

4. CHRISTCHURCH CITY STRATEGIC INTENSIFICATION REVIEW – WORK PROGRAMME



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PURPOSE OF REPORT

1. The purpose of this report is to establish a process with the Regulatory and Planning Committee to provide advice and input into the Strategic Intensification Review. The Strategic Intensification Review is to be adopted by the Council in June 2010.

EXECUTIVE SUMMARY

2. The Greater Christchurch Urban Development Strategy (UDS), and subsequently the Regional Policy Statement Change No.1 (PC1), sets the overall future growth pattern for Christchurch to 2041. A key component of this future pattern is the move towards more compact residential development (intensification). However, the UDS and PC1 contain only high level direction for Christchurch. There is now a requirement for the Council to put more specific programmes and processes in place to enable successful intensification to occur.
3. To achieve this, a work programme has been developed in order to ensure the Council is examining the actions it can take in order to achieve UDS and PC1 intensification objectives. These actions will be within the Council's key areas of influence which are developing and implementing a vision, creating and enforcing regulation, advocacy, providing capital investment and potentially working as a developer or development partner.
4. The intensification programme has distinct, but interlinked work streams that set the foundations for the Council to deliver on the UDS and PC1 objectives. One of the five work streams, the Strategic Intensification Review (SIR), has been under investigation by staff and now requires regular input and advice from Councillors before the completion deadline in mid 2010.
5. The primary objectives for Strategic Intensification Review are to:
 - (a) Identify future areas of change
 - (b) Identify areas of character protection
 - (c) Recommend possible tools to stimulate successful intensification, and
 - (d) Determine which area of change will be the first examined through an Urban Intensification Plan.
6. Ultimately, the Strategic Intensification Review will guide the location of detailed planning through the production of Intensification Plans for each of the areas identified and shape future policy direction including possible changes to the City Plan. The Strategic Intensification Review will also provide strategic direction around future funding decisions as made through LTCCP's.

THE PROCESS

7. Early input and advice is desired to ensure that the Strategic Intensification Review is developed in a manner consistent with Councillor expectations and aspirations. It is proposed that the Regulatory and Planning Committee would act as a sounding board for staff in the development of the Strategic Intensification Review. The Committee would also provide a vehicle for information sharing between Councillors and staff. It is proposed that a series of workshops are held, utilising the existing Committee workshop schedule, following the timeframe and topics listed below:
 - October 2009 – Project Context and background including capacity studies.
 - November 2009 – Proposed outcomes and outputs from SIR (what should be adopted in 2010).
 - February 2010 – Background Projects including Urban Character Study, Brownfield Land Study, Natural Hazards and Infrastructure.
 - March 2010 – Intensification Toolbox.
 - May 2010 – Review workshop (outcomes, outputs and next steps).

FINANCIAL IMPLICATIONS

8. There are no financial implications in establishing this process with the Regulatory and Planning Committee.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

9. Yes, funding for the development of the intensification programme is budgeted for within the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

10. There are no legal implications resulting from establishing this process. Any legal implications of the Strategic Intensification Review will be addressed as part of its development and implementation.

Have you considered the legal implications of the issue under consideration?

11. Yes.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. Yes, this activity aligns with the "city planning and development" activity.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

13. Yes. In the "City planning and development" activity there is the following levels of service:
- *The Strategic Intensification Review (SIR) is completed and adopted by Council by end of June 2010.*
 - *First Intensification Plan started by end of December 2010.*

ALIGNMENT WITH STRATEGIES

14. Development of the Strategic Intensification Review aligns with the intent of the Greater Christchurch Urban Development Strategy, the Regional Policy Statement Change No.1 and the Central City Revitalisation Strategy.

Do the recommendations align with the Council's strategies?

15. Yes, see above.

CONSULTATION FULFILMENT

16. There is no consultation requirement to establish this process.

STAFF RECOMMENDATION

It is recommended that the Council adopt the proposed process as the basis for Committee input into the development of the Strategic Intensification Review.

COMMITTEE RECOMMENDATION

The Regulatory and Planning Committee recommends to the Council that it adopt the staff recommendation.