

URBAN DEVELOPMENT

WHAT'S YOUR VIEW?

Comment online www.Wellington.govt.nz

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Draft Annual Plan, Wellington City Council, PO Box 2199, Wellington.

6. URBAN DEVELOPMENT

6.1 Urban planning and policy

With the city's population expected to grow by nearly 20 percent over the coming decades we need to plan ahead.

The urban environment is made of streets, buildings and landscapes. The way people relate to these is vital.

With a growing population there are demands placed on these three aspects. Our work aims to ensure this growth occurs in ways that make efficient use of land and transport, and doesn't compromise the qualities that make Wellington special.

Wellington is dominated by its natural landscape – its harbour and hills – in a way that very few other cities are. It's also relatively easy to move about and has a central city that is vibrant.

In our urban planning work, we're aiming to retain and enhance these qualities – to sustain a city that's compact, liveable, sustainable, prosperous, and retains a strong 'sense of place'.

We develop policies and plans to encourage high-quality urban development.

We focus our expected growth in areas that cause least harm and provide the most benefit. This includes plans for the 'growth spine' from the north through the city and Kilbirnie. We're aiming to cluster development around the key town/suburban centres along this 'spine' to ensure the city's land is used wisely and its transport systems are as efficient as possible. This vision will help make the city more sustainable, as well as helping us to preserve the character of other parts of the city.

This includes planning for the growth of the central city.

In 2011/12 we will finalise the Wellington 2040 Central City Framework. The framework plans for the growth and enhancement of Wellington's city centre for the next 30 years. The central city is a vital 'economic engine' to both the city and the region and we need to plan appropriately for its future. The framework will be used to inform the work programme of our next long-term plan scheduled to be adopted in mid 2012.

Our suburban centres are also important.

The suburbs are also an important part of the city fabric. Recently we have completed plans in Newlands and Kilbirnie to revitalise these town centres. These plans are long-term but we plan to start physical improvements in 2011/12.

In Kilbirnie we'll progress the highest priority actions such as developing a public space plan to guide future town centre improvements and finalising plans for improving the look and feel of the main shopping area on Bay Road. Once these plans are in place construction is likely to start in late 2011/12.

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In Newlands, focus will be on the improvements of the McMillian Court car park as part of the supermarket development in the area.

We're also developing a framework for future growth and enhancement of the Miramar Peninsula. This framework is a long-term vision that will help guide future development and investment in the area and covers issues such as transport, infrastructure, public spaces, employment and heritage aspects of the area. During 2011/12 we will develop a draft framework in partnership with the community.

We're reviewing the city's heritage lists to make sure they're up to date.

The city's heritage lists are a record of items that have an official heritage status with the Council. The list contains items that have significant aesthetic, historic, scientific or social value, or be significant to tangata whenua and other Māori. There are five heritage lists in the district plan:

- Heritage Buildings
- Heritage Objects
- Heritage Areas
- Sites of significance to Maori
- Heritage Trees.

We are currently recording all items using Geographic Information Systems (GIS) which will ensure accuracy of location. In 2011/12 we will review and update information on all the items on the current list to make sure it is accurate. This process will also identify gaps in the current list and identify and assess heritage places which are nationally and regionally significant.

We will be continuing our work with the Thorndon community and will be providing information to owners of heritage houses on how to repair and maintain them.

We propose to reinstate our Heritage Grants Fund to \$329,000 per annum. It was reduced two years ago to \$200,000 due to a shortfall in applicants. Recent District Plan changes mean more places will now be eligible for heritage grants.

In addition to the heritage grants pool, we continue to also preserve the city's heritage through District Plan provisions and by providing a waiver on some resource consent fees for listed heritage buildings to acknowledge that protecting a heritage building by listing it in the District Plan can impose costs on building owners by restricting what they can do with the building.

MEASURING OUR PERFORMANCE

Our targets for 2011/12 are:

- 80% of residents agree the city is developing in a way that takes in to account its unique urban character and natural environment.

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We will also monitor the proportion of District Plan appeals that are mediated (settled) before reaching the Environment Court.

WHAT IT WILL COST

61 Urban Planning and Policy	Operating expenditure 2011-2012			Capital expenditure 2011-2012
	Income (\$000)	Expenditure (\$000)	Net expenditure (\$000)	Total (\$000)
61.1 Urban planning and policy development	(33)	2,202	2,169	1,562
2011/12 61 Total	(33)	2,202	2,169	1,562
2010/11 61 Total	(39)	2,757	2,725	190

6. URBAN DEVELOPMENT

6.2 Building control and facilitation

We ensure buildings are safe and sanitary and do not threaten environmental quality or public health.

