
REPORT 1
(1215/52/IM)

NEWLANDS CENTRE PLAN

1. Purpose of Report

To seek approval to consult on the revised draft Newlands Centre Plan.

2. Executive Summary

Newlands Centre is an important centre servicing the suburb of Newlands and the surrounding suburbs of Johnsonville East, Paparangi and Woodridge. It is located between the identified growth areas of Lincolnshire Farm, Woodridge and Johnsonville town centre, and has good proximity to the central city. The Northern Growth Management Framework (adopted by Council in 2003) identified the need to redevelop and improve Newlands centre as part of managing the future development of the northern suburbs.

Detailed information gathering and planning work to support the development of a Centre Plan for Newlands began in early 2006 and was linked to the proposal to build a new community centre in Newlands. Consultation on a draft plan took place in November 2006. A reasonable level of support was received for the plan, although several submitters called for it to be more ambitious. Finalising the plan was delayed whilst the details of a significant proposed private investment in the Centre (a potential supermarket) were clarified.

The revised Centre Plan presented in Appendix 1 builds on the draft plan consulted on in 2006. It integrates new developments into the vision such as the new Community Centre, the proposed supermarket, the upgrade of the Batchelor Street Council housing, the review of the Suburban Centres and Residential chapters of the District Plan, and the current review of local open spaces, parks and reserves. The plan has been developed with close consideration given to the specific issues, challenges and opportunities that characterise Newlands Centre.

The goal of the Centre Plan is to ensure future developments occur in a planned and integrated way and help contribute to a more attractive and vibrant centre. It recognises that in order to achieve a better centre, both private and public investment will need to be aligned.

The Centre Plan sets out a vision for the future development of Newlands Centre. It includes a series of key principles to help guide revitalisation and redevelopment and identifies a mix of potential private and public development opportunities to help achieve change. The plan contains two concept plans which describe the vision over different timeframes.

One is a shorter term vision looking ahead five years, with the key driver for change being the proposed supermarket development and the proposed car-parking and public space improvements in and around the main shopping mall area. The second concept plan presents a number of potential development ideas over a much longer timeframe (the next 20 years). These ideas indicate the redevelopment potential of key sites within the Centre, many of which are privately owned. Although the realisation of these ideas will be dependant on the development plans of private landowners, the aim of the plan is to enable and guide private investment.

The report recommends that the revised draft Newlands Centre Plan be consulted on during November 2009. The results of the consultation and a final plan for adoption will be reported back to the Committee in early 2010.

3. Recommendations

Officers recommend that the Committee:

- 1. Receive the information.*
- 2. Agree to consult on the revised draft Newlands Centre Plan during November 2009.*
- 3. Note that the results of the consultation and a final Newlands Centre Plan, including an implementation action plan, will be reported back to the Committee in early 2010 for further consideration.*

4. Background

4.1 Strategic context for a Newlands Centre Plan

Northern Growth Management Framework

The Northern Growth Management Framework (adopted in 2003) outlines a vision for the growth of Wellington's northern suburbs (from the Ngauranga Gorge through to Tawa), to ensure they continue to develop as liveable, sustainable and prosperous communities.

Newlands is located between the identified urban growth areas of Lincolnshire Farm, Woodridge and Johnsonville town centre. The Northern Growth Management Framework (NGMF) specifically identified the need to redevelop and improve Newlands Centre as part of the overall vision for the future development of the city's northern suburbs. It was recognised that Newlands is one of the less successful centres in the city, but its revitalisation is an important component of the future vision for the northern suburbs.

The NGMF also outlines a number of principles that are relevant to the future development of Newlands Centre. These include:

- building on existing communities
- strengthening town centres

- developing attractive, diverse and liveable neighbourhoods that offer housing choice, promote walkability and allow for intensification over time
- promoting a strong sense of identity
- providing attractive public open spaces within neighbourhoods
- using innovative and creative approaches to economic growth and working in partnership with stakeholders.

