
Presentation to DCC Hearings Committee



DCC Spatial Plan 13 February 2012

1. Introduction by Peter McIntyre on behalf of the Chamber

- The Chamber assembled an expert group to contribute to the review of the Spatial Plan and to provide input into our submission.
- Chamber members will all be affected by the outcomes.
- Members are representative of the wealth creators of the city.

2. Discussion

- (1) The Chamber requests Council to consider the Spatial Plan in the wider context of work also being undertaken with the Economic Development Strategy. We are firmly of the view that the Spatial Plan must enable economic growth and not compromise the economic development imperative.
- (2) In the absence of the Economic Development Strategy work being completed we ask Council to give consideration to the effect that this work might have on the final Spatial Plan document.
- (3) We believe that the Spatial Plan must be an enabling document that protects the city's economy and the jobs for our residents.
- (4) We have some concern over the sector focus that the document concentrates on (such as a creative precinct) and would caution Council on this approach.
- (5) We contend that the market forces of the economy are much better at deciding the economic value and use of space aided by appropriate planning, not directed by it.
- (6) Our approach would be to see the creation of an enterprise zone that would revitalise areas of our city that are currently underutilised, by encouraging partnership between Council and the private sector. We have seen models of this at work in other cities around the world (including Portland, Oregon) to achieve the outcome the city is looking to achieve. The challenge for Council is to settle on a few projects or a precinct such as the Exchange to engage with the private sector to achieve an outcome supported by good planning.

- (7) We would encourage Council to adopt a partnership model with the Chamber and other key organisations such as the University, as it has done with the Economic Development Strategy Steering Group.
- (8) We have outlined concerns in our written submission with areas that we believe have not been adequately addressed in the Spatial Plan. The most important of these are the assumptions around population growth and the changing demographic make-up of our population.
- (9) We ask Council to pay specific attention to the protection of the CBD and particularly Retail in George Street. We share Council's vision for a vibrant CBD and concentrated retail area which we ask Council to protect and enhance and avoid the dilution of this by allowing large scale retail developments outside of this area.
- (10) Our contention is that for the Spatial Plan to be achieved we must first address the economic opportunities for the city.
- (11) To that end we urge Council to insist that this document link to the Economic Development Strategy and ensure that it does nothing to hinder, but in all terms assists, with the economic growth and employment for our city and region.
- (12) We would welcome further discussion on these matters and the opportunities they present, and willingly offer the input of the Chamber and its members to assist Council.