

Mayor and Councillors
COUNCIL

27 NOVEMBER 2014

Meeting Status: **Public**

Purpose of Report: For Decision

TOWN CENTRES AND CONNECTORS TRANSFORMATION PROJECT - RANKED OPTION REPORT

PURPOSE OF REPORT

- 1 This report seeks the Kāpiti Coast District Council's ('the Council') acceptance of the Ranked Option Report for the Town Centres and Connectors Transformation project. This will allow the project team to develop cost estimates and an implementation programme.

SIGNIFICANCE OF DECISION

- 2 This report does not trigger the Council's Significance Policy.

BACKGROUND

- 3 For this report the Town Centres and Connectors Transformation project are presented as two sub-projects:
 - **Waikanae Town Centre** and the relevant portion of the State Highway 1 ('SH1') revocation.
 - **Paraparaumu Town Centre**, Kāpiti Road and the relevant portion of the SH1 revocation.
- 4 The project follows a structured process with each milestone building towards an implementation programme that will be reflected in the Council's proposed Long Term Plan ('LTP'). The steps in this process are:
 - Preliminary review and gap analysis (completed April 2014)
 - Approved engagement plan¹ (completed April 2014)
 - Public engagement (completed May/June 2014)
 - Conceptual ideas developed (completed July/September 2014)
 - Public engagement (completed August/September 2014)
 - Ranked concepts (November 2014)
 - Cost estimations/implementation programme (February/March 2015)

¹ IS-14-1155 Town Centres Transformation – Engagement Process, 17 April 2014.
<http://www.Kapiticoast.govt.nz/Your-Council/Council-Meetings/Current-Triennium/2014-Agendas-Reports-Minutes/Council-Meetings/>

- Public engagement (March/April 2015)
 - Long Term Plan approval (June 2015)
- 5 The public engagement started with initial 'open days' seeking community feedback on what worked well and what did not work so well in each town centre. The project team also canvassed the community for ideas to transform each town centre. Following this, draft concepts were developed for each sub-project. These draft concepts were adopted by Council² in order to seek further community engagement.
- 6 A second round of 'open days' resulted in additional community feedback on specific concepts. In total the team received over 350 suggestions relating to the Paraparaumu Town Centre and over 700 for Waikanae Town Centre.
- 7 In addition, there were many other opportunities for the community and key stakeholders to have their say. Additional communication and engagement activities included:
- establishing a stakeholder register
 - developing and updating project web pages
 - distributing regular project newsletters (five to date)
 - providing updates for Te Āti Awa pānui and Te Whakaminenga o Kāpiti newsletter
 - regularly updating Council's Facebook page
 - arranging radio public notice broadcasts and mayoral interviews
 - running a series of newspaper advertorials through 'Kāpiti Update'
 - using a rates mail-out seeking feedback from ratepayers on ranking criteria
 - convening meetings with a range of interest groups
 - one-on-one meetings with key stakeholders
 - providing presentations and updates to community groups
 - leading two rounds of issue-specific focus group meetings
 - running a series of workshops with students from four local primary schools
 - providing regular updates to Council partnership groups (Community Hub, Accessibility Advisory Group, Te Whakaminenga o Kāpiti)
 - meetings with the iwi representative group (Te Āti Awa Town Centres Working Group)

² IS-14-1255 Town Centre and Connectors Transformation Project – Preliminary Concept Design, 24 July 2014. <http://www.Kapiticoast.govt.nz/Your-Council/Council-Meetings/Current-Triennium/2014-Agendas-Reports-Minutes/Council-Meetings/>, and IS-14-1287 Town Centre and Connectors Transformation Project – Paraparaumu and Kāpiti Road Preliminary Concept Designs, 4 September 2014. <http://www.Kapiticoast.govt.nz/Your-Council/Council-Meetings/Current-Triennium/2014-Agendas-Reports-Minutes/Council-Meetings/>

- 8 The project team discussed publically gathered information with the two relevant Community Boards. This has allowed us to rank the concepts, reflecting feedback and building on the preliminary concept reports³.