Centres Policy & the Centre Planning Forward Programme

The Centres Policy was adopted by Council in August 2008. It provides direction and guidance for the planning and management of the city's diverse network of centres. The key objective of the Policy is to maintain and strengthen our existing suburban centres. The Centres Policy promotes the development of centre plans to help strengthen key centres and to ensure integrated and sustainable development. Newlands Centre is identified in the Centres Policy as a district centre. As a district centre, its key roles and functions include:

- servicing the surrounding suburb(s)
- providing moderate retail offer including convenience-based retail servicing day-to-day needs and small/medium supermarket
- residential uses above ground floor commercial and retail uses
- community facilities and services
- recreational and entertainment activities
- small-scale professional office uses
- very good accessibility by public transport
- on-street and off-street parking.

Completing the Centre Plan for Newlands is also identified on the recently adopted Centre Planning Forward Programme (adopted by Council in June 2008) as a priority project for the current financial year (2009/10).

District Plan review

Reviews of the suburban centres and residential chapters of the District Plan have recently been completed. The suburban centres review aims to better align the District Plan approach for managing the city's suburban centres with the approach outlined in the Centres Policy, that is, to support existing and planned centres as core retail and commercial areas, and encourage mixed use within centres (including residential living).

The residential review considers Council's approach to managing residential development across the city and identifies areas most suited to residential intensification. A report was presented to SPC in September 2008 outlining an approach for managing future residential growth in the city. Johnsonville, Adelaide Road and Kilbirnie were confirmed as the first 'Area of Change' priorities, i.e. the areas where initial detailed work on facilitating residential intensification should be focused. These areas are included as part of the residential review. Six further centres were identified for future consideration as 'Areas of Change' – these included Newlands, as well as Tawa, Crofton Downs, Karori, Miramar and Luxford Street (Berhampore). A report back to the Committee on progress of implementing the areas of change work will be scheduled for 2010.

The Newlands Centre Plan identifies the potential for more mixed use, including residential living above ground floor activities, within the Centre itself. However, the potential for intensification of the residential areas surrounding the Centre will be addressed as part of the future areas of change work. In relation to the District Plan, there may also be potential to include a masterplan and development principles into the Plan provisions to facilitate the proposed outcomes.

Public consultation on the District Plan changes to the suburban centre and residential provisions is taking place during October and November 2009.

4.2 Process to date

Detailed information gathering and planning work to support the development of the Newlands Centre Plan began in early 2006 and was linked to the proposal to build a new community centre in Newlands. As part of this, Council asked for a context study to be undertaken to identify how best to integrate the community centre into the wider environment and to examine the potential for redevelopment in Newlands [SPC Minutes 13 April 2006 082/06P].

A report was subsequently commissioned to examine Newlands and its future potential. This was reported to Committee in September 2006, along with draft principles and a draft concept plan for public consultation. The draft principles promoted in the plan were:

- Encourage redevelopment in and around the town centre for mixed uses
- Improve the integration of the town centre with better and safer connections
- Ensure new buildings and spaces have high quality urban design
- Use the proposed Newlands Community Centre to enhance the integration of activities and spaces
- Provide a focal point for the town centre and its sense of place.

Consultation on the draft principles and concept plan was undertaken in November 2006. A summary of the consultation results are outlined in section 4.3 below.

In early 2007, a significant land owner within Newlands Centre approached Council to outline their intentions to redevelop two key sites for a supermarket and other retail/commercial uses. Because of the significance of this proposed development to the centre, the finalisation of the Centre Plan was delayed to allow more certainty to be gained by Council on the nature and implications of the development.

It has taken some time to develop the plans, but following discussions with the landowner it is now timely to move forward and finalise the Centre Plan. The plan will provide greater certainty for developers and will assist Council in aligning development proposals with the vision for the Centre and in facilitating discussions with landowners.

