

TO: Finance and Strategy Committee

FROM: Policy Analyst

MEETING DATE: 22 June 2009

SUBJECT: **TERTIARY PRECINCT DEVELOPMENT PLAN UPDATE**

SUMMARY

Since the last report in August 2008 when the Tertiary Precinct Development Plan was agreed, staff have been working with their counterparts in the University, Otago Polytechnic and Otago Hospital Board on the development and implementation of the plan. The main focus of each of the various working groups is summarised in this report, and agreement is sought to a proposed joint initiative to award "quality ratings" to student flats in an endeavour to raise the standard of student housing in North Dunedin.

The University of Otago Master Plan exercise has been proceeding in parallel with the Tertiary Development Plan. Staff have had significant input to briefing the consultants to ensure appropriate linkage between the two exercises. A briefing for all Councillors on the Master Plan is proposed later in the year, in October / November.

IMPLICATIONS FOR:

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| (i) Policy: | No |
| (ii) Approved Annual Budget: | \$4,000 allocated with Policy Analyst Team operating budget. |
| (iii) LTCCP/ Funding Policy: | No. Costs of student housing accreditation scheme to be met from existing budgets. |
| (iv) Activity Management Plans: | No |
| (v) Community Boards: | No |

RECOMMENDATIONS

- 1 That this report be received .
- 2 That the Committee note the activities of the Tertiary Precinct Planning Group and Tertiary Precinct Steering Group in implementing the actions in the Tertiary Precinct Development Plan.
3. That the Committee note the intention to develop a joint project with the University of Otago and Otago Polytechnic, to award quality ratings to student flats.
- 4 That the Committee note the progress on the University Master Plan exercise and the proposed briefing for Councillors in October / November 2009.

INTRODUCTION

The purpose of this report is to update the Committee on progress in implementing the Tertiary Precinct Development Plan. In particular, it informs the Council of the intention to develop a joint project to award quality ratings to student flats, as a means of improving the standard of student accommodation in North Dunedin.

BACKGROUND

The draft Tertiary Precinct Development Plan was reported to this committee in August 2008, prior to its public launch in October 2008. Since the last report, Council staff and elected members have been working through a series of working groups to progress the actions.

Matters relating to the Tertiary Precinct are overseen by the Tertiary Precinct Steering Group. The implementation of the Development Plan is co-ordinated by the Tertiary Precinct Planning Group, which has a series of working groups established to progress the actions. The organisational structure is set out in Attachment 1, with the membership of the different groups listed in Attachment 2.

DISCUSSION - KEY ACHIEVEMENTS OF STRATEGIC GROUPS

The key focus and achievements since the last update of each of the following strategic level working groups are summarised in Attachment 3.

- North Dunedin Working Party
- Marketing Group
- Logan Park Working Group
- Science and Technology Park Group.

Planning Group

Progressing the Tertiary Precinct Development Plan has been the main focus since the launch. This project is addressed in more detail below.

Economic Development

The Council's Economic Development Unit Manager has provided occasional briefings for the Tertiary Precinct Steering and Planning Groups on the range of joint initiatives being progressed within the tertiary precinct. At the 29 May 2009 meeting of the Steering Group it was agreed that this be established as a regular update.

TERTIARY PRECINCT DEVELOPMENT PLAN

The Tertiary Precinct Development Plan was formally launched on 15 October 2008. In the preceding month the Ministry of Health approached the Council wanting to discuss a coordinated approach to planning for the tertiary and health sectors, as the Hospital Board are undertaking a site master planning exercise. The Ministry were briefed on the current partnership approach and the Hospital Board were invited to join the Tertiary Precinct Planning Group.

Cleanliness Group

The Cleanliness Group has completed all of its allocated actions from the Development Plan and is now providing a forum for co-ordination of sustainability issues between the partners. Campus litter reports are recorded weekly, and these have shown that the cleanliness of the streets have improved significantly since the inception of the Development Plan.

The Cleanliness Group is also co-ordinating a Wheelie Bin Glass Collection Project within the Tertiary Precinct to further improve the cleanliness of the streets and to encourage responsible recycling of glass bottles.

Transportation Group

The majority of the actions allocated to the Transportation and Parking Group from the Development Plan are dependent on the outcome of the University's Master Planning project, as outlined below. The Transportation Group is maintaining close contact and liaison until the University Master Planning project is completed.

Planning and Townscape Group

A Campus Residential 3 Zone Study was completed by two planning students employed by the Council over the 2008/09 summer. The study examined the housing stock in the Campus and Residential 3 Zones against a number of criteria including roof condition, fencing, vehicle access, and overall condition of the exterior of the property. Copies of the report are available from City Planning. The North Dunedin Neighbourhood Accessibility Study is also underway.