CONSIDERATIONS

Issues

Expressway

- 9 With certainty about the Expressway, the Council and New Zealand Transport Agency ('NZTA') signed a revocation agreement for the transformation of the existing SH1 to a local road. This agreed SH1 transformation and the building of the Expressway, offer the catalyst for change in the two town centres.
- 10 The Expressway will have a major impact on traffic flows. This will impact each town centre differently. To better understand this impact, the project team has completed additional traffic modelling⁴. The results have informed the ranking of the concepts presented here.

Council/Business Partnership

- 11 The project team has completed a strategic assessment⁵ that supports the future development of the two town centres. This assessment concludes:

This Strategic Case has found that the town centres of Paraparaumu and Waikanae, and their transport connectors, face a range of challenges that if left unresolved are highly likely to adversely affect the district's economy, and exposes the district to an unacceptable level of resiliency risk.

- 12 Council expenditure is a relatively small part of the cost of transforming town centres. By far the greatest portion of investment will come from the private sector. To develop mutual respect with the private sector and the general public, the Council signalled its intention to transform the two town centres. Council is achieving this through public engagement and discussions with key stakeholders.
- 13 The proposed ranking of the concepts in this report is the next step in transforming the two towns. However, if a private investor signals a major investment in either of the two town centres, the Council will need to remain flexible with these concept rankings, in order to seize any opportunity to enhance the transformation.
- 14 In addition, the proposed ranked concepts report is intended to be used to develop the initial budgets for the town centres project for inclusion in the proposed LTP.

³ IS-14-1255 Town Centre and Connectors Transformation Project – Preliminary Concept Design, 24 July 2014. <http://www.KapitiCoast.govt.nz/Your-Council/Council-Meetings/Current-Triennium/2014-Agendas-Reports-Minutes/Council-Meetings/>, and IS-14-1287 Town Centre and Connectors Transformation Project – Paraparaumu and Kāpiti Road Preliminary Concept Designs, 4 September 2014. <http://www.KapitiCoast.govt.nz/Your-Council/Council-Meetings/Current-Triennium/2014-Agendas-Reports-Minutes/Council-Meetings/>

⁴ See Kapiti Traffic Modelling Report, Beca, 11 November 2014, <http://www.kapiticoast.govt.nz/Documents/Downloads/Projects/Town-Centres/Reports/Kapiti-Traffic-Modelling-Report.pdf>

⁵ See Strategic Case - Kāpiti Town Centres and Connectors Transformation, 3 October 2014, http://www.kapiticoast.govt.nz/Documents/Downloads/Projects/Town-Centres/Reports/Strategic-Case-assessment-to-proceed-to-Programme_Business-Case-Development.pdf

- 15 To help facilitate the transformation the project team is developing a Council/Business Partnership strategy for review. The project team believes by working in partnership, greater public amenity can be achieved.

Public feedback

- 16 A number of urban design challenges were identified through the public engagement process and are listed in the preliminary concept reports³. These have influenced the further refinement of the concepts and their respective ranking.
- 17 There were over 1050 suggestions and ideas received through the public feedback activities. A summary of this feedback is provided in the attached reports⁶.

Ranking

- 18 The attached ranked options report⁷ lists the concepts in terms of their respective merits. Concepts were initially prioritised based on the public ranking of the criteria in the following order:

- Affordable
- Accessible
- Meets our needs
- Achievable
- Amenity
- Sense of identity
- Resilient
- Transforms

- 19 Following the initial ranking above, the project team held an internal workshop to further test the rankings. These were then further tested and refined with each of the relevant Community Boards.

