

6.0 Urban development

Our urban development work includes enhancing the waterfront and city and suburban centres, developing public spaces such as urban parks and squares, looking after heritage sites, assessing and issuing building and resource consents, and planning for the city's future development.

Significant Projects

TOWN CENTRES PROGRAMME

The past quarter has seen a number projects advanced in support of the programme that aims to ensure the city's town centres remain viable. Key work has included:

- The completion of Kilbirnie public space concepts. These aim to encourage more people to spend more time on Bay Road. The concept reflects Kilbirnie's coastal setting between Evans Bay and Lyall Bay. The works are scheduled for early 2012 with additional public space improvements being considered as part of the Long Term Plan.
- With the start of the supermarket construction in Newlands, our detailed design works for public space improvements have been finalised. Works are scheduled in conjunction with the supermarket to ensure the least disruption to retailers.
- A place-based study of the medium-density areas of Johnsonville was completed. This provides the basis for a design guide around street character and public realm improvements. The next quarter will see engagement with local community groups.
- The completion of extensive consultation on project ideas as part of the central city framework. The engagement process received unprecedented coverage with 6000 people visiting two shipping containers with interactive displays that showcased the ideas. The work is a part of the *Wellington Towards 2040: Smart Capital* strategy adopted by the Council in September. An implementation plan for the central city framework will be considered in November.
- A decision to develop a design guide for Thorndon was agreed by the Strategy and Policy Committee. This will be supported by the rezoning of the Tinakori shopping village into a heritage area and minor physical streetscape improvement works. The design concepts will be discussed with local retailers and residents in the next quarter.
- The presentation of initial concepts for improvements to the Miramar town centre to the Strategy and Policy Committee. These aim to improve traffic and pedestrian safety and provide a new public space to complement changing uses in the area. More detailed work will be done once Greater Wellington Regional Council's public transport network review has been advanced. Consultation on this is scheduled for November. Actions around the wider area will be developed through further research and engagement.

LOWER CUBA STREET UPGRADE PROJECT

The shared space on lower Cuba Street was completed, improving connections with the civic precinct and promoting the revitalisation of lower Cuba Street. The project was completed within budget.

OVERSEAS PASSENGER TERMINAL

The Technical Advisory Group (TAG) has undertaken several iterations of the post-consent review of the project, with work compliances for the building and related open spaces moving in line with the terms of the consent. Work continues on the relocation of ground floor businesses for the period of construction, which is anticipated to commence late next quarter.

What we did

URBAN PLANNING AND POLICY

A comprehensive approach to manage medium-density development in Johnsonville was agreed by the Council's Strategy and Policy Committee. An outline of the Miramar Town Centre work was presented to the Strategy and Policy Committee.

The focus for the District Plan programme is on resolving appeals relating primarily to Plan Changes 72 (Residential Areas) and 73 (Suburban Centres). Officers have been involved in a range of pre-mediation discussions with the parties and formal court mediation.

BUILDING CONTROL AND FACILITATION

The number of online LIM applications continues to grow. Our accreditation as a building consent authority was confirmed for another two years.

The Financial Assistance Package for owners of leaky homes went live on 23 July and to date 36 Wellington homes have been accepted into the scheme.

We worked with the Department of Building and Housing and other councils on guidance material for handling licensed building practitioners from March 2012 and we worked with Victoria University and Weltec to develop a 12-week programme for graduates.

DEVELOPMENT CONTROL AND FACILITATION

We reviewed the draft Assessment of Environmental Effects for Transmission Gully and presented our findings to the Environmental Protection Agency.

Consent was granted for a Countdown supermarket on 'Takapu Island', Tawa.

We successfully defended the Council's approval of the Mill Creek wind farm application. The decision to approve this consent was appealed to the Environment Court. The Court removed three further turbines but upheld Council's decision to approve the wind farm.

EARTHQUAKE RISK MITIGATION

We ran six focus group sessions in July and August with various earthquake-prone building stakeholders seeking their view on the scoping of the Council's review of the policy. As a result of this feedback, Councillors approved the scope of a broad review of the earthquake policy.

A draft submission to the Royal Commission of Enquiry into the Canterbury earthquakes was prepared.

PUBLIC SPACES DEVELOPMENT

Preparations for Rugby World Cup 2011 were completed and the South African team was welcomed with a parade along the waterfront to the Fanzone. Through September the Waterfront hosted the Fanzone and the Festival of Carnivale on the Taranaki Street Wharf, and this will continue now through October to the final game over Labour Weekend.

The Kumutoto 'designer' toilets on the waterfront were completed and opened during the quarter.

We completed restorative works to the wooden whale sculpture on the City to Sea Bridge. The work included replacing all the base timbers with H5 treated timber and new stainless steel bracing and fixings. Maintenance was completed on the Fern Sculpture in Civic Square due to damage to one of the fixing points.