We have a statutory responsibility under the Building Act to control building developments. Ensuring our staff are knowledgeable and consistent in their approach and efficient in their work is vital. Delays can add costs to projects and working to set standards means people can have confidence in the process. Towards this, we hold accreditation as a building consent authority.

Overall, we want the city to become more sustainable, safe, and prosperous, and to retain its compactness and unique 'sense of place'.

Our building control work ensures these objectives are met. This work includes:

- issuing and monitoring building consents and approvals required under bylaws
- carrying out inspections
- issuing Code Compliance Certificates
- administering the building warrant of fitness process.

We also provide information to raise public awareness of the need for, and benefits of, the consenting process, and we offer homebuyers and others access to property information including Land Information Memoranda (LIMs).

Our approach to weathertight homes is covered under this activity. Please refer to page **XX** in the executive summary for detail on what we are proposing.

Fees and charges

The building control work that we do benefits private individuals – the people and companies that build or redevelop homes, offices and other buildings. Those individuals pay user charges such as building consent fees to cover the costs of this work. To ensure that ratepayers are not subsidising building control work that benefits private individuals, we propose to increase some of our user charges and fees (for further information please see appendix x)

MEASURING OUR PERFORMANCE

Our targets for 2011/12 are:

- 100% of building consents are issued within 20 working days.
- 100% of Code Compliance Certificates are issued within 20 working days.
- 100% of Land Information Memorandums (LIMs) are issued within 10 working days.
- 95% of urgent complaints are responded to within 24 hours and 80% of non-urgent complaints are responded to within three days.
- Retention of Building Consent Authority (BCA) accreditation.
- 75% of customers rate building control services as good or very good.

WHAT IT WILL COST

62 Building Control and Facilitation	Operating expenditure 2011-2012			Capital expenditure 2011-2012
	Income (\$'000)	Expenditure (\$'000)	Net expenditure (\$'000)	Total (\$'000)
621 Building control and facilitation (building consents)	(7,661)	12,075	4,414	-
2011/12 62 Total	(7,661)	12,075	4,414	-
2010/11 62 Total	(7,191)	11,808	4,617	-

6. URBAN DEVELOPMENT

6.3 Development control and facilitation

Growth and development is important to the city's prosperity.

It is important that growth and development occurs in ways that is sustainable and in keeping with the city's character. The District Plan is our tool to deliver sustainable growth in a way that reflects community expectations for the city.

The Resource Management Act requires us to regulate land use in the city to minimise environmental impact from such things as noise, new subdivisions and developments.

We assess resource consent applications against the District Plan, issue resource consents, and monitor compliance to ensure land and other resources are managed sustainably. Each year we consider more than 1,200 resource consent applications.

These controls are necessary to ensure resources are used sustainably to protect public health and safety, and future users of land and buildings. They're also needed to protect urban character and amenities for our residents and visitors by ensuring that new development is consistent with District Plan objectives.

Fees and charges

Although there is public benefit to ensuring resource consent conditions are met, the main beneficiaries of this work are the individual people and businesses involved in land subdivision and development or use of other resources. To ensure those who benefit most from our service and cover their costs, we propose to increase some of our fees and charges (further detail can be found in the appendix).

MEASURING OUR PERFORMANCE

Our targets for 2011/12 are:

- 100% of non-notified resource consents are issued within 20 working days.
- 90% of resource consents are monitored within three months of project commencement.
- 100% of section 223 subdivision certificates are issued within statutory timeframes (10 working days) and 100% of section 224 subdivision certificates are issued within 20 working days.
- 90% of noise control (excessive noise) complaints are investigated within one hour.
- 95% of environmental complaints are investigated within 48 hours.
- 80% of customers rate development control services as good or very good.

WHAT IT WILL COST

6.3 Development Control and Facilitation	Operating expenditure 2011-2012			Capital expenditure 2011-2012
	Income (\$000)	Expenditure (\$000)	Net expenditure (\$000)	Total (\$000)
6.3.1 Development control and facilitation (resource consents)	(3,470)	6,466	2,996	-
2011/12 6.3 Total	(3,470)	6,466	2,996	-
2010/11 6.3 Total	(3,181)	6,528	3,347	-

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6.4 Earthquake risk mitigation

We assess buildings for earthquake risk, and work with owners to ensure that older buildings are strengthened to required standards.