Next steps

- 20 As part of the public feedback, several aspects were identified as needing further investigation. These were traffic movement in and around Waikanae and car parking constraints particularly in Waikanae. To a lesser extent the car parking around Paraparaumu was identified.
- 21 The project team has commissioned a car parking strategy review that will look at how best to manage the 'Park and Ride' and retail car parking demands in both centres. Greater Wellington Regional Council will be activity involved and is contributing to the cost of this work.
- 22 In conjunction with the car parking review, additional modelling is underway looking at the traffic flows around SH1, Te Moana Road, Elizabeth Street and

⁶ See Kapiti Coast Town Centres and Connectors Transformation Project – Waikanae Feedback Summary, Beca, 14 November 2014, <http://www.kapiticoast.govt.nz/Documents/Downloads/Projects/Town-Centres/Reports/Kapiti-Coast-Town-Centre-and-Connectors-Transformation-Project-Waikanae-Feedback-Summary.pdf> and Kapiti Coast Town Centres and Connectors Transformation Project – Paraparaumu Summary Feedback Summary, Beca, 14 November 2014, <http://www.kapiticoast.govt.nz/Documents/Downloads/Projects/Town-Centres/Reports/Kapiti-Coast-Town-Centre-and-Connectors-Transformation-Project-Paraparaumu-Feedback-Summary.pdf>

⁷ See appendix 1: - Ranked Options Report – Kāpiti Town Centres and Connectors Project, November 2014

Ngaio Road. This will inform the potential car parking opportunities along SH1 and the impact of the expected reduced traffic volumes.

- 23 The results of these further investigations, and the Cycleway, Walkway and Bridleway Network review, will be incorporated in the cost estimates and the implementation programme.

Financial Considerations

- 24 The ranked option report will allow for the cost estimates and the implementation programme to be developed over the next few months. This will then inform the proposed LTP which will follow a formal consultation process. This, along with the public engagement already undertaken, will allow the Council to demonstrate prudent management of potential expenses and investments.

Legal Considerations

- 25 There are no legal considerations.

Consultation

- 26 The public engagement described above has informed the attached Ranked Options report⁸. This was further influenced by Paraparaumu/Raumati and Waikanae Community Boards during their project briefings.
- 27 To help the public understand the impact of the Town Centres transformation on the proposed LTP, two 'open days' are planned for March 2015. The formal LTP consultation process will follow.
- 28 The project team will continue to engage with key stakeholders as it develops the implementation programme. All interested stakeholders have received project newsletters and this will continue.

Policy Implications

- 29 There may be implementation elements that will require amendments to the Proposed District Plan. The District Plan team and the Town Centre project team are working together to ensure any amendments are within the formal RMA process that the Proposed District Plan must follow.
- 30 This project will potentially impact on the economic development policy work through the Council/Business partnership work and the review of the Cycleway, Walkway and Bridleways Network. The Town Centres project team is working closely with these teams.

Tāngata Whenua Considerations

- 31 The project team is working in partnership with Te Āti Awa ki Whakarongotai through the Te Āti Awa Town Centres Working Group. There have been five meetings with this group during the development of the concepts. More meetings will be held as the project continues into the next phase.
- 32 Regular briefings have been provided to Te Whakaminenga o Kāpiti and this will continue.

⁸ See appendix 1: - Ranked Options Report – Kāpiti Town Centres and Connectors Project, November 2014

Publicity Considerations

- 33 There have already been five newsletters provided to over 1400 interested stakeholders. Acceptance of this report will begin the next phase of the project activities and this will be reflected in future project newsletters.

RECOMMENDATIONS

- 34 That the Council accepts the attached Ranked Options Report – Kāpiti Town Centres and Connectors Transformation Project (see Appendix 4 to report IS-14-1349) and authorises the development of both the cost estimates and the implementation programme.

Report prepared by: **Approved for submission** **Approved by:**
by:

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ATTACHMENTS:

- Appendix 1: Ranked Options Report – Kāpiti Town Centres and Connectors Project, November 2014