4.3 Public consultation on the initial draft plan

Public consultation on a draft plan for Newlands Centre took place in November 2006. One hundred and twenty three (123) submissions were received from a

mix of residents, businesses, property owners, community groups and other stakeholders. The summary of consultation on the draft plan is included as Appendix 2.

General support was received for the draft plan with 18% supporting it as is, and another 46% supporting it but with changes. Only 2% of submitters did not support the draft plan; however a further 21% were unsure whether they supported the plan. The feedback revealed support for initiatives such as encouraging more community atmosphere within the centre, using Council-owned land and assets to help facilitate redevelopment within the centre, and encouraging private sector investment in more shops and housing in the area. Several submitters called for the Council to produce a more ambitious plan and to encourage extensive redevelopment of the Centre.

The three top issues identified by submitters for Council to address in the centre were:

- improving the aesthetics and appearance of buildings, improving building design, and undertaking a general upgrade of the area (17%)
- attracting more consumers and retailers to the shopping centre (11%)
- ensuring adequate, safe car parking areas, including the provision of disability car parking (9%).

Improving the general safety of the centre, creating a better linkage between the shopping centre and other areas in Newlands, improving access to the centre, and encouraging a supermarket development were also common issues identified for Council to address.

The feedback received shows there are a range of things people like about Newlands Centre, including for example:

- its convenience
- essential services (eg. mail box, ATM, medical services)
- parking
- takeaway options
- playground
- chemist close to the medical centre
- specialty shops (eg. Christian book shop, Asian spices shop)
- quiet – not as busy as Johnsonville
- meeting local people
- schools nearby.

Submitters did however identify a large number of things about the centre they would change. These included for example:

- better entry and exit to the shopping centre
- improve aesthetic of retail buildings/make more modern
- undercover car park
- transport hub (with weather protection)
- improved toilet block with baby changing facility
- supermarket

- more retail shops – mixed use
- improve design and layout of shops
- better sense of cohesion
- more family and pedestrian friendly
- speed restrictions for vehicles between Bracken Rd and Batchelor St
- less commuter parking
- protection from the weather
- better lighting, seating, more trees
- improving safety night and day (especially in service lanes behind shops, around toilet block/walkway area, walkway between tavern and main car park, and car park areas near medical centre and the Hindu Temple).

5. Discussion

5.1 Issues and opportunities for revitalisation

Newlands Centre is currently one of the less successful centres in Wellington City. Whilst it has significant potential, the physical environment is poor and there are only limited services available. Spaces and activities are poorly defined, and there are a number of areas of land that are underutilised and/or poorly maintained.

The revitalisation of Newlands Centre could mean a wider range of services and shops, better quality public spaces and amenities, more people using the area's facilities, and more people living in the area. New development also provides opportunities to improve the look and feel of Newlands Centre, creating a more interesting and vibrant place.

However, development also presents challenges that need to be carefully managed. These include for example the impacts of development on traffic levels, car parking and pedestrian movements to and through the centre, maintaining the valued character of surrounding neighbourhoods and enhancing the area's sense of place.

Some of the key opportunities to improve Newlands Centre include:

- strengthening and enhancing the existing centre, providing more of a focal point for the Newlands suburb, and a more vibrant and well-designed local shopping destination
- improving the overall design quality and attractiveness of Newlands Centre through new built form
- creating a much more 'people-friendly' environment with new and improved public spaces and good pedestrian provisions
- improving vehicular and pedestrian access to and through Newlands Centre, encouraging good public transport facilities and ensuring adequate parking for shoppers and short-stay visitors
- increasing peoples' safety and security in and around the Centre at all times of the day through better design of buildings and spaces
- creating stronger connections between Newlands Centre and the Community Centre, and other community and recreation facilities such as the

community hall, Newlands Park, the skate-park, local schools and childcare facilities

- improving or redeveloping Council-owned assets (e.g. Council housing, road reserve and car parking areas etc) to help assist the revitalisation of the Centre
- recognising the contribution of private sector investment to the revitalisation of the Centre and the achievement of the vision.