This work – focused primarily on public/commercial buildings – is required under legislation. In the coming year we will undertake another 500 initial assessments of earthquake risk buildings and work with owners to earthquake strengthen them to acceptable standards. The assessment programme and time allowed for strengthening work to be completed is set through the Earthquake-prone Building Policy which is currently being reviewed in light of the Japan and Christchurch earthquakes.

The Council's own buildings – including our administrative buildings, libraries, swimming pools, recreation centres etc – are subject to the same legislative requirements, and in the coming year we will be working to identify the strengthening requirements of all our buildings and prepare a detailed programme of work.

We've also brought forward funding of \$400,000 for planning work for earthquake strengthening of the Town Hall and Council Municipal Office Buildings from 2014/15.

We are also making improvements to core infrastructure to increase the city's resilience. See activity 2.3 Water for more information.

For information on the work programme of the Wellington Emergency Management Office see activity 6.4 Public Health and Safety.

MEASURING OUR PERFORMANCE

Our targets for 2011/12 are:

- Complete another 500 initial assessments of earthquake-prone buildings.
- 95% of earthquake-prone building notifications (under section 124 of the Building Act 2004) are issued without successful challenge.

WHAT IT WILL COST

64 Earthquake Risk Mitigation	Operating expenditure 2011-2012			Capital expenditure 2011-2012
	Income (\$000)	Expenditure (\$000)	Net expenditure (\$000)	Total (\$000)
64.1 Earthquake risk mitigation	-	523	523	491
2011/12 64 Total	-	523	523	491
2010/11 64 Total	-	667	667	117

6. URBAN DEVELOPMENT

6.5 Public spaces development

A dynamic city is one that's built for people.

It's attractive and green, with high quality buildings, parks and squares. It encourages people to walk and spend time outdoors. It offers places to sit and relax, hang out with friends, go to entertainment or sports events, shop, eat and drink, work, and – increasingly – live.

Our overall aim is to make the city more liveable, retain its character, and enhance an even stronger 'sense of place' through continual improvement to public areas.

To achieve this:

- We fund work to develop the street environment and other public areas – such as parks and squares – in the city and suburbs, with the aim of making these areas safe, lively and attractive.
- We implement town centre plans.
- We oversee the development of the waterfront in line with the Waterfront Framework.
- Identify areas for future improvement and catalyst projects that can stimulate development.

In 2011/12 we'll undertake works in line with the Kilbirnie town centre plan, develop a framework for future growth and enhancement of the Miramar peninsula, and improvements to the forecourt in the Newlands shopping centre. We'll also complete an upgrade to lower Cuba St that will convert the area into a 'shared space' – a space that allows for traffic movement but where pedestrians have priority.

We will also continue our rolling programme of minor street improvements in the suburbs. The Tinakori area in Thorndon is targeted for the coming year.

We want to hear your views on our waterfront plans.

We oversee the development of the waterfront and implementation is managed by a Council-controlled organisation – Wellington Waterfront Ltd. Any development of the waterfront is guided by the Wellington Waterfront Framework – a document that provides the overall vision and objectives for this important part of the city.

The waterfront annual work plan is prepared in line with the framework and we want to hear your views on the projects that are proposed for the coming years. The waterfront development plan is included in the appendices – see page **XX** for further information.

MEASURING OUR PERFORMANCE

Our targets for 2011/12 are:

- 87% of residents agree that the central city is lively and attractive.
- 68% of residents agree that their local suburban centre is lively and attractive.
- 100% of scheduled public space and centre development projects are completed on time.
- 90% of residents rate their Waterfront experience as good or very good.
- 90% of residents agree heritage items are appropriately valued and protected in the central city.
- 75% of residents agree heritage items are appropriately valued and protected in suburban areas.
- No District Plan listed items are removed or demolished.

We will also monitor the number of heritage buildings that are granted resource consents for additions or alterations.

Performance targets for Wellington Waterfront Ltd are shown in the council-controlled organisations section of this annual plan – see the appendix.

WHAT IT WILL COST

6.5 Public Spaces and Development	Operating expenditure 2011-2012			Capital expenditure 2011-2012
	Income (\$000)	Expenditure (\$000)	Net expenditure (\$000)	Total (\$000)
6.5.1 Waterfront development	-	1,371	1,371	2,100
6.5.2 Public space and centre developments	-	1,648	1,648	3,322
6.5.3 Built heritage development	-	805	805	-
2011/12 6.5 Total	-	3,824	3,824	5,422
2010/11 6.5 Total	-	3,934	3,934	5,352