City Planning has publicly advertised the commencement of the evaluation of the Residential, Transportation and Campus Sections of the District Plan. Further action on planning is on hold pending the completion of the University Master Plan exercise, to ensure that the District Plan contributes to, and benefits from, the results of the University Master Plan project.

University Master Plan

In January 2009 the university commissioned consultants DEGW to undertake a Master Plan exercise. The Tertiary Precinct Steering and Planning groups recently received briefings on the issues identified by the consultants. A strategic brief for the project is due to be released soon. The consultants are scheduled to report back in August and a briefing of all Councillors is proposed in October / November, prior to its public release for consultation.

HOUSING ACCREDITATION SCHEME FOR STUDENT HOUSING – JOINT PROJECT

Student housing was identified as a key issue in the Tertiary Precinct Development Plan, and a Working Group was established with representatives from the University, the Polytechnic, and the Council to address the housing issues. The Housing Group has proposed a Housing Accreditation Scheme to address some of Development Plan objectives of ensuring a good quality student housing stock is available within the campus area, and promoting sustainable practices within the student housing area. The intention is to enable students to make more informed choices about student housing, and to provide landlords with an incentive to upgrade the aesthetics and environmental standards of their properties.

The Housing Group conducted research on housing accreditation schemes in the United Kingdom. As a first step in developing a model for North Dunedin, an environmental assessment of the housing stock was conducted by two planning students employed by the Council over the 2008/09 summer, as a first step. The environmental assessment examined the housing stock in the Campus and Residential 3 zones against a number of criteria including roof condition, fencing, vehicle access, and overall condition of the exterior of the property. Whilst the environmental assessment assessed the exterior of the housing stock, the Housing Accreditation scheme will require property owners to assess the interior of the housing stock, with the intention of encouraging landlords and property owners to enhance the quality of their properties.

The vision of the Housing Accreditation Scheme is that "all students will have access to affordable, sustainable and good quality housing appropriate to their needs". This is in line with the New Zealand Housing Strategy. The Housing Accreditation Scheme will inform students on the quality of the properties available for rent, and will also use the market to improve the quality of the student housing. The Scheme contains the following elements:

- Self-accreditation – property owners will fill in a checklist and lodge it on-line with the University, identifying their compliance with a range of criteria (such as energy efficiency; safety; amenity space; condition and maintenance).
- Star ratings – a star rating will be calculated by the University for each property based on the answers from the checklist.

- Website – a website will display details on the properties and star ratings.
- Audit – a random sample of properties will be audited regularly to ensure consistency and appropriateness of the ratings.

The Housing Accreditation Scheme is a joint project between the University, the Polytechnic and the Council. The project is being developed by the Tertiary Housing Group, working under the direction of the University's Director of Accommodation. The Council is providing staff input to the development of the project and it is proposed that the Council's contribution towards the establishment costs be met from the Policy Analyst Team's (Tertiary Precinct) budget. In addition, an annual contribution of around \$4,000 will be required to maintain and promote the scheme. It is proposed that this be met from Policy Analyst Team budgets.

Subject to the principle being supported by the Council, and the other partners, it is proposed that a workshop be held in August 2009 to discuss the draft proposal with the student community and other key stakeholders, including property owners. Support for the project was expressed by the Otago Polytechnic Students Association in their submission to the Council's Community Plan. They sought inspection and ranking of privately owned student housing to provide students with impartial information for selecting flats. Subject to partner and community support, the intention is to assess and rate the University owned flats as a pilot project in October 2009.

CONCLUSION

The Tertiary Precinct working groups have made steady progress in implementing the Tertiary Precinct Development Plan. In the last 6 months the University Master Plan exercise has been a major focus and a briefing for Councillors on the initial findings is proposed for October / November. A joint project awarding "quality ratings" to student accommodation is proposed. This project would be led by the University of Otago with Council staff providing project co-ordination support.

