

4. NEW BRIGHTON – REVITALISATION

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The purpose of this report is to provide an update on the implementation of the Master Plan for the revitalisation of New Brighton and seek approval for the Registration of Interest document for the foreshore development to be released after the Environment Court has released its decision on the current appeal against the Council's decision to reinstate a slow road through the mall.

INTRODUCTION

In December 2002 the Council approved the New Brighton Master Plan. Since that time two areas have been identified that could be progressed. They are:

- (a) The development of a Registration of Interest document which defines the objectives to be achieved with any development on the foreshore.
- (b) Commencement of the process to reverse the Special Order procedure covering the pedestrian status of the mall between Union Street and Oram Avenue.

FORESHORE DEVELOPMENT

The development of the foreshore was identified as a high priority item for the revitalisation of New Brighton. It centres around the theme of turning New Brighton into a unique destination.

The Council considers the New Brighton foreshore to be a very high profile site providing a great opportunity for private development alongside a high profile public foreshore beach park.

Registration of Interest – Foreshore Development

In order to progress this section of the Master Plan, the process to be followed has been identified as follows:

- (a) Develop a Registration of Interest document. This document is to be developed with input from a range of interested people.
- (b) Follow a clear process through the Council to obtain sign-off on the document and gain approval for the public release of the document.
- (c) Release the document, seeking responses from the investment and developer community.
- (d) Assess responses and determine which if any developers/investors are requested to proceed to the next stage.
- (e) Next stage is to seek development proposals from the selected list.

The Registration of Interest document (attached) identifies the key objectives that need to be met for any successful development on the foreshore. In summary the objectives are:

- creates sustainable and economic investment and activity on the site
- promotes a sense of community spirit among residents
- is compatible with New Brighton's identity as a beach destination that maintains the community's sense of place and is an attraction for visitors
- promotes development that is compatible with adjacent residential, retail and public foreshore/beach activities and the marine environment
- promotes an integrated development that complements the pier and pier building activity and existing commercial/retail precinct
- maintains and enhances key pedestrian linkages (both physical and visual) between the existing retail precinct, pier building, pier and proposed beach front promenade
- introduces activities that attract people to the foreshore area and existing commercial precinct
- considers key community icons such as the cenotaph, whale pool and beach side car parks

Consideration needs to be given to when this document should be released. There is considerable concern in the investment/developer community regarding New Brighton at the moment, given the current appeal to the Environment Court over the slow-road issue through the mall.

Cenotaph

Work has already commenced on upgrading the area around the cenotaph area. This work is scheduled to be completed in the first week of October 2003. A copy of the proposed upgrade is attached.

ROADING WORKS

The Master Plan identifies a mixture of roading works around central New Brighton. Works are proposed for a number of streets. The reason for the works is a mixture of:

- (a) improvements to the roading network to facilitate traffic movement
- (b) improvements to the roading network for safety reasons
- (c) introduction of a slow-road through part of the existing mall

Beresford Street

There are a number of changes proposed for Beresford Street. There are three main aims to be achieved with the works. They are:

- narrow down the carriageway and make access from the Beresford Street car parks to the mall easier
- provide some car parking directly at the Beresford Street entrance to the mall shops
- improve the safety of Beresford Street by removing the current central carriageway parking

City Streets have already reviewed this work and has incorporated the work into their programme. The work will need to go through the standard City Streets procedure of having a scheme plan developed followed by public notification of the work through its standard consultation process.

Slow-Road - Special Order Procedures

The following is the process that is being followed in order to revoke the existing Special Order that covers the pedestrian status of the mall. The requirements of the 1974 Act (S716b) still apply.

- Council resolution to commence Special Order procedures
- Public notification (allowance of 14 days for submissions and 7 days notice of hearing)
- Hearing
- Second Council resolution to accept the decision of the hearing

This process has been completed. The result was a Council resolution passed in July 2003 accepting the decision of the hearing panel. Subsequent to this an appeal has been lodged with the Environment Court opposing the Council decision. A pre-hearing conference was held on 11 September 2003. The judge made the following decisions:

- The Council to respond, by 25 September 2003, to a request from the appellants to change the listed appellant to an incorporated society
- Appellant to exchange evidence by 7 November 2003
- The Council to exchange evidence by 12 December 2003
- Appellants to exchange rebuttal evidence by 20 January 2004

BUDGET

A total of \$1.54M is available for the New Brighton revitalisation project. This total budget is to be used for roading related works and some works on the foreshore.

The following table is extracted from the report approved by Council in December 2002:

Existing Budget Allocations	2002/03	2003/04
<i>New Brighton commercial area development</i>	\$500,000	\$690,000
<i>New Brighton Beresford St car parking development</i>	\$200,000	
<i>Central New Brighton playground upgrading</i>	\$150,000	
Total	\$850,000	\$690,000

A budget for works on foreshore is yet to be developed.

A budget for the works associated with the upgrade of the cenotaph has been developed. The budget for this works is as follows:

Cenotaph area upgrade	\$250,000
Professional fees, consents, supervision, legal fees etc	\$120,000
Total Cenotaph cost (GST exclusive)	\$300,000

A preliminary budget for the reintroduction of the slow-road and associated roading works around the New Brighton Mall area has been prepared.

The budget was based on the concept design, as attached. The following points summarise the assumptions made when developing the budget:

- (a) The work to modify Seaview Road from the roundabout to Union Street is minimal. The existing kerbs can be re-used.
- (b) The alterations in Beresford Street are minimal. The existing surface is in good condition and needs no upgrade work. An upgraded pedestrian crossing and some work on kerb alignments and planters is required.
- (c) Lighting similar to that used at the eastern end of the mall will be used in the slow road.
- (d) The work to re-instate the slow road is substantial. A factor in favour of keeping costs down is that the old road structure still exists below the mall area.
- (e) The new roundabout at the Oram Avenue/Beresford Street intersection is a 'stick-on' item. It is attached to the surface of the existing road, thereby minimising construction costs.

Slow-Road Budget	\$740,000
Additional roading items including Beresford St	\$150,000
Contingency (10%)	\$90,000
Professional fees, consents, supervision, legal fees etc	\$120,000

Total roading cost (GST exclusive) \$1,100,000

- N.B.
1. These budget allocations need to be validated as the concept is firmed up.
 2. The cost for work on the slow-road is to be paid for by way of a targeted rate levied on the commercial ratepayers of New Brighton.

CONCLUSION

The implementation of the New Brighton Master Plan requires the commencement of a number of key items. Work has already commenced on the process to reverse the Special Order procedure covering the pedestrian status of the mall between Union Street and Oram Avenue. Work has also commenced on roading changes to Beresford Street through the City Streets work programme.

A Registration of Interest document has been produced through a consultation process with the community and various interested groups. It is time to approve this document. A decision needs to be made as to when this document should be released. There is a need to gain the best impact with this document. The investment community will want to see that New Brighton has overcome some of its current hurdles before it will give consideration to investing significant money on new developments.

- Recommendation:**
1. That the Council approve the Registration of Interest document for the foreshore development to be released following a favourable Environment Court decision on the roading.
 2. That the Council give urgent consideration to returning Union Street (between Seaview Road and Beresford Street) to two-way traffic.