

Attachment B – History of Town Centre Development

Between 2003 and 2005 the vision for the Paraparaumu District Centre was developed as part of the *'Kapiti Coast: Choosing Futures'* process. I understand this process was part of the preparation of the 2003/4 Long Term Council Community Plan (LTCCP) and clearly identified a community desire to reinforce and build on existing centres for a range of reasons. These included:

- The need for a sense of place within local areas;
- A District-wide civic and commercial heart;
- Efficient use of resources; and
- The need to leverage the synergies between centres and transport nodes to encourage passenger transport use, walking and cycling.

Between 2003 and 2005 Council facilitated a number of workshops looking at the Paraparaumu District Centre and especially the way in which the *'Paraparaumu Town Centre Zone'* sits within the wider District centre. This led to the Paraparaumu District Centre Local Outcomes that were adopted by the Council in June 2006. The outcomes of particular relevance to the plan change include:

- Development that is shaped by natural features such as Wharemauku Stream, Kapiti Island (views to) and landforms;
- A greater diversity of activities and appropriately located activities are required to increase the vitality of the town centre;
- The district-wide commercial/retail function of Paraparaumu town centre should be recognised;
- There is a need to provide for future retail demand in the town centre;
- Rimu Road should be developed as the town's main street; and
- Controls should be placed on development to promote high quality environments.

From the identification of these outcomes came further work that:

- Tested the economic and social maturity of the Paraparaumu District Centre in terms of the range of uses and activities, particularly the mix of retail and business services;
- Affirmed the District-wide role of the Paraparaumu District Centre and the importance of enabling a balance of activities to support and balance out the current somewhat low level retail focus;
- Tested and affirmed a main-street concept from a retail capacity and an urban design perspective (additional work undertaken by Urbanism Plus) which evolved into the Town Centre concept;
- Confirmed a major focus on creating a central core along a main-street which would support wider retail activity in the Paraparaumu District Centre - such a main street

would be supported by mixed uses, including commercial and residential, as well as a strong civic centre.

At the same time the significance of the Paraparaumu District Centre in the regional context was tested via the Wellington Regional Strategy. The Paraparaumu District Centre was identified as having this sub-regional role, with confirmation of the need for a greater maturity of uses and the concentration rather than dispersal of activities, particularly retail. The Kapiti Coast Recommended Retail Strategy was completed by McDermott Miller in 2006 which affirmed the recommended approach to managing retail pressures facing the District of focusing on consolidation around town centres.

The Council adopted the Kapiti Coast Development Management Strategy (November 2006) to manage the location and intensity of growth pressure, and to improve the quality of the district's built environment. The Development Management Strategy reinforces Paraparaumu District Centre as the main centre, providing district-wide civic, business and retail functions. The Strategy noted that significant potential exists to extend the range of activities in the District centre and to improve the quality of its built environment. The findings of this strategy provided input into the development of a District Plan regulatory response, with PC 72A being one of those responses.

Key components of the Paraparaumu District Centre were:

- Includes the main transport hubs for rail and buses, an identified Medium Density residential area (again significant for the transport hubs and the District centre), Coastlands Shopping Town, some commercial and light industrial and civic type services;
- A compact District Centre is to ensure that the key elements of walkability within a radius of 400 metres, opportunities for cycling and high amenity value are maintained;
- A 'main-street' alongside civic facilities and a major area of open space;
- Rimu Road was identified as the location for the main-street - connects Raumati and Kapiti Roads as well as providing access to Coastlands Shopping Town, light industrial and commercial businesses, the District Library, Community Centre, Council Offices and a Primary School;
- Much of the opportunity to achieve a mature centre lies within what is currently the Town Centre zone (vacant land west of Rimu Road);

A concept plan identified three broad areas and functions:

- Civic and community facilities precinct – located to the north of Wharemauku Stream;
- Mixed use development precinct – located to the south of Wharemauku Stream;
- Integrated public open space and green belt – located between the two precincts with Wharemauku Stream as the focal point.

Within the District Centre, there is a Paraparaumu Town Centre Zone for part of the total area established in 1995 as a 'holding pattern' until there was a clear vision for this area. The vision for the Council owned land in this zone was to create a park, civic facilities and a mixed use precinct. PC

72A was a Council initiated District Plan Change to create the mixed use precinct (refer to Figure 1 below).

