



City development



Growth goes both ways. It's good because it brings different things, new cultural aspects and means the city can develop new parts and things like museums. On the other side it means less room. We're losing our green edges and it's making things like schools more crowded.

The city centre's speciality shops are an attraction but I've got three little kids and it's hard getting around in there and parking's a pain so we don't go very often. Almost wherever you live in the city there's a mall pretty close by with free parking and oodles of shops, all close together.

Rebecca Cross

Mother/business operator
North New Brighton

City development



Why is the Council involved in city development?

The Council aims to help improve Christchurch's urban environment and revitalise the central city. The Council also provides urban development activities to ensure sustainable planning for development and management of the city's natural and physical resources, while meeting the needs of current residents and the anticipated needs of future generations.

What activities are included in city development?

Urban renewal

The Council undertakes projects and initiatives to improve Christchurch's urban environment.

Central city revitalisation

The Council promotes, markets and is involved in projects that aim to revitalise the central city.

Heritage protection

The Council provides leadership, advocacy, resources, grants and conservation covenants to conserve and rehabilitate heritage items.

How does the Council's work contribute towards our Community Outcomes?

<i>Community Outcome</i>	<i>How the Council contributes</i>	<i>How much?</i>
Safety	By developing the urban environment in a way that reduces the opportunities for criminal activity and promotes safety.	✓✓✓
Community	By developing the urban environment in a way that meets people's needs and reflects their cultures, and by helping people relate to and feel part of the city.	✓
Environment	By planning for the sustainable use and protection of the city's natural and physical resources.	✓✓✓
Prosperity	By promoting the city centre as a vibrant and prosperous place to do business. By planning an urban environment that promotes excellent lifestyles and facilitates the carrying out of business.	✓✓✓
Health	By developing the urban environment in a manner that enables people to live healthy lifestyles.	✓✓
Recreation	By incorporating elements of arts and culture into the urban environment while including the necessary space and facilities for people to recreate.	✓
City Development	By ensuring our heritage is protected for future generations, maintaining the attractiveness of the city, and designing our city to meet current and future challenges.	✓✓✓



City development

What does the Council plan to do in the future?

<i>What is the Council's objective?</i>	<i>What policies, strategies or drivers support these objectives?</i>	<i>What is the Council already doing?</i>	<i>What will we do in years 1 to 3?</i>	<i>What will we do in years 4 to 10?</i>	<i>How will we know if we achieve our objective?</i>
To promote and achieve good urban design.	<p>Strategies:</p> <ul style="list-style-type: none"> • Central City Revitalisation Strategy • Greater Christchurch Transport Strategy <p>Policies:</p> <ul style="list-style-type: none"> • Heritage Conservation Policy 	Providing information and advice, and working in partnership with other parties.	Continue to do the same.	Continue to do the same.	<p>Increased perception of the attractiveness of the city.</p> <p>Increase in residents' satisfaction with overall city and environmental planning.</p>
To strengthen the city centre as a vibrant place to live, work and do business.	<p>Drivers:</p> <ul style="list-style-type: none"> • City Plan • Urban Design Protocol • Crime Prevention Through Urban Design (CPTUD) • Resource Management Act 1991 	Marketing the central city.	Implement a business retention and development programme to increase commercial activity.	Continue to do the same.	<p>Reduced crime rates in neighbourhoods implementing CPTUD principles in the central city.</p> <p>Increased rate of growth in the central city compared to city-wide.</p>
	<ul style="list-style-type: none"> • Growth, demography and diversity of the city • Protection of heritage items • Community expectations / aspirations 	Creating and improving public spaces and streetscapes in the central city.	Continue to do the same.	Continue to do the same.	
To retain heritage items.	<ul style="list-style-type: none"> • Environmental sustainability • Developers' intentions • Government legislation • Economic climate • Climate change 	Providing information, advice and funding for city heritage and heritage conservation.	Continue to do the same.	Continue to do the same.	Increase in heritage awareness.



Measuring our achievements

Measures and targets	Current performance	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
Residents' survey results: Satisfaction with "look and feel of the city".	94%	95%	95%	95%	Ongoing target – 95%						
% who agree that building or land development has not made their area worse*.	79%	80%	80%	80%	Ongoing target - 80%						
Satisfaction with overall city and environmental planning.	64%	65%	65%	65%	Ongoing target - 65%						
% increase in awareness of heritage issues.	70%	72%	74%	74%	Target 75%						
Rate of growth in the number of businesses in the central city compared to city-wide (per year).	Central city growth is 25% of city-wide.	Central city growth is 40% of city-wide.	Central city growth is 45% of city-wide.	Central city growth is 50% of city-wide.	Rate of growth in the number of businesses in the central city exceeds the city-wide growth rate, by 2016.						
% change in the number of pedestrians in the central city compared to base in 1993.	6% decrease	1% decrease	2% increase	6% increase	15% increase in pedestrian numbers in Central City compared to 1993 by 2016.						