There are also a number of challenges that need to be considered including:

- Disparate land ownership – there is a dispersed pattern of land ownership within the Centre with some 20 landowners and lessees. This has the potential to constrain future redevelopment by making it difficult to amalgamate sufficient land to enable schemes to proceed.
- Dislocation of activities and poor urban design – the current layout of buildings and activities within the Centre results in the perception of separate sub-areas which are poorly connected (ie. McMillan Court, Batchelor Street, and Newlands Road). This works against the creation of a focal point for the community. The overall lack of good quality buildings and spaces and the poor definition of spaces and activities currently detract from the attractiveness of investing in the Centre.
- Large areas of legal road – the McMillan Court car park, the vehicular accessways, service lanes and the area of public space are all classified as legal road. Any significant redevelopment proposal may require the legal road status to be removed which is potentially a lengthy and costly process.
- Retail viability – as a district centre, there is potential for more mixed uses within the Centre, with residential uses above ground floor commercial and retail uses. Of relevance to the future retail viability and growth of Newlands is the continuing growth of Johnsonville as a sub-regional centre serving the wider northern suburbs area. There is a risk that if no action is taken by Council or if significant private development does not eventuate, Newlands will suffer from a further reduction in retailing. There is however a strong community desire for there to be more and better quality local convenience shopping opportunities in Newlands Centre, helping reduce the need for residents to travel to Johnsonville for day-to-day needs.
- Need for collaborative leadership – given the constraints to redevelopment that exist in Newlands Centre there is a clear need for Council to establish partnerships and to work collaboratively with the private sector in particular (but also potentially public sector agencies like Housing New Zealand) to improve the Centre for the benefit of the local community and the city as a whole. This includes developing an agreed future plan for the area to enable and guide private investment. It also involves Council more actively engaging with and developing relationships with private investors to achieve the outcomes envisioned.

5.2 The revised Newlands Centre Plan

Appendix 1 outlines a revised draft Centre Plan for Newlands. The revised plan has been developed taking into account the feedback received on the draft plan, the changes in the area since late 2006 and draft development proposals.

The draft status of the revised Centre Plan will enable and encourage further engagement with the community, property owners, developers and businesses on the vision and overall direction, the key development principles, and the potential development opportunities identified.

The purpose of the Centre Plan is to set out a long-term development vision that will guide the revitalisation and redevelopment of Newlands Centre. The aim is for Newlands Centre to be a more vibrant and attractive place, better meeting the needs of the local community. It identifies the key outcomes Council is seeking and signals future potential development opportunities – both for Council and the private sector.

The plan is primarily focused on the Centre zoned area and its future redevelopment, but it also recognises that the surrounding residential, commercial, community, recreational and educational areas have an important influence on the area's future growth and therefore need to be considered in the planning process.

The plan's long-term vision for Newlands Centre is:

To transform Newlands Centre into a vibrant, functional, attractive and pedestrian-friendly mixed-use urban village with good access to community services, public transport, and outdoor and recreational facilities. High quality development is important and should be laid out to provide vibrant spaces that connect with surrounding areas. New buildings and public spaces will ensure the area's sense of place is enhanced. Newlands Centre will be an inviting and safe place to be in at all times of the day and night.

The key development principles for achieving the vision are:

- **Role and identity** – Create a stronger 'gateway entrance' to Newlands Centre, develop a stronger focal point for the shopping centre, and enhance the area's sense of place.
- **Land use and activities** – Encourage and facilitate redevelopment within and around Newlands Centre for mixed uses and activities. Use the Community Centre to enhance the integration of activities and spaces.
- **Vehicle movement and parking** – Provide vehicle access and parking that supports the Centre's land uses, ensures accessibility, connectivity and safety, and enables a high quality public domain.

