

<p><b>Officer responsible</b> Environmental Policy and Planning Manager</p>	<p><b>Author</b> Janet Reeves, Senior Planner, Urban Design &amp; Projects  Josie Schröder, Assistant Planner, Urban Design &amp; Projects</p>
<p>Corporate Plan Output: Environmental Improvement Plans</p>	

The purpose of this report is to advise the Board of the proposal to recommence work on a St Albans Neighbourhood Plan.

**BACKGROUND**

A number of areas around the city have been identified as Neighbourhood Improvement Areas (NIA). These areas have been identified as older residential neighbourhoods in need of some revitalisation. Since 1987, the Environmental Policy and Planning Unit has been preparing Neighbourhood Improvement Plans (NIPs) for each NIA. The most recent one to be completed was the Linwood NIP in April 1997. Copies of this plan will be available at the meeting as an example of the scope and content of a NIP. The purpose of a NIP is to provide a framework for the enhancement of the public areas in a defined neighbourhood.

One of the areas identified as a NIA encompasses the eastern part of St Albans, bordered by Bealey Avenue, Madras Street, Warrington Street and Hills Road. However, the work on the NIP for this area was not progressed because of uncertainty about roading alignments through the area. Nevertheless, there are still various Council projects and ideas proposed for this area. Given the community concerns about the recent rezoning (of part of the area for higher density housing), and the community’s desire to work together to maintain and enhance the qualities of their environment, it would seem opportune to focus and coordinate the various interests. The preparation of a neighbourhood plan will provide a basis for both publicly funded projects and community self help. Since NIPs relate only to public streets and spaces, this plan will have a wider scope than previous ones. In order to reflect this, it is proposed that the plan be called the St Albans Neighbourhood Plan.

The area currently identified as St Albans NIA covers only the eastern part of the rezoned area. The western part of the rezoned area is included in the St Albans East Local Area Traffic Management Scheme (LATMS). Given that the rezoned area straddles these two areas, it is considered appropriate that the boundary of the Neighbourhood Plan be drawn to include both the areas as shown on the appended plan.

**PROCESS OF PLAN PREPARATION**

Over the years of preparing NIPs, both the process of preparation and the content of the plan have been refined. However, one of the major problems is still that public expectations are raised during the process, but implementation of the plan can only proceed slowly as funds become available. Furthermore, some of the desires of the community may be beyond the scope of not only the NIP but also the Council as a whole. Therefore, it is essential to be realistic about the possible outcomes before the idea of a Neighbourhood Plan is publicised.

As a first step, a large base map indicating streets, sections, community facilities, zoning etc. has been prepared. Existing and planned Council projects have been tabulated. A working group of officers will be established to identify opportunities and constraints including possible means of funding and implementation. Following this groundwork, a report of findings will be presented to the Community Board, with a view to establishing a process and timetable for community involvement.

**Recommendation:** That the Community Board support the preparation of a Neighbourhood Plan for the area bounded by Springfield Road, St Albans Street, Courtenay Street, Westminster Street, Forfar Street, Warrington Street, Hills Road, Whitmore Street and Bealey Avenue.

**Chairperson's**

**Recommendation:** That the officer's recommendation be adopted.