

## 6. URBAN RENEWAL POLICY

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The purpose of this report is to draw the Committee's attention to the current Urban Renewal Policy to discuss whether it remains appropriate or whether there is a need for any changes.

The Council adopted a revised Urban Renewal Policy in 1995, as follows:

*The Council support the progressive renewal of the older residential parts of the city to standards appropriate in today's environment.*

*The Council's role in this renewal be to:*

- *Provide a policy framework (through the City Plan) with which private investment, renovation and renewal of housing, can take place with confidence.*
- *Ensure that the basic infrastructure of roading, utility services and open spaces can meet the changing needs and patterns of development.*
- *Ensure the public streets and parks are designed and rebuilt to be attractive and safe.*
- *Promote innovation in the design and layout of new housing.*

*The Council's role in housing for urban renewal purposes (as distinct from social purposes) to be limited to small scale (4-10) units, developments that demonstrate innovative approaches to layout and design and are capable of individual sale or rental.*

*That the social impact of urban renewal be monitored, and be taken into account at the planning and development stage and that consultation be maintained with neighbourhood groups.*

*The following techniques and approaches be applied where appropriate:*

- *To give support to community based initiatives such as the formation of residents' associations and community houses.*
- *To give some assistance to owners of older houses including design/architectural/landscape assistance and the donation of trees.*
- *The purchase of new areas of open space in areas which are deficient, and the upgrading of existing open spaces and reserves.*
- *The 'traffic calming' of local residential streets.*
- *The reconstruction of older style streets, including new footpaths, kerbs and channels, grass berms, street trees and the undergrounding of overhead services.*
- *The removal of non-conforming uses causing nuisances and inhibiting renewal.*

*That at any one time, the Council's urban renewal programme be concentrated in one or two areas, in order to make recognisable impacts over short periods of time.*

*That Neighbourhood Improvement Plans be used to assist with the identification of areas and projects for implementation under urban renewal programmes.*

*Council  
23 August 1995*

### **Commercial and Industrial Area Renewal**

The current policy relates only to renewal of residential areas however, as discussed at the 1 May 2002 meeting of this Committee, urban renewal is also required in commercial areas ranging from larger shopping centres such as New Brighton, through strip shopping along main roads like Sydenham, and Addington to smaller groups of shops such as Acheson Avenue, Shirley and Hampshire Street, Aranui. In addition there are some older industrial areas in need of environmental upgrades.

### **Triple bottom line outcomes**

Although the policy mentions social and economic aspects of urban renewal, more emphasis could be placed on the triple bottom line approach.

### **Living Streets**

The Living Streets philosophy, which embraces similar objectives, has developed separately and it may be appropriate to develop one combined policy.

### **New Local Government Bill**

If the Bill proceeds the policy will need to fit with the thrust of the new Act. It may be appropriate to review the policy if and when changes to the Local Government Act become clearer.

### **Urban Renewal Budget**

It may be appropriate to incorporate the criteria for allocation of urban renewal funds within the policy.

**Recommendation:** For discussion.

### **Chairman's**

**Recommendation:** That the Urban Renewal Policy be reviewed in the light of the Local Government Bill and to achieve more sustainable outcomes, not just for residential zoned land but also for the urban requirements of industrial, commercial and retail.