- **Public open spaces and the pedestrian and cycle network** – Improve the amenity and integration of the Centre through better quality and safer public open spaces, pedestrian and cycle connections.
- **Urban form** – Improve the amenity of Newlands Centre by ensuring good quality design of all new buildings and spaces.

Each development principle has a set of supporting ‘strategies’ or key areas of focus/action for Council and other parties.

A key part of the revised Centre Plan is the draft concept plan which visually depicts the future vision for Newlands Centre. There are two concept plans addressing different timeframes – one is a shorter term vision, looking ahead five years. The key catalyst for revitalisation of the Centre over this period is the proposed supermarket development and the proposed car-parking and public space improvements in and around the McMillan Court shopping area. Other revitalisation opportunities signalled over the shorter term include:

- the development of a shared street between Batchelor Street and the McMillan Court shopping area
- the formalisation of Council car parking land between the tavern and McMillan Court
- investigating development opportunities for the Community House reserve land, and
- investigating the opening up of Atkinson Street to left in-left out vehicle movements.

The second concept plan presents a series of potential development ideas and options for a much longer timeframe – looking beyond five years out to 20 years. Many of these ideas signal the possible redevelopment of key sites within the Centre that are privately owned, for example, the tavern site, the current medical centre site, and the commercial buildings fronting Newlands Road. The development of these sites over time are obviously subject to the development plans of the respective landowners, however, the concept plan is signalling the long-term potential of these key sites and their possibility for redevelopment.

The development options for the longer term also include the future use of the reserve land where the Community House is currently located, and the upgrade and potential comprehensive redevelopment of the Council’s social housing units. Again, the plan is signalling these sites as potential development opportunities, but any future development would be subject to further investigation and feasibility studies being completed as well as Council approval.

5.3 Implementation approach and Council’s role

The revised Centre Plan includes a draft action plan for achieving the vision. The action plan outlines potential projects and their timing, priority and possible resourcing implications.

While the action plan is focussed primarily on the role of Council, it is clear that the vision for Newlands cannot be successfully achieved by Council alone. A coordinated and long-term approach which involves landowners, businesses and the community will be necessary to achieve the change envisioned. The Centre Plan proposes that Council takes an active leadership role in the revitalisation of Newlands, by outlining a clear vision, investing as appropriate in public space and other improvements, and working closely with others to achieve the vision.

The plan seeks to add value to planned private investment, and to guide and coordinate other private and public investment to ensure future development enhances Newlands Centre and delivers maximum benefits to the local community. A clear long-term vision and commitment from Council will help enable investors to bring forward schemes much earlier than is likely otherwise and with greater confidence.

The plan also recognises that there is opportunity in Newlands to better utilise Council-owned assets to help facilitate revitalisation and redevelopment (eg. the central car parking area and other areas of legal road, the Community House reserve land, and Council's social housing).

Whilst the Centre Plan is not a statutory plan, it will help frame potential changes to Council policies and plans like the District Plan and the Development Contributions Policy, and it will input into future Annual Plan/LTCCP planning and prioritisation processes in terms of new projects and funding requirements.

5.4 Other linkages

The Newlands Centre Plan has important linkages with a number of other Council projects and work programmes, for example:

- **Newlands Community Centre** – the new Community Centre was completed in late 2008. It represents a significant community investment and has helped regenerate the Batchelor Street area, improving the quality and attractiveness of the area, increasing community focus, and bringing more activity and life into the area. The Centre Plan looks to emphasise the importance of the Community Centre as being a key part of a revitalised Newlands Centre.
- **Newlands Community House** – this facility is situated on reserve land on the corner of Atkinson and Batchelor Streets. Council has resolved not to renew the lease with the Newlands Community House Incorporated for the house and that the future use of this reserve will be decided as part of the Newlands Centre project and the current review of the reserve network. Public space in Newlands Centre is best located adjacent to the main retail area (and area of public activity) in McMillan Court rather than at the Community House reserve. Active recreation and play is provided with the half court at the Community Centre, the skate park and the potential community playground on Newlands Park. The retention and development of the Community House reserve as open space would add little value to the existing open space provision in and around Newlands Centre. In terms of potential future uses, the Centre Plan signals that long-term this site could

possibly be redeveloped for more intensive residential development, however any proposed development would require a detailed feasibility investigation, the removal of the reserve status of the land and Council approval.

