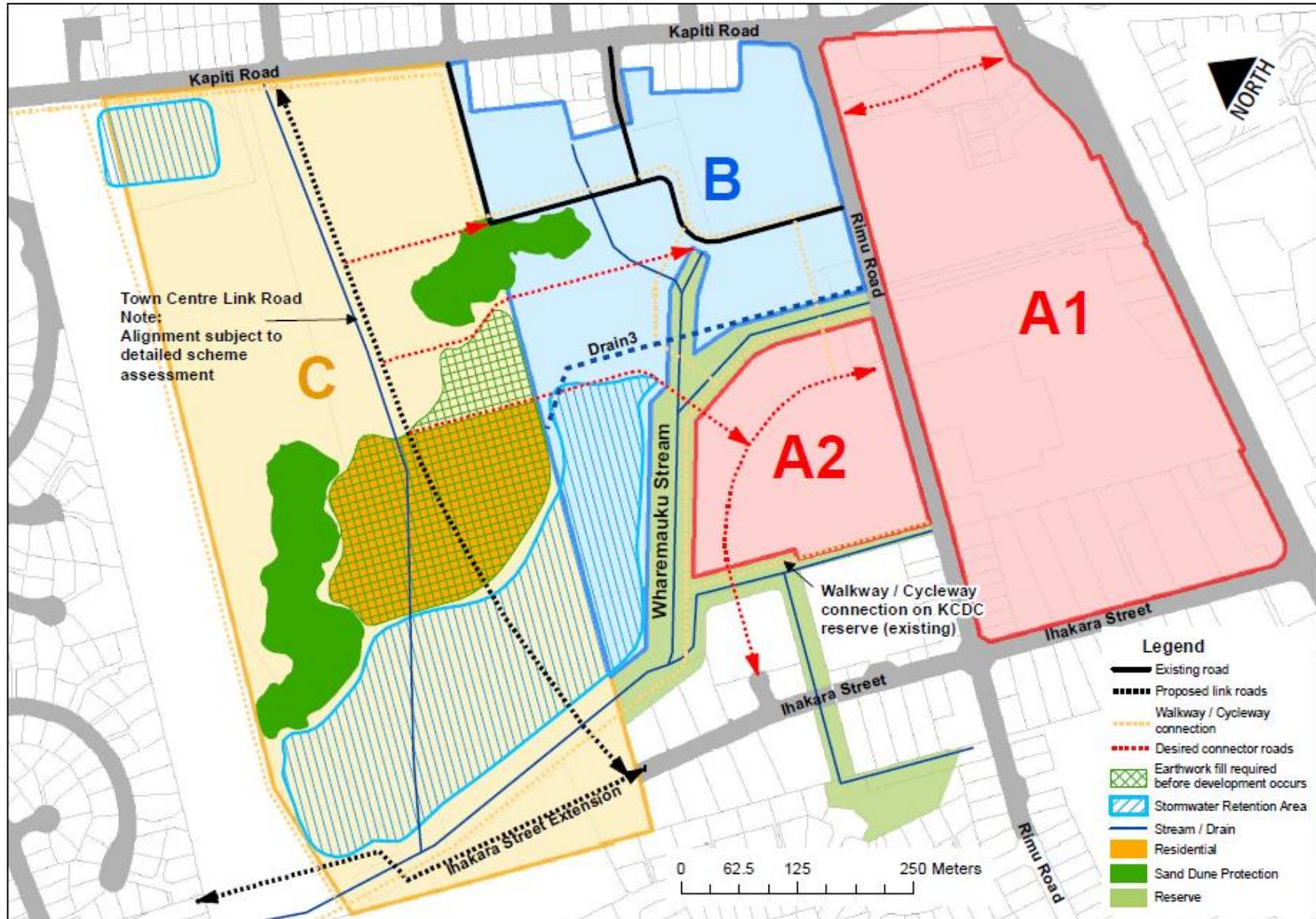


# **Appendix 6.7**

## **District Centre Zone Structure Plan**

## Appendix 6.7 District Centre Zone Structure Plan





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, ~~movement~~transport network, public open space network and stormwater management for the District Centre Zone.

The focus of the Structure Plan ~~as a whole~~ is to provide strategic planning to achieve the following:

1. ~~Retail~~ and commercial areas being located where these activate the following roads/streets:
  - i. a) existing State Highway One (Main Road);
  - ii. b) Rimu Road;
  - iii. c) the link ~~desired~~ connector roads in *Precinct A* between Rimu and Kapiti Roads;
2. ~~encouragement to~~ strengthen the role and function of the existing retail and commercial core (*Precinct A*) ~~Coastlands development~~ to better provide for the community's retail, social and commercial needs ~~than has been undertaken to date;~~
3. Provide for a residential area ~~activities near the Wharemauku Stream and the link road to~~ encourage medium density residential development to occur close to the town centre;
4. Clustered community facilities (in *Precinct B*);
5. Provide for the enablement of offices, and service-commercial, limited retail and residential activities areas (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, and other stormwater management and wetland areas facilities, 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.

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 ~~the~~ precincts is set out in Policy 6.449.

The ~~Key Elements identified on~~ the District Centre Zone Structure Plan are:

- a) ~~boulevards~~ 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;

~~The other elements identified on the District Centre Zone Structure Plan are:~~

- a) ~~streets~~
- b) ~~d) walkways/cycleways;~~
- c) ~~e) corner marker buildings~~
- d) ~~e) streams/drains; and~~
- e) ~~f) stormwater retention and earthwork fill areas~~ desired connections.

The Structure Plan provides for the development of a ~~movement~~transport network which will increase ~~the~~ 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 and~~ 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.

**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.

The following are more detailed permitted activity standards for the District Centre Zone:

- ~~All boulevards and streets shown as connecting to another lot shall be constructed to the lot boundaries. This may be undertaken in stages as development proceeds.~~
- ~~All boulevards locations shall be fixed and all other roads, the centre line of the constructed road shall be located less than 30 metres from the location identified on the Structure Plan.~~
- ~~All street trees shall be deciduous trees.~~
- ~~In the area identified for stormwater mitigation and flood management, no development shall be undertaken unless it is for the purpose of stormwater mitigation and flood management or implementing the road linkage which achieves the road linkages set out in the structure plan.~~

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 ~~required~~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.

~~In terms of this Structure Plan:~~

~~Shared space means areas where vehicles are allowed but do not have a formal priority and there is an equal provision for pedestrians to safely move through and around this space. Shared spaces are a slow speed environment and alternative property access for service or loading should be provided as it is not provided from the shared space.~~

~~Key elements means the key elements of the Structure Plan as identified in this Appendix. Shared space occurs where a boulevard is adjacent to a Dune Protection Area.~~