* Survey question to be redesigned by September 2006



City development

What negative effects can occur in relation to city development?

<i>Negative effects</i>	<i>Mitigation options</i>
Forward planning for the city may curtail individual aspirations.	Ongoing consultation with stakeholders.

The Council's key assets relating to city development

Changes Planned for Assets

<i>Driver</i>	<i>What will be done?</i>	<i>Year 1 cost (\$ 000)</i>	<i>Year 2 cost (\$ 000)</i>	<i>Year 3 cost (\$ 000)</i>	<i>Years 4 to 10 cost (\$ 000)</i>
Renewals and replacements	Office equipment Central city project (sale)	17	18	19	150
Increased levels of service	Purchases of strategic land Urban renewal Non-conforming uses	10,000 250 250	5,700 259 259	5,360 268 268	2,089 2,088
Increased demand					

City Development capital expenditure is primarily involved in strategic land purchases for urban regeneration and urban renewal projects. As such there is no on-going maintenance.



City development



City development

Cost of proposed services	CCC 2006/07 \$000's	BPDC 2006/07 \$000's	Total Plan 2006/07 \$000's	Plan 2007/08 \$000's	Plan 2008/09 \$000's	Forecast 2009/10 \$000's	Forecast 2010/11 \$000's	Forecast 2011/12 \$000's	Forecast 2012/13 \$000's	Forecast 2013/14 \$000's	Forecast 2014/15 \$000's	Forecast 2015/16 \$000's
Activity operational cost -												
Central city revitalisation	2,742	-	2,742	2,086	1,895	1,790	1,615	1,655	1,690	1,719	1,745	1,770
City and community forward planning and urban renewal	7,508	158	7,666	6,898	6,830	7,267	6,765	6,758	6,666	6,639	6,822	6,790
Heritage protection	5,783	-	5,783	5,393	5,176	5,354	5,437	5,520	5,631	5,729	5,817	5,895
Total expenditure	16,033	158	16,191	14,377	13,901	14,411	13,817	13,933	13,987	14,087	14,384	14,455
Activity operational revenue -												
Central city revitalisation	273	-	273	282	290	298	306	313	320	326	331	337
Heritage protection	722	9	731	754	777	793	813	833	850	866	881	896
Total operational revenue	995	9	1,004	1,036	1,067	1,091	1,119	1,146	1,170	1,192	1,212	1,233
<i>Fees and charges</i>	<i>785</i>	<i>9</i>	<i>794</i>	<i>819</i>	<i>844</i>	<i>861</i>	<i>883</i>	<i>904</i>	<i>923</i>	<i>940</i>	<i>956</i>	<i>972</i>
<i>Grants and subsidies</i>	<i>210</i>	<i>-</i>	<i>210</i>	<i>217</i>	<i>223</i>	<i>230</i>	<i>236</i>	<i>242</i>	<i>247</i>	<i>252</i>	<i>256</i>	<i>261</i>
Total operational revenue (by source)	995	9	1,004	1,036	1,067	1,091	1,119	1,146	1,170	1,192	1,212	1,233
Net operational cost	15,038	149	15,187	13,341	12,834	13,320	12,698	12,787	12,817	12,895	13,172	13,222
Vested assets	-	-	-	-	-	-	-	-	-	-	-	-
Net cost of services	15,038	149	15,187	13,341	12,834	13,320	12,698	12,787	12,817	12,895	13,172	13,222
Capital expenditure												
Renewals and replacements	18	-	18	19	19	20	20	21	22	22	22	23
Improved service levels	1,206	-	1,206	518	5,895	6,081	6,260	7,013	599	612	624	636
Increased demand	-	-	-	-	-	-	-	-	-	-	-	-
Total capital expenditure	1,224	-	1,224	537	5,914	6,101	6,280	7,034	621	634	646	659

Rationale for activity funding (see also the Revenue and Financing Policy, page 267)

Revenue is sought from sponsorship and subsidies where possible. The balance of the net operating cost is funded by General rates, as the whole community benefits from these activities. Capital expenditure is funded corporately in accordance with the Revenue and Financing Policy. Refer to page 267 for a summary of the corporate funding approach for capital expenditure.