- **Community Facilities Review** – In November 2008, the Strategy and Policy Committee adopted the recommendations of the Community Facilities Review and agreed a programme of work to implement the review findings. This work programme included a review of the existing Community Facilities and Grants Policies, mapping of facilities and services, and developing levels of service across Council's community facilities. This work is currently underway and the results will be incorporated into the Community Facilities Policy review and presented to Councillors in November 2009.
- **Northern Reserves Management Plan** – this plan considers the long-term development of the parks, reserves and sports ground network in the northern suburbs. Consultation was undertaken on a draft management plan from March to May 2008 and a final plan was adopted in August 2008. As part of the implementation of the plan, Council is currently undertaking a review of the reserve network in Newlands/Paparangi/Grenada Village/Woodridge area. The purpose of the review is to assess parks and reserves provisions across this area and consider future options for some reserves. The results will help inform the development of a plan for how the network will be developed over time. It is proposed to align the public consultation on the draft outcomes of the review with the consultation on the Centre Plan so that the two processes can inform one another.
- **Housing upgrade project** – Council is upgrading its social housing over the next 20 years and an upgrade of the units on Batchelor Street is currently scheduled to occur in the next 10-year financial period, ie. between 2013-2018. The options for renovating and redeveloping these housing units, which could potentially include comprehensive redevelopment, will be explored in more detail as part of the progression of the Housing Upgrade Project (comprehensive redevelopment would however require additional funding). There may also be potential to bring forward the upgrade to align with the planned private investment and potential car park and public space upgrade.
- **Road-stopping application** – Road-stopping is required to enable a viable-sized site to be created for the proposed supermarket. An application to stop a section of legal road in the McMillan Court area has been lodged with Council. Consultation with affected landowners/neighbours and the public is required as part of the road-stopping process. This will be aligned with the consultation on the Centre Plan as far as is practical.

5.5 LTCCP Implications

While a large part of the Centre Plan's focus is on encouraging and guiding private investment in the Centre, the plan does have potential implications for Council's future capital and operational expenditure. Council has an important role in supporting the Centre's local businesses and private investment by

ensuring a high quality public realm, streetscape and open spaces, good quality infrastructure, and appropriate supporting community and recreational facilities.

The Centre Plan states that the availability of Council funds for potential new projects is not guaranteed and will be subject to future Annual Plan/LTCCP prioritisation processes. Flexibility has been built into the timing and phasing of potential actions to help ensure affordability and to recognise relationships with other projects and work programmes.

Some of the implementation actions identified can be achieved through existing Council work programmes and budgets. Where new funding will potentially be required for new projects, estimated costs are identified (where it has been possible at this early stage) in order to provide an indication of likely funding requirements. For example, the potential upgrade of the McMillan Court car parking and public space area has been initially estimated at approximately \$500-600k.

Some actions may be part funded through other means such as development contributions. The Development Contributions Policy provides that new growth related infrastructure (eg. sewerage, stormwater, roading, parks) be funded through development contributions. The Centre Plan includes an action to review the development contributions regime as it applies to the Newlands Centre area in order to help fund the growth component of future new infrastructure. There may also be potential to reinvest funds received for example from the proposed road-stopping back into improvements.

Funding of \$120,000 is currently identified in 2011/2012 for the construction of new public toilets. This project has been on Council's work programme for several years but has been delayed in order to ensure integration with the Centre Plan and the potential upgrade of the McMillan Court area.