Prepared by:

Approved for submission by:

Tami Beckingsale
POLICY ANALYST

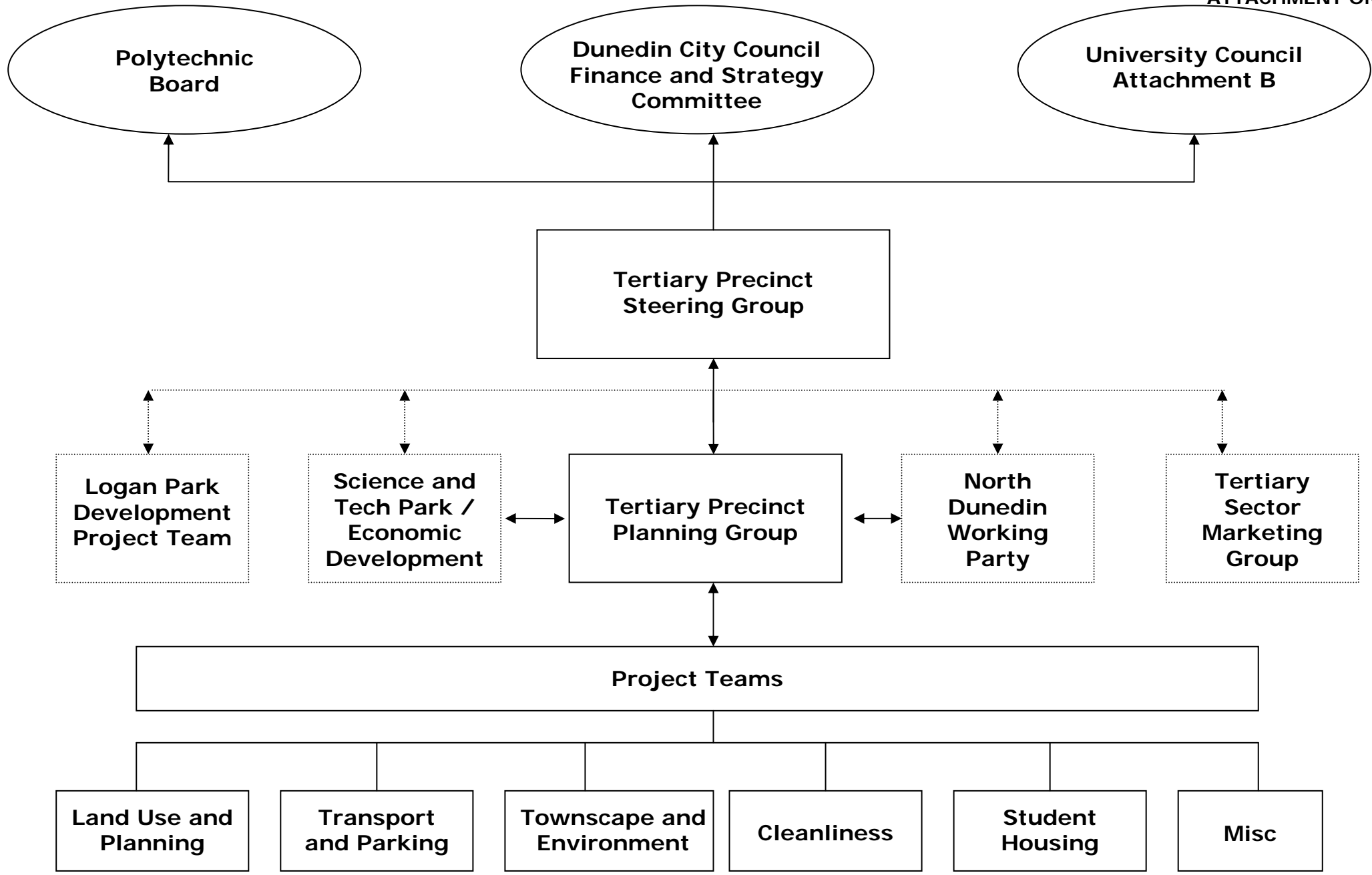
Nicola Johnston
POLICY TEAM MANAGER

Approved by: Kate Styles
GENERAL MANAGER STRATEGY AND DEVELOPMENT

Date report prepared: 11 June 2009

Attachments

- 1 Tertiary Precinct Implementation Structure
- 2 Membership of Tertiary Precinct Working Groups
- 3 Summary of achievements of Strategic Tertiary Working Groups



MEMBERSHIP OF TERTIARY GROUPS

Tertiary Precinct Steering Group	
Peter Chin (Chair) Mayor	(Dunedin City Council)
John Ward	Chancellor, University of Otago
Graham Crombie	Chairman, Otago Polytechnic
Jim Harland	Chief Executive, Dunedin City Council
David Skegg	Vice Chancellor, University of Otago
Phil Ker	Chief Executive, Otago Polytechnic
Tertiary Precinct Planning Group	
Cr Syd Brown (Chair)	Dunedin City Council
John Patrick	University of Otago
David Richardson	University of Otago
Barry MacKay	University of Otago
Darrell Latham	University of Otago
David Thomson	University of Otago
Phillip Cullen	Otago Polytechnic
Cr Michael Deaker	Otago Regional Council
Vivian Blake	Otago District Health Board
Warren Taylor	Otago District Health Board
Don Hill	Dunedin City Council
Anna Johnson	Dunedin City Council
Paul Freeland	Dunedin City Council
Peter Harris	Dunedin City Council
Nicola Johnston	Dunedin City Council
Tami Beckingsale	Dunedin City Council
Cr Michael Guest	Dunedin City Council