We received 14 applications for the Built Heritage Incentive Fund and decisions on these applications will be made by the Strategy and Policy Committee during October 2011.

How we performed

Activity	Description	YTD Actual	YTD Target	Variance %
6.2.1 Building Control & Facilitatn	Code Compliance Certificates issued within statutory timeframes (20 working days), once advised by the owner that the work is complete (%)	99%	100%	(1%)
	Building consents issued within statutory time-frames (20 working days) (%)	91%	100%	(9%)
	Building consent applications received	660	741	(11%)
6.3.1 Develop Control & Facilitation	Resource management complaints received vs. complaints resolved (Resolved)	81	63	29%
	Resource management complaints received vs. complaints resolved (Received)	111	97	(14%)
	Resource consents (non-notified) issued within statutory time-frames (20 working days) (%)	100%	100%	0%
	Resource consent applications received	192	269	(29%)
6.4.1 Earthquake Risk Mitigation	Buildings assessed	119	100	19%
	Buildings reassessed	28	28	0%
6.5.3 Built Heritage Development	Built Heritage Incentive Fund – Grant distribution (Total Number Of Grant Applicants)	15	No Target	
	Built Heritage Incentive Fund – Grant distribution (Total Budget Distributed To Applicants)	\$0	No Target	
	Built Heritage Incentive Fund – Grant distribution (Total Budget Available To Applicants)	\$164,500	No Target	
	Built Heritage Incentive Fund – Grant distribution (Number Of Applicants Receiving Grants)	0	No Target	

6.2.1: *Building consent applications received*

Although below target, the latest figures are showing a positive increase in volumes. This would appear consistent with industry interpretation that work is increasing due to a minor confidence boost.

6.3.1: *Resource management complaints received*

Some 33 complaints were received this month including both noise and environmental complaints. This is fairly consistent with previous months.

Resource consent applications received

Volumes received increased from 65 in August to 76 for September 2011. This could be the start of the seasonal increase with more consents traditionally being received during the summer months.

What it cost

WHAT IT COST		Actual YTD	Budget YTD	Variance YTD	Full Year Budget
Net expenditure/(revenue) by activity \$000					
6.1.1	Urban Planning and Policy Development	425	553	128	2,166
6.2.1	Building Control and Facilitation	1,088	991	(97)	4,388
6.3.1	Development Control and Facilitation	726	713	(13)	2,976
6.4.1	Earthquake Risk Mitigation	113	128	15	522
6.5.1	Waterfront Development	439	342	(97)	1,371
6.5.2	Public Space and Centre Development	478	364	(114)	1,644
6.5.3	Built Heritage Development	58	270	212	804
Net Operating Expenditure		3,327	3,361	34	13,871

Operating expenditure

6.1.1: Under budget due to lower than anticipated personnel and consultant costs within the District Plan area.

6.2.1: Over budget due to reduced revenue as a result of low building consent numbers.

6.3.1: In line with budget.

6.4.1: Under budget due to timing of reassessment work being completed. Full budget is expected to be utilised this financial year.

6.5.1.: Over budget due to interest costs being higher than budgeted.

6.5.2: Over budget due to unbudgeted works being necessary on the Fern Ball.

6.5.3: Under budget due to timing of grants approvals being slightly later than anticipated.

WHAT IT COST		Actual YTD	Budget YTD	Variance YTD	Full Year Budget
Capital expenditure \$000					
6.1.1	Urban Planning and Policy Development	21	288	267	2,434
6.2.1	Building Control and Facilitation	0	0	0	0
6.3.1	Development Control and Facilitation	0	0	0	0
6.4.1	Earthquake Risk Mitigation	37	195	158	989
6.5.1	Waterfront Development	400	1,369	969	3,444
6.5.2	Public Space and Centre Development	234	1,098	864	3,018
6.5.3	Built Heritage Development	0	0	0	0
Capital expenditure		692	2,950	2,258	9,885

Capital expenditure

6.1.1: Under budget mainly due to slower than anticipated progress on the Kilbirnie Town Centre Upgrade project. Works are now scheduled for early 2012.

6.2.1: None budgeted for this activity.

6.3.1: None budgeted for this activity.

6.4.1: Under budget due to timing of the programme activity. Full budget is expected to be utilised this financial year.

6.5.1.: Under budget due to timing of work being completed. Full budget is expected to be utilised this financial year.

6.5.2: Under budget due to slower than anticipated progress on the McMillan Court and public space upgrade the works are being aligned with the supermarket development. Also lower than anticipated costs were incurred during the completion of the lower Cuba Street upgrade.

6.5.3: None budgeted for this activity.

How it was funded

