

3. SITE DEVELOPMENT BRIEFS

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The purpose of this report is to advise the Committee of the use of site development briefs as a non-statutory means of achieving the objectives and policies of the Proposed Christchurch City Plan.

From time to time large sites within the city become available for development and redevelopment. Prospective developers and their consultants are able to determine the Council's objectives, policies, zoning and rules through consulting the Proposed City Plan and establish the more detailed technical requirements through consulting the relevant Units of the Council. While this may result in acceptable proposals, there is advantage to be gained both for the Council and the developer in a pro-active approach.

Site development briefs are a useful tool in setting out in advance the Council's requirements and aspirations. Briefs look at the site context, identifying surrounding uses and linkages and potential synergies and conflicts. Technical and design matters that need to be taken into account in the development of the site are made clear, enabling developers to shape their proposals accordingly. Perhaps most importantly, briefs are able to identify opportunities, to ensure that a good development occurs rather than an acceptable one.

The Urban Design Team has prepared development briefs in conjunction with other Units of the Council and with the agreement of the owners for two redevelopment sites. A brief was prepared last year for Orion's Packe Street site concurrently with the preparation of the St Albans Neighbourhood Plan, and earlier this year one was completed for the re-use of the surplus land at the Sunnyside Hospital site. Copies of these two briefs will be available for inspection at the meeting. The team is currently in discussion with the Property Unit regarding sites which are underutilised or surplus to Council requirements, for which site development briefs would be beneficial.

Chairman's Recommendation: That the information be received.