A further report back to SPC is proposed in early 2010 which will include a revised Centre Plan and more detailed proposals for any new capital and operational expenditure items. It is proposed that any Council funding of potential new capital projects (eg. the possible upgrade of the McMillan Court car parking and public space area) aligns with the construction of the proposed supermarket. This timing will be dependant to a large extent on the road-stopping and resource consent application processes. The action plan proposes that detailed design for key car parking and public space improvements be undertaken in 2010/11 with construction following in 2011/12. These projects would need to be considered as part of future Annual Plan/LTCCP prioritisation processes.

5.6 Next steps

Due to the extended timeframe since the draft long-term plan was last considered by Council and the community, it is proposed to undertake further consultation on the revised Newlands Centre Plan during November 2009. This approach is considered to be fairer to the community, land and business owners and tenants, many of whom may not have been involved in the last consultation in 2006.

The consultation material will include a brochure outlining the revised Centre Plan, the key guiding principles and the potential short-term and long-term development opportunities. There will be supporting website information, an Our Wellington page article, a media release, as well as a public display and drop-in sessions at the Community Centre. Targeted meetings will be held with stakeholder and community groups as appropriate.

It is proposed to align public consultation on the revised Centre Plan with the consultation being undertaken on the review of the local reserves network and the road stopping application for the proposed supermarket development.

It is proposed to report back to the Committee in early 2010 with the results of the consultation and a final Newlands Centre Plan for adoption.

6. Conclusion

Newlands is an important district centre and is a key part of the future vision for the northern suburbs as outlined by the Northern Growth Management Framework. It is currently however one of the city's less successful centres and would benefit significantly from efforts to revitalise it and attract investment.

The revised Centre Plan builds on the draft plan consulted on in November 2006 by presenting a more detailed vision to guide revitalisation and redevelopment. The aim is for Newlands to be a more vibrant and attractive local centre. Improving the centre will be a long-term process and much will depend on what private sector investment can be attracted. However, Council has an important role to play in helping to facilitate development and in investing in appropriate public space, streetscape and roading improvements, as well as aligning as far as possible larger projects like the housing upgrade with the plan and its vision.

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Supporting Information

1) Strategic Fit / Strategic Outcome

The revised long-term development plan for Newlands Centre directly implements Council's strategic direction for urban development as outlined by the Urban Development Strategy. The plan is also consistent with the Northern Growth Management Framework, the Centres Policy and the Centre Planning Forward Programme, the District Plan review and the Wellington Regional Strategy.

2) LTCCP/Annual Plan reference and long term financial impact

There will be some future implications for capital and operational expenditure as a result of the revised long-term plan. Indicative costs for significant items have been estimated, however detailed costings are not able to be specified at this stage. A further report back to SPC is proposed for early 2010 which will include more detailed proposals. Any projects requiring new funding will be considered as part of future Annual Plan/LTCCP planning and prioritisation processes.

3) Treaty of Waitangi considerations

There are no known Treaty of Waitangi considerations.

4) Decision-Making

This is not a significant decision under the LGA. The report seeks approval for public consultation on the draft revised Newlands long-term development plan.

5) Consultation

a) General Consultation

Public consultation has been undertaken with the community and key stakeholders on an initial draft development plan. Approval is now sought for public consultation on a revised development plan.

b) Consultation with Maori

Maori will be consulted as part of the proposed consultation process.

6) Legal Implications

There are no legal implications at this stage.

7) Consistency with existing policy

This report is consistent with Council policy. The revised plan and the proposed consultation process accord with the strategic direction as set out in the Urban Development Strategy, the Northern Growth Management Framework, the Centres Policy and Council's engagement policy. The long-term plan is also being aligned with proposed changes to the District Plan (suburban centres and residential).

APPENDIX 1: Revised Draft Newlands Centre Plan

**APPENDIX 2: Summary of consultation on draft long-term plan
(November 2006)**