



3. Making change happen

It is one thing to identify areas of change and character protection and another to make it happen on the ground.

Both statutory (rules) and non-statutory actions will be required to put in place the necessary conditions for areas of change and character protection. The approach for each area will depend on its specific circumstances and is likely to include some of the following:

- Making changes to the District Plan to provide for additional protection or to allow increased density in certain areas
- Collaborative master-planning processes to develop a shared vision for each area and to identify actions to make change happen
- Reviewing investment programmes to ensure we have the right infrastructure, facilities and services in place to support growth
- Entering partnership projects with other agencies (such as Housing New Zealand) and the private sector to attract investment and ensure sustainable development.

3.1. Changing the District Plan

The District Plan sets out the policies and rules that the Council uses to manage the city's natural and built environment. It is one of the key tools we have to facilitate and manage growth, but it is not the only tool.

Some of the proposed areas of character protection (such as the inner residential areas) already have additional character controls that require only minor amendment.

In other areas such as the coastal fringe, we will investigate the need for further provisions (such as a coastal fringe design guide) to ensure their character and sense of place is preserved.

For areas of change it is proposed to introduce new policies and rules into the District Plan to enable higher-density development to occur. It is likely that the policies and rules will be tailored for each area, taking into account:

- The need to retain active commercial uses in suburban centre zones – that is, only allowing residential use above the ground floor in retail streets
- The suitable density in surrounding residentially zoned areas. For example, the rules are likely to differentiate to allow greater levels of density close to centres and lower densities towards the edge of the boundaries.
- Mechanisms to achieve good quality urban design and protect any outstanding heritage values.

3.2. Developing a concept plan and actions

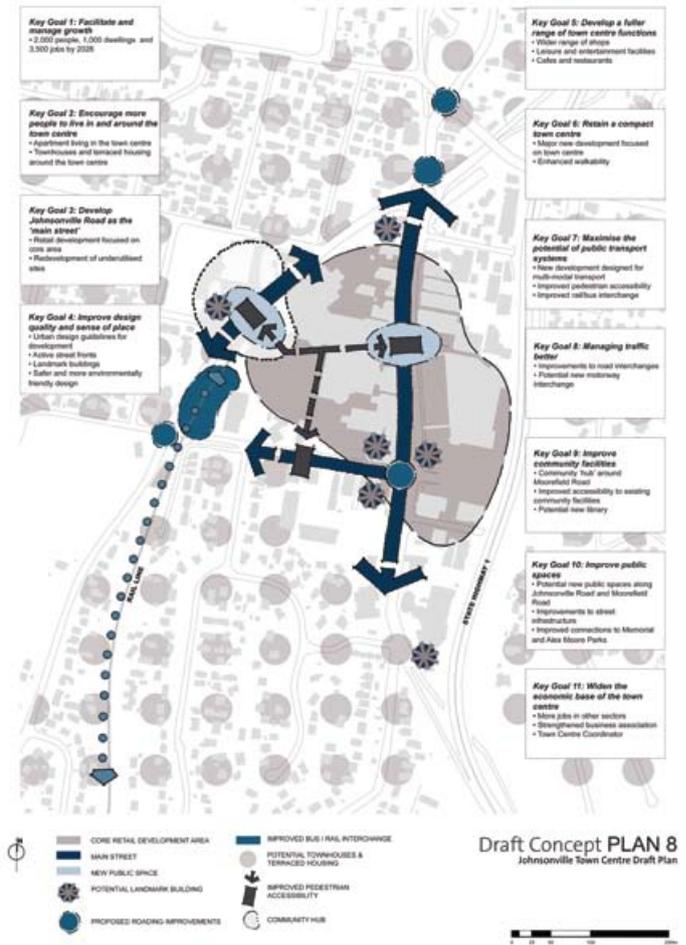
Planning for growth and change requires more than enabling rules in the District Plan. It is a collaborative effort between the Council, the community, the private sector and other agencies.

The Council has already begun to work with some communities on planning for change and growth in their areas. We have just completed a review of the planning rules for the Central Area and have almost completed the concept plan and action plan for Johnsonville town centre. Mt Cook residents and businesses along the northern end of Adelaide Road are currently working with the Council to prepare an urban development framework for the area.

Building on the good work that has been done, it is proposed to work with communities to develop a concept plan and action plan for each change area.

The Council will stage the rollout of these planning processes according to priority and as resources become available.

The table below provides an indication of how this could occur.



<p>PRIORITY 1 AREAS Planning for growth underway or proposed</p>	<ul style="list-style-type: none"> • Central Area (complete) • Johnsonville town centre (underway) • Adelaide Road (underway) • Kilbirnie (proposed to begin next year)
<p>PRIORITY 2 AREAS Planning for growth (vision and actions) will start as resources become available</p>	<ul style="list-style-type: none"> • Tawa town centre • Karori Road corridor • Miramar town centre • Riddiford Street fringe
<p>PRIORITY 3 AREAS Planning for growth (vision and actions) will follow priority two areas as resources become available</p>	<ul style="list-style-type: none"> • Newlands local centre • Crofton Downs local centre • Loyal Bay Parade • Luxford Street