
Project title: Implementing the ‘growth spine’
Strategy area: Urban Development

1. The Proposal

To develop a framework to make the ‘growth spine’ happen.

2. Strategic Fit

This proposal is a direct result of Priority 3 in the Urban Development Strategy - to set in place the 50-year growth spine plan. This priority is identified as a ‘very high priority’ and was ranked third highest overall by councillors in the September workshops.

This proposal directly contributes to the following Council strategic outcomes:

Outcome 1: More Liveable – by offering a variety of places to live, work and play within a high quality public environment.

Outcome 3: More Compact – by ensuring Wellington builds on its compact urban form, with intensification proposed in key suburban centres and major transport corridors.

Outcome 7: Better Connected – by ensuring growth supports, and is supported by, a highly interconnected public transport and street system.

Outcome 8: More Sustainable – by ensuring growth supports the efficient and sustainable use of resources.

3. Relationship to Existing Activities

The long term spatial direction set out in the Urban Development Strategy is about how we manage growth and change. This proposal is a new initiative to develop the growth spine concept into an implementation framework - this is the primary role of the Strategy team. As identified by the diagram appended below, this proposal also feeds into the activities of other business units such as Planning Policy, Transport & Infrastructure and Urban Design.

This proposal has a strong link to the new initiative on residential infill development but also relates closely to the Wellington Regional Strategy which Wellington City Council is partly responsible for funding.

This proposal also has strong links to transport planning initiatives such as the Ngauranga to Airport Strategic Transport Study, the new initiative on Bus Priority and the Northern Passenger Transport Study.

4. Proposal Costs

While the majority of work associated to this new initiative will be carried out with existing resources, an additional resource is required primarily to develop concept plans and action plans nodes along the growth spine. The amount of funding is based on one planning study per year and is required to cover:

- communication and marketing associated with the consultation phases of each area based project
- technical studies (urban design, land use, movement and access) and facilitation expertise required for the development of concept plans and action plans for each growth area
- a small amount for travel.

<i>Outline project costs per year</i>										
Project Component	Operating expenses									
	\$000									
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
<i>Concept Plan Communication & Marketing</i>	20	20	20							
<i>Technical studies & facilitation expertise</i>	100	100	100							
<i>Travel & Liaison</i>	5	5	5							
<i>Total</i>	125	125	125							

5. Project Outline

The key tasks for setting in place the growth spine and developing an implementation framework include:

- develop a project plan to organise work tasks
- research and develop a staging plan showing the preferred sequencing of growth and relating this to capacity and density
- develop concept plans for key intensification nodes in and around the growth spine (Johnsonville, Adelaide Rd, Kilbride/Eastern Suburbs) through place based planning studies. Each concept plan will consider built form, density, urban design, infrastructure and transport (including bus priority and SH investment).
- each concept plan will include an implementation section, outlining the key actions (including possible District Plan interventions) required to turn the growth spine into reality.

A strong focus on project management is required to drive the development of concept plans and action plans. Existing resources will be used to deliver on this, primarily through the development of individual project plans and input from internal Council staff. Research input (mainly around supply and demand) is required in the earlier stages of the project.

Key Milestones

By mid 2009 we will have completed concept plans and implementation frameworks for three growth areas along the spine.

By beginning of 2007 we will have completed the concept plan and implementation framework for Johnsonville town centre.

6. Conclusion

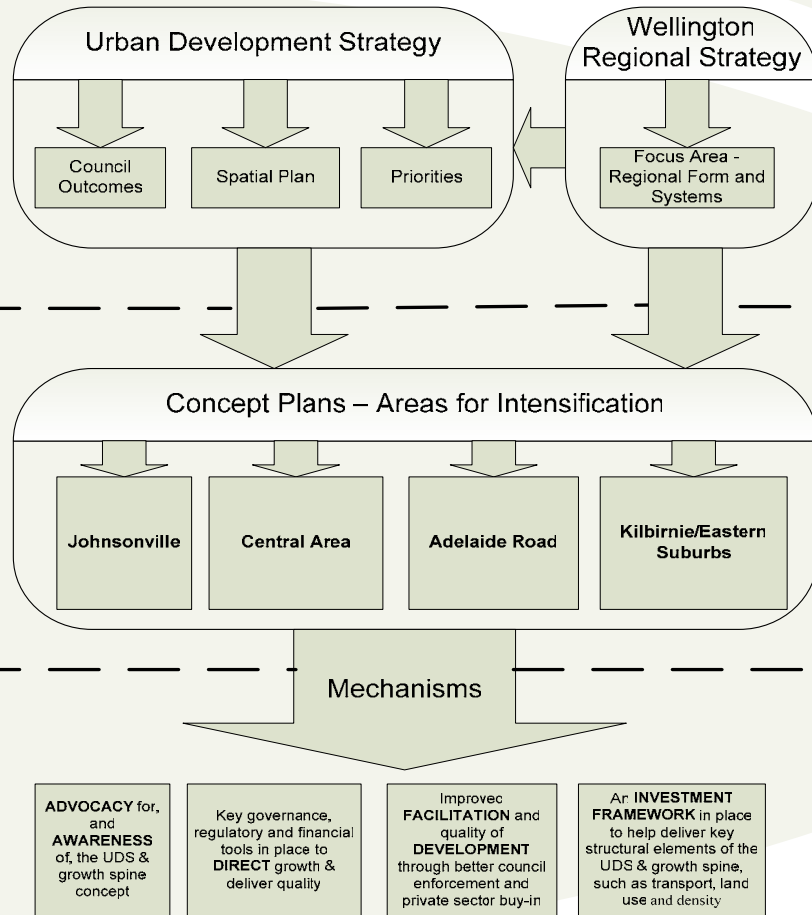
Through the Strategies Review, the 'growth spine' concept has become a significant part of Council's overall strategic vision. This proposal takes the growth spine concept to the next level. It does this by clarifying the urban form vision for particular areas, and identifying what investments and interventions are required to turn the concept into reality. It is recommended that this proposal proceed as a matter of high priority.

Growth Spine Business Plan – Urban Development Strategy

(includes elements from Economic, Cultural, Transport, Environment Strategies)

Tasks

20 October 2005



Strategy Development

Task 1 - Complete Urban Development Strategy

- Confirm new Council Outcomes for Urban Development
- Confirm Priorities
- Confirm Spatial Concept
- Finalise Draft Urban Development Strategy
- Consult as part of formal LTCCP process

Concept Plans and Action Plans

Task 2 – Further Policy Development & Facilitation

Inputs

- Capacity work to confirm: allocation of population & housing to growth spine concept, including capacity for residential infill
- Research on the environmental and social effects of residential infill
- Urban design guidelines and standards
- Research on local effects of climate change

Develop Concept Plans and Action Plans for each area showing:

- a preferred urban form concept
- where quality of urban development needs to be enhanced to realise the growth spine concept
- where investment is required to improve transport outcomes, including bus priorities
- District Plan initiatives required to help facilitate the growth spine concept, including policy direction for infill management
- the type of economic geography required to support the growth spine concept
- aspects of sense of place for each area

Implementation

