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**REPORT 3**  
*(1215/52/IM)*

## **NEWLANDS CENTRE PLAN**

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### **1. Purpose of Report**

To report back on the results of public consultation and seek agreement to adopt the final 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.

The Newlands Centre Plan has been developed to respond to the specific issues, challenges and opportunities of Newlands. It takes account of new developments such as the new community centre, the proposed supermarket and the upgrade of the Batchelor Street Council housing, as well as Council's policy framework, including the review of the Suburban Centres and Residential chapters of the District Plan, and the review of the wider Newlands area open spaces, parks and reserves network. The aim of the Centre Plan is to direct and guide future development so it occurs in a more integrated way and helps contribute to a revitalised and vibrant centre. It recognises that in order to achieve an improved centre, both private and public investment will be required.

The draft Newlands Centre Plan was approved by the Committee in October 2009. Consultation was undertaken over November and December 2009 in conjunction with consultation on the Newlands area parks and reserves network. A total of 61 comments and feedback forms were received from a range of individuals and organisations (refer Appendix 1). The feedback shows support for the long-term vision for Newlands Centre and the key outcomes proposed.

The Centre Plan has been reviewed and amended to reflect key concerns and to clarify and strengthen certain provisions. The majority of amendments that have been made are to the concept plans to clarify proposals relating to specific

sites and areas, and to the action plan to ensure the actions are realistic, provide clarity around costs and priority, and are clear about where responsibility lies within Council.

This report recommends that the final Newlands Centre Plan, attached as **Appendix 2**, be adopted.

### **3. Recommendations**

Officers recommend that the Committee:

1. *Receive the information.*
2. *Note that the draft Newlands Centre Plan was approved by the Committee in October 2009 and a total of 61 comments were received during the consultation period over November and December 2009.*
3. *Agree that funding implications for the proposed McMillan Court car park and public space improvements (Action Plan, Table 2) be included for consideration as part of the 2011/12 Annual Plan prioritisation process.*
4. *Note that any funding implications (including the application of development contributions) for other proposed projects (Action Plan, Table 3) will be included as appropriate for consideration as part of future Annual Plan/LTCCP prioritisation processes.*
5. *Agree that any funds from the sale of Council-owned land within Newlands Centre, including land associated with the McMillan Court road-stopping proposal, be reinvested into the Newlands Centre revitalisation actions.*
6. *Delegate to the Portfolio Leader for Urban Development and the Chief Executive the authority to make any changes to the Plan, required as a result of decisions of this Committee, prior to the Plan being referred to Council.*
7. *Agree to recommend to Council that it:*
  - (a) *Adopt the Newlands Centre Plan (attached as Appendix 2).*
  - (b) *Delegate to the Portfolio Leader for Urban Development and the Chief Executive the authority to make any changes to the Plan required as a result of the decisions of Council, prior to its publication.*

## **4. Background**

### **4.1 Strategic policy context**

#### **Northern Growth Management Framework**

The Northern Growth Management Framework (NGMF) 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.

The 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.

#### **Centres Policy & the Centre Planning Programme**

The Centres Policy was adopted by Council in August 2008. 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 as a District Centre.

Completing the Newlands Centre Plan is consistent with the Centre Planning Forward Programme (adopted by Council in June 2008) which identifies Newlands as a priority project for completion in the 2009/10 financial year.

#### **Proposed District Plan Changes 72 and 73**

Proposed district plan changes relating to the Centres and Residential chapters of the Plan were notified on 29 September 2009. Proposed Plan Change 73 is a full review of the Suburban Centres chapter. The plan change aims to better align the district plan approach for these areas with the approach outlined in the Centres Policy. This includes supporting existing and planned centres as core retail and commercial areas, and encouraging mixed use within centres, including residential living. The plan change includes increased policy guidance regarding urban design and the introduction of a new design guide for centres to help improve the quality of new development. The proposed design guide will help improve the quality and design of new buildings and development in Newlands Centre. Primary and secondary building frontages have also been identified for key sites in the Centre to help maintain and enhance important street edges and to ensure good quality ground level pedestrian streetscapes.