Project Teams: Tertiary Precinct Development Plan		
Land Use and Planning	Alan Worthington Paul Freeland (chair) Philip Cullen Jim Westwood Barry MacKay	Dunedin City Council Dunedin City Council Otago Polytechnic Otago Polytechnic University of Otago
Townscape and Environment	Paul Freeland Simon Kilbane Jim Westwood Sue Larkins (chair)	Dunedin City Council Dunedin City Council Otago Polytechnic University of Otago
Transportation and Parking	Cr Syd Brown Don Hill (chair) Paul Freeland Jim Westwood David Richardson Barry MacKay Cr Michael Deaker	Dunedin City Council Dunedin City Council Dunedin City Council Otago Polytechnic University of Otago University of Otago Otago Regional Council
Cleanliness	Cr Michael Guest Ian Featherston (chair) Adrian Blair Mark Jackson Barry MacKay Paddy Stewart Graeme Musgrove Representative from each	Dunedin City Council Dunedin City Council Dunedin City Council Otago Polytechnic University of Otago University of Otago University of Otago OUSA / OPSA
Student Housing	Paul Freeland Kitty Keogh James Lindsay (chair) Representative from each	Dunedin City Council Otago Polytechnic University of Otago OUSA / OPSA / OPISA
Broadband	Peter Harris (chair) Mike Collins Mike Harte	Dunedin City Council Otago Polytechnic University of Otago

Co-ordinator: Tami Beckingsale (tbecking@dcc.govt.nz)

KEY ACHIEVEMENTS OF STRATEGIC GROUPS

North Dunedin Working Party

The main focus of the Working Party has been improved proactive publicity, liaison and collaboration on initiatives targeting behaviour and disorder at peak times. This has included increased police presence, city safety officers, introduction of campus watch, increased fire service presence, and a greater exchange of information and shared resourcing, particularly at peak times.

The aim has been to achieve a united and consistent approach from the regulatory agencies in dealing with interested parties or events. Examples of this approach include mitigation strategies following problems at Undie 500 and Orientation events. Liquor bans have been utilised in North Dunedin for targeted events, where possible, for a finite time. There is currently a broader liquor ban proposal being considered.

The group is also working to implement the recommendations of the North Dunedin Safety Audit carried out in late 2005 (which recommended further targeted safety audits and consequential improvements including increased street lighting and other safety measures). "Night Tours" for elected representatives, and executive staff of key stakeholder organisations have also been run providing the opportunity to observe the issues first hand, and providing participants with a greater understanding of the extent of the issues and the need for ongoing collaboration.

Logan Park Working Group

This group has been in "recess" pending decisions relating to the Awatea Street stadium project and the future of the former art gallery. Once a decision has been made regarding the future of the art gallery, a new plan for Logan Park will be required.

Marketing Group

The Marketing group developed a joint marketing campaign in 2007 featuring pairs or groups of well known graduates of the University and Polytechnic. The Marketing Group has continued to have regular meetings during the last twelve months. One outcome of the meetings has been a review of joint marketing activities being undertaken. The decision has been taken to stop joint campaigns, in favour of supporting an overall City Branding campaign by the City Council, which all of the institutions can use. It is the belief of the Marketing Group that this will add additional value to all of the partner organisations, and will achieve greater exposure than any one institution can achieve on its own.

Hamish Saxton, Chief Executive Officer of Tourism Dunedin has now joined the Tertiary Marketing group, bringing a tourism and destination perspective which is vital for the city.

Science and Technology Group

An advisory group was established, under the Chairmanship of the Chamber of Commerce, early in 2008, to assess opportunities to establish a Technology Park. According to the Chamber of Commerce, a number of businesses looking for "grow on" space for new industries, and seeking to achieve efficiencies by sharing resources. The Chamber saw proximity to the tertiary precinct as crucial and was concerned that there were competing uses for sites near to the precinct. Members of the Tertiary Planning Group suggested to the Chamber that supporting the existing IT businesses within the Princes Street area as a "Technology Park," be considered as an alternative option to building a new facility.

The group has not met since October 2008 because the Chamber of Commerce was in discussions with an MBA student who was undertaking a project on technology parks. A further meeting is scheduled within the next month.