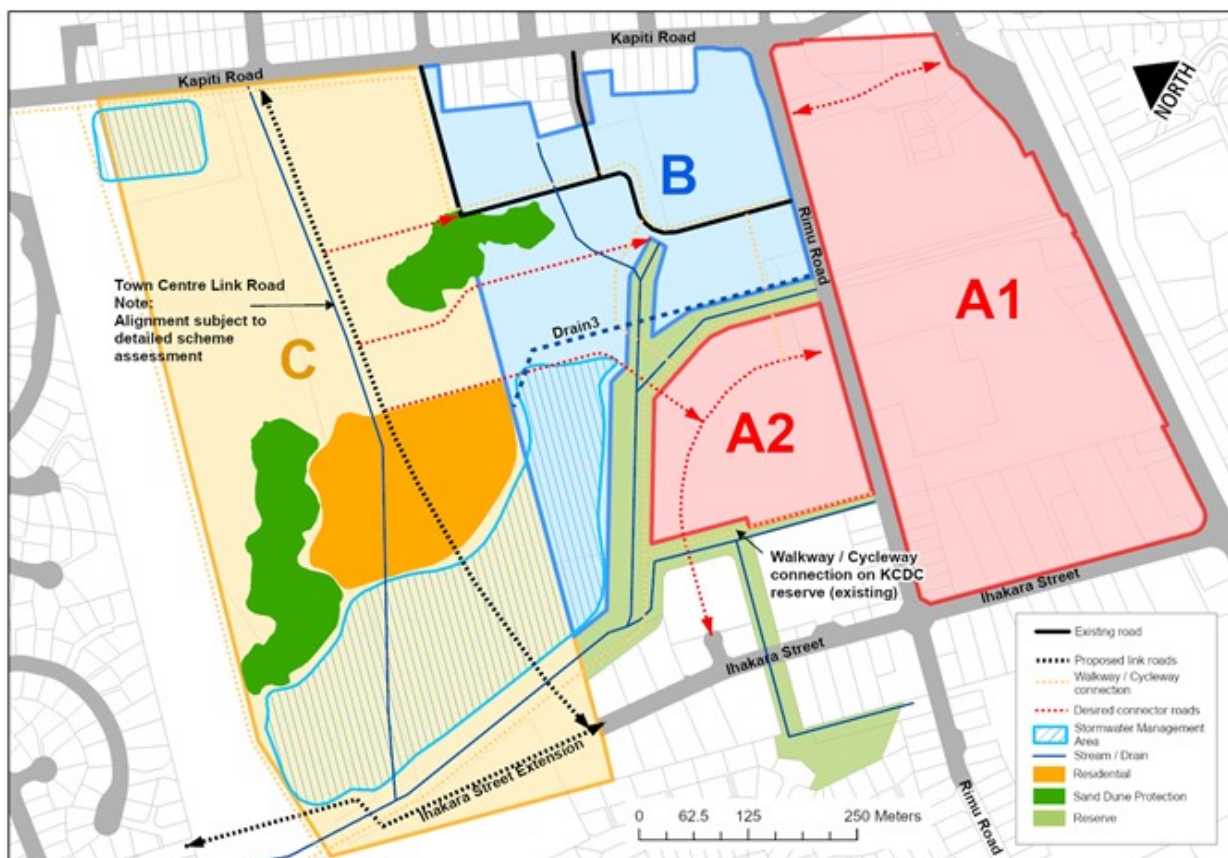


Appendix 19

Metropolitan Centre Zone Structure Plan



The purpose of the Structure Plan is to plan for an integrated Metropolitan 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 Metropolitan 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* 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 management area and if practicable, wetland to provide for ecological and amenity values;
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 which does not impede proposed link roads and desired connector roads shown on the Structure Plan; and
9. A link road between the Kapiti Road/Arawhata Road intersection and the *Ihakara Street extension* that provides a strategic east-west transport and freight connection, alleviates traffic issues on Kapiti Road, and enables connections to desired connector roads.

The Metropolitan Centre Zone Structure Plan identifies Precinct A, B and C within the Metropolitan 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 MCZ-P2.

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

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

The Structure Plan provides for the development of a transport network which will increase connectivity through and to the Metropolitan Centre Zone. Because of the current lack of connectivity in the Metropolitan 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 primary retail precinct. A full range of *retail activities* is enabled in *Precinct A*. *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 Metropolitan Centre Zone rules.

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

Residential activities are *permitted activities* (subject to standards) throughout the Metropolitan 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 indicative stormwater management area may be amended.