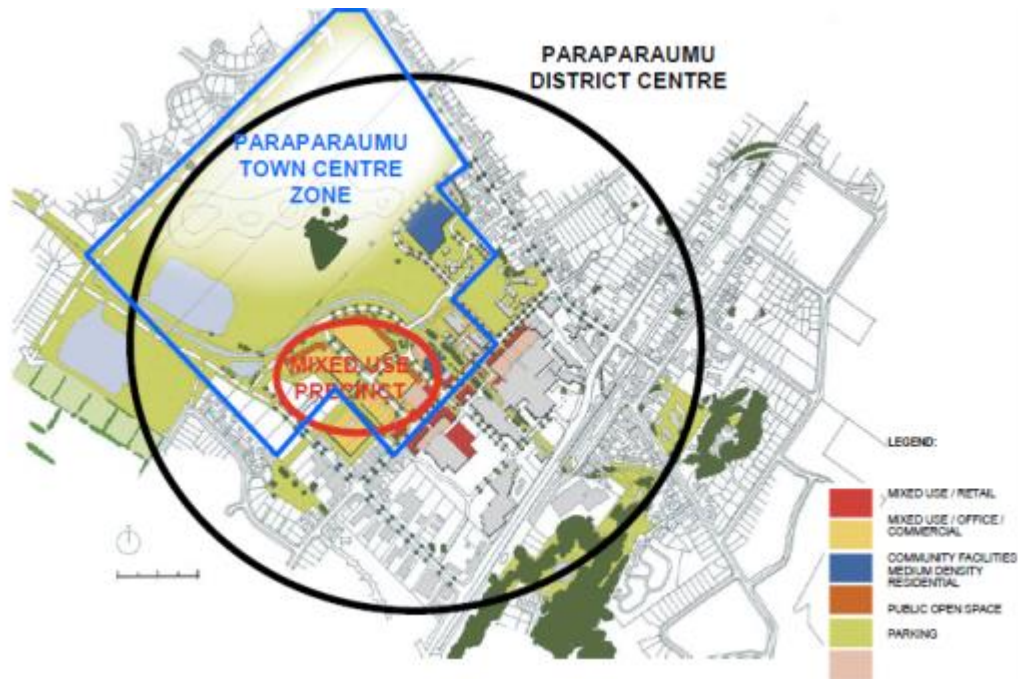


Figure1: Paraparaumu District Centre and Town Centre Zone – The Wharemauku Precinct is identified as the mixed-use area.

The Council determined that the operative District Plan rules for the current Paraparaumu Town Centre Zone would not adequately enable the development of a quality mixed use precinct, as it only provides for limited retail opportunities and does not contain suitable design controls to create the main street. For this reason, the Council pursued a plan change to rezone then Council-owned land to the south of Wharemauku Stream from Paraparaumu Town Centre to Commercial/Retail with site specific rules and standards, as an overlay to the Commercial/Retail zone.

PC 72A (as notified) included site specific provisions for approximately 10.5ha of the Paraparaumu Town Centre Zone land (increased to approx. 12.2ha as a result of submissions – see below) to achieve a mix of uses including providing greater design control than the current general Commercial /Retail Zone.

PC 72A was notified on 21 May 2007. Eight submissions were received. A summary of submissions was notified on 9 July 2007 with three further submissions received, bringing the total to 11 submissions. A hearing was held in November 2007 with an independent Commissioner and this report presents his recommendations for this plan change.

Interestingly, Council did not confirm its decision on PC 72A until 5 May 2011.

The decision on PC 72A was appealed to the Environment Court by St Heliers Capital Limited who sought to have it either withdrawn or placed on hold until it could develop another plan change that would integrate a wider area into the Town Centre – primarily the appellant sought their land (located near the Expressway) to be included within the Town Centre zone. The Environment Court dismissed the St Heliers appeal in its entirety and confirmed the Council's decision on PC 72A.

Coastlands also appealed the Council's decision on PC 72A as there were a number of provisions that required amendments. The Environment Court issued its Decision in November 2014 approving a

memorandum that outlined agreed amendments to provisions of PC 72A, and instructing Council to incorporate the amended PC 72A provisions into the district plan as soon as practicable. PC 72A was incorporated into the operative District Plan in May 2015.