Proposed Plan Change 72 is a full review of the residential chapters of the District Plan. It builds on the provisions of the operative District Plan for managing residential development across the city, and identifies areas most suited to residential intensification. As part of this, the plan change proposes two new 'areas of change' surrounding the Johnsonville and Kilbirnie town centres to provide for medium-density housing. As part of the approach to managing residential growth it was agreed that other centres would be

considered for residential intensification at a later date. Newlands is one of these centres. A report back will be scheduled for later in 2010.

Council hearings on the submissions received on these two proposed plan changes are scheduled to commence in late April this year.

#### **4.2 Centre Plan process**

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.

A report on outlining draft principles and a draft concept plan for Newlands Centre was presented to SPC in September 2006. Consultation on an initial draft plan was undertaken in November 2006. The feedback received on the draft plan was largely positive, but called for the plan to be more ambitious and for Council to encourage more extensive redevelopment of the centre. Key issues that were raised included:

- improving the appearance of buildings, improving building design, and generally upgrading the area
- attracting more consumers and retailers to the shopping centre
- ensuring adequate, safe car parking areas
- encouraging more community atmosphere within the centre
- encouraging private sector investment in more retail and mixed uses in the area
- using Council-owned land and assets to help facilitate revitalisation within the centre.

Following consultation on the draft plan, a significant landowner within Newlands Centre approached Council in early 2007 to outline their intentions to redevelop two key sites for a supermarket and other retail/commercial uses. Because of the significance of the proposed development to the centre, the finalisation of the Centre Plan was delayed to enable more certainty to be gained on the nature and implications of the development and how they could be reflected in the Centre Plan.

In October 2009 the Committee approved a revised draft Newlands Centre Plan for consultation. This plan built on the initial draft plan consulted on in 2006. It integrated new developments into the long-term vision such as the proposed supermarket development, but also the construction of the new community centre, the planned upgrade of the Batchelor Street Council housing, and the review of council-owned local open spaces, parks and reserves.

#### **4.3 Consultation on the Draft Newlands Centre Plan (2009)**

The draft Newlands Centre Plan was approved by the Committee for consultation on 8 October 2009. Public consultation was undertaken from 3 November to 14 December 2009. The consultation was undertaken in

conjunction with consultation on the wider Newlands area parks and open space network. This allowed the public to comment on both processes at the same time through a joint information display and public drop-in sessions at the Community Centre, and has enabled integration between the two planning processes.

A total of 61 feedback forms and comments were received from a range of organisations and individuals on the draft Centre Plan. The summary of consultation is attached as Appendix 1.

The feedback received shows support for the draft plan, the key outcomes sought and the key initiatives identified. In summary:

- In terms of the overall vision outlined in the draft Centre Plan, 40% of responses supported the vision, and 52% supported it subject to changes (a total of 92%). Common themes where people thought changes were required included:
  - increasing pedestrian safety
  - ensuring adequate parking for shoppers and commuters
  - addressing traffic issues such as vehicle speeds along Newlands Road, Bracken Road and Stewart Drive
  - improving the poor state of buildings and shops
  - bringing forward the timeframes for action (both in relation to the short-term and long-term plans)
  - encouraging more investment in the centre from private businesses and landowners.
- In terms of the key guiding principles outlined in the plan:
  - *Role and identity*: 93% either strongly agreed or agreed with this principle
  - *Land uses and activities*: 74% either strongly agreed or agreed with this principle
  - *Vehicle movement and parking*: 77% either strongly agreed or agreed with this principle
  - *Public open spaces and the pedestrian and cycle network*: 81% either strongly agreed or agreed with this principle
  - *Urban form*: 96% either strongly agreed or agreed with this principle.
- In terms of the draft concept plans outlined in the plan:
  - *Short-term vision (1-5 years)*: 76% either strongly agreed or agreed with the ideas and concepts outlined for the centre
  - *Long-term vision (looking