

6. URBAN RENEWAL – PAST, PRESENT & FUTURE

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The purpose of this report is to inform the Committee of the progress and achievements of the Council's Urban Renewal Programme and discuss what the priorities might be for the future. Staff will be in attendance at the meeting to elaborate on the contents of this report.

PAST

Residential Areas

Prior to 1983, the Council was involved in several large-scale urban renewal public rental housing schemes that were supported by Government funding. With the abandonment of this funding the emphasis of urban renewal changed. The Council began to concentrate on upgrading the public spaces such as streets and parks, of which it had ownership, to provide a catalyst for redevelopment of older areas. This was, and still is, being undertaken in the older housing areas through the Neighbourhood Improvement Plan programme. Since 1983, 16 such plans have been prepared, see table below.

Table 1: Neighbourhood Improvement Plans prepared

| No. | Neighbourhood Plan | Date |
|-----|---|------|
| 1 | Richmond | 1987 |
| 2 | Beckenham | 1989 |
| 3 | Sydenham | 1990 |
| 4 | East Papanui | 1990 |
| 5 | North New Brighton | 1992 |
| 6 | Deans Avenue | 1992 |
| 7 | Woolston | 1993 |
| 8 | Phillipstown | 1994 |
| 9 | North Waltham | 1994 |
| 10 | Addington (revised) | 1994 |
| 11 | Inner City West | 1994 |
| 12 | Inner City East/Latimer | 1995 |
| 13 | Gilby | 1996 |
| 14 | Linwood | 1997 |
| 15 | St Albans (currently budgeted) | 2000 |
| 16 | Charleston (currently budgeted) | 2001 |
| | Other | |
| | Sumner Open Spaces and Streets | 1987 |
| | Concept Plan | 1995 |
| | Vickers Road NIP (Wigram) Not completed | 1993 |

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 Area Renewal

Over the last 10 years the Council has been involved in the renewal of some older commercial areas of the city, i.e. Woolston; Merivale; Edgware Road St Albans; Bishopdale and New Brighton. The first three were partnerships with the business owners and Woolston was part of a Mainstreet project. Staff worked with a working party (comprising representatives of the residents and business associations and the Community Board) and the New Brighton Roadway Subcommittee of the City Services Committee during 2000 and 2001 to develop a concept plan for the revitalisation of New Brighton commercial centre.

PRESENT

Residential Area Renewal

St Albans and Charleston Neighbourhood Plans

The St Albans and Charleston Neighbourhood Plans are in a new format and have embraced a wider range of community issues. The Charleston Plan process has been particularly successful and has just been presented with an award for planning excellence from the Australia and New Zealand Joint Planning Congress. The Nancy Northcroft Planning Award recognises planning-related consultation and public involvement in the Charleston Neighbourhood Plan.

Aranui Community Renewal

The Aranui Community Renewal project, has more wide ranging objectives than the Neighbourhood Plans and has been established separately from the urban renewal programme.

Review of Existing Plans

As most of the residential areas of Christchurch in need of urban renewal have now been covered by Neighbourhood Improvement Plans, it was considered timely to carry out a review, to ascertain what work has been implemented and the effectiveness of the programme. The main findings can be summarised as follows:

- Over the last 15 years, there has been considerable and apparent inconsistencies with the delivery and quality of the neighbourhood plans. Older neighbourhood plans, have often been 'left on the shelf', while the plan of the time was implemented
- Many of the earlier plans have not had the financial commitment necessary to complete the physical works
- Plans are most successful when the Asset Units concentrate their funding in a small area
- The plans have largely concentrated on, and resulted in, Council led initiatives
- Achieving many of the proposals involves a large amount of staff time and effort, but not necessarily large amounts of funding
- Communication and updates between the council and communities is lacking with the older plans

- The plans are popular with communities.

Commercial Area Renewal

Sydenham Main Street

A concept for revitalising the Sydenham section of Colombo Street has been developed in conjunction with the business owners, residents and Spreydon/Heathcote Community Board.

New Brighton

A community forum is now developing a revitalisation concept for New Brighton

Other commercial centres

There are several declining older strip shopping centres, the decline of which has been accelerated by the growth of indoor shopping malls around the city and the changes in shopping habits. Plans can be prepared for the rejuvenation of shopping centres, however, physical improvements alone will not save a declining centre. Some centres are no longer economically viable. However, the inherent commercial value in the properties often renders change of use to housing or open space prohibitively expensive.

FUTURE

New Local Government Bill

The Bill encourages local authorities to work with other organisations to promote local priorities and achieve local outcomes. If the new Local Government Bill is adopted, local authorities will be required to prepare Long Term Council Community Plans (LTCCP). Neighbourhood and commercial renewal plans, in some form, are likely to sit well with this new legislation.

Urban Renewal Programme

The implementation of the initiatives identified in the St Albans and Charleston Neighbourhood Plans is continuing, with Council funded work programmed over the next five financial years. Limited funding will be available from the urban renewal budget for capital projects in these and other urban renewal areas.

Capital Works Programme

Opportunities may exist for programmed capital works to be a catalyst for wider renewal initiatives.

Other Initiatives

The Living Streets initiative has overlapping objectives and the two programmes could develop a greater synergy. Publicity campaigns, such as the 'Think Fencing' initiative could be mounted to raise community awareness. A 'Think Safety' campaign, is a possibility. The potential for community self help could be further explored, the 'Building Audit' carried out by the Inner City East Neighbourhood Group (ICENG) is one example.

Commercial Strategy

The proposed Commercial Strategy will provide a framework for making decisions about the future of older commercial areas. In particular whether efforts should be put into strengthening some centres and diminishing others.

Recommendation: That the information be received.

Chairperson's

Recommendation: That the urban renewal programme update and neighbourhood improvement plans be included within the Urban Development Strategy.