community-Led Redevelopment Project team. The project steering group will appoint and supervise the project team, reporting to the rest of the Village Council. This structure is schematically depicted in the following diagram.



It has been noted that proper maintenance of any new community spaces and facilities will be a new challenge that may need to be administered by either the Village Council or in agreement with CCC. The mechanisms for maintenance will be an important consideration throughout the project lifecycles.

### 6.1. Project Team

The project team so far has consisted of a range of individuals working voluntarily:

- Di Lucas – community liaison, concept development, planning submissions
- Mark McEntyre – Society and Steering group representative, planning submissions
- Tim Taylor – Project planning and coordination, workshop facilitation, planning submissions
- Jasper van der Lingen – design and planning advice
- William Trengrove – design and planning advice

- Jane Quigley – Community liaison and workshop facilitation
- Nina Šrot – workshop facilitation and planning submissions
- Sandie Chamberlain - Community liaison and workshop facilitation

It is envisaged that the voluntary and sponsored input into the project team will remain essential, but to realise a project of this magnitude professional input will also be required to ensure that sufficient quality and quantity of time is spent on making this project a reality. Professional resources will be established by the Peterborough Village Society Committee and Steering Group as funding becomes available.

## 7.0 Timelines

It is still early days for the Peterborough Village redevelopment. Demolition in the Village area is likely to accelerate during the end of 2011 and into early 2012. After that the rebuilding process will start to accelerate, as some of the initial challenges are overcome.

As such it is important to build momentum with the early set of projects proposed in this plan. Further projects will certainly emerge, and the following page provides a simplistic overview of the potential staging of these early projects through to the end of 2012. These timelines will be developed in much greater detail once the project is up and running.

In the short term some essential milestones are:

### October

- The Peterborough Village Society applies for project funding based on this project plan
- This version of the Outline Redevelopment Plan is workshopped with the community to review, revise and add to the proposed project and spatial plan

### November

- As funding becomes available the Society appoints the professional staff to the project team as appropriate
- The Transitional Village Centre and Recovery Housing projects are accelerated and capital funding is sought for these projects
- Continued development and revision of the Outline Redevelopment Plan

### November/December

- Ratification of the 2012 Outline Redevelopment Plan by the community
- Work begins in earnest across the redevelopment project and all the sub projects described in the plan

## Indicative Redevelopment Project Timeline 2011 -2012

Project	2011		2012											
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Redevelopment Projects														
Eco Lanes and Pocket Parks		Concept Designs												
Village Centre	Concept Designs												Consent	
Transitional Village Centre	Design	Consent		Construct										
Demonstration Consolidated Living		Concept Designs												
Recovery Housing	Design	Consent		Construct										
Preserving Heritage			Concept Designs											
Bike Paths and Greenway			Concept Designs											Construct
Community Energy Scheme														
Community Gardens	Design	Construct												
Supporting Projects														
Village Wide Geotechnical Investigation	Arrange Funding		Geotech Study											
Urban Design Principles		Develop Design Principles												
Community Development Agency		Planning and Funding Negotiations			Establish									
Insurance Advice														





ERROR: stackunderflow  
OFFENDING COMMAND: ~

STACK: