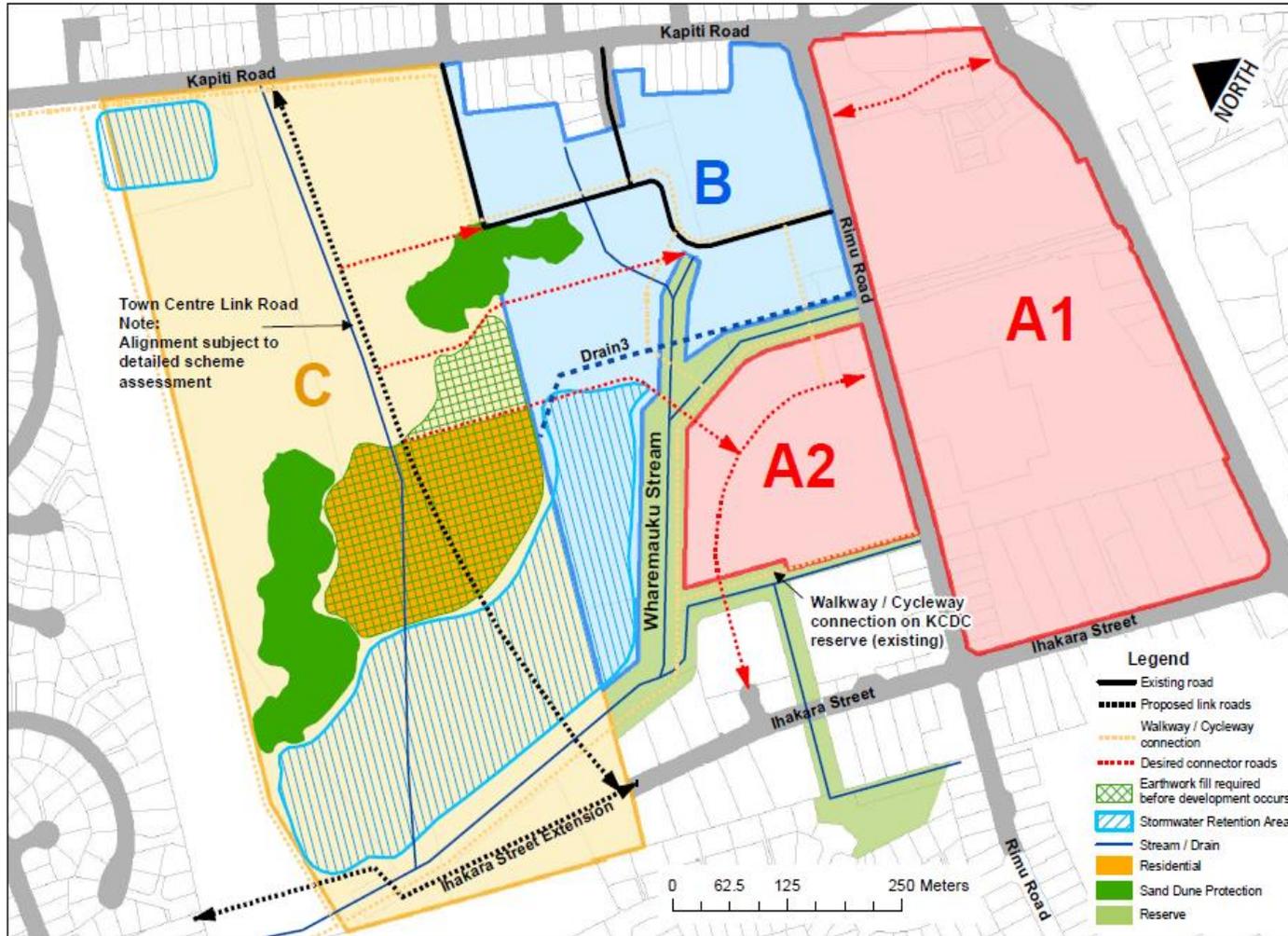


Appendix 6.7

District Centre Zone Structure Plan

Appendix 6.7 District Centre Zone Structure Plan



Comment [ET1]: 7 - St Heliers Ltd - Remove residential notation and 'sand dune protection area' from Precinct C, remove "earthwork fill before development occurs" from Precinct C, rename stormwater retention area as "stormwater overlay"

Comment [SH2]: 15 - Coastlands Shoppingtown Ltd – seek inclusion of Ihakara St West Precinct into Precinct A2 area

The purpose of the Structure Plan is to plan for an integrated District Centre Zone within the Paraparaumu Sub-Regional Centre. The Structure Plan, in conjunction with the District Plan policies and rules, sets out the land use activities, *transport network*, public open space network and stormwater management for the District Centre Zone.

The focus of the Structure Plan is to provide strategic planning to achieve the following:

1. Retail and commercial areas being located where these activate the following roads/streets:
 - a) existing State Highway One (Main Road);
 - b) Rimu Road;
 - c) the desired connector roads in *Precinct A*;
2. Strengthen the role and function of the existing retail and commercial core (*Precinct A*) to better provide for the community's retail, social and commercial needs;
3. Provide for residential activities near the Wharemauku Stream to encourage medium density residential development to occur close to the town centre;
4. Clustered community facilities (in *Precinct B*);
5. Provide for commercial, limited retail and residential activities (in *Precinct C*);
6. Provide for a large consolidated stormwater area and wetland to provide for flood storage, ecological values and amenity for residents and other users of the area, with some development being deferred until this can be achieved;
7. Recreational opportunities along the Wharemauku Stream, Drain 3, other stormwater management and wetland areas, and in *Precinct B*;
8. Increased connectivity (the road, cycle and walkway network) throughout the area; and-
9. A link road between the Kāpiti Road/Arawhata Road intersection and the *Ihakara Street extension* that provides a strategic east-west transport and freight connection, alleviates traffic issues on Kāpiti Road, and enables connections to desired connector roads.

Comment [ET3]: 7 - St Heliers Ltd

Comment [ET4]: 7 - St Heliers Ltd

The District Centre Zone Structure Plan identifies *Precinct A*, *B* and *C* within the District Centre Zone. Part of *Precinct B* is located within the Open Space Zone. The precinct boundaries shown on the Structure Plan are indicative and precise precinct boundaries are identified in the District Plan Maps. The purpose and role of each precinct is set out in Policy 6.9.

The key elements of the District Centre Zone Structure Plan are:

Comment [ET5]: 7 - St Heliers Ltd

- a) an integrated transport network including the proposed link road, the *Ihakara Street Extension* and desired connector roads;
- b) land use activities (including retail, commercial, community and civic, residential, open space/stormwater and landscape buffer);
- c) dune protection area;
- d) walkways/cycleways;
- e) streams/drains; and
- f) stormwater retention and earthwork fill areas.

The Structure Plan provides for the development of a transport network which will increase connectivity through and to the District Centre Zone. Because of the current lack of connectivity in the District Centre Zone, traffic thresholds are required at this time to manage traffic effects.

The Structure Plan also provides for a range of land use activities which are appropriate within the Paraparaumu Sub-Regional Centre. The location, scale and design of these activities are managed through the rules and standards.

Precinct A is the retail precinct. *Retail activities* are primarily limited to *Precinct A* as further expansion of *retail activities* would have adverse effects on the vitality of the District Centre and could not be economically sustained. *Precinct A* includes two parts: the existing commercial mall and large format retail area between State Highway 1 and Rimu Road, identified as *Precinct A1*, and the area to the west of Rimu Road, identified as *Precinct A2*. These two areas are distinguished in the District Centre Zone rules.

Comment [ET6]: 7 - St Heliers Ltd

Precinct B is the civic precinct. The provision for civic and community activities within the District Centre ensures that a wide range of centres activities, appropriate to the role of the Paraparaumu Sub-Regional Centre is provided for. The stormwater management area has been identified for the

management of stormwater and flood hazards within the District Centre Zone. This area will also serve an ecological and amenity function.

Precinct C is the commercial precinct. *Commercial*, limited *retail* and *residential activities* are provided for within *Precinct C* in a manner that integrates with the natural dune landform and stormwater limitations.

Residential activities are permitted activities (subject to standards) throughout the District Centre Zone and opportunity for medium density housing is specifically provided for in Precinct C.

Notes:

1. The Structure Plan allows for development to adapt over time, including provision for more intensive uses to be developed. Activity standards allow for the future sleeving of commercial development.
2. The area identified for stormwater mitigation and flood management purposes may be amended if further Wharemauku downstream upgrade works are undertaken, however this would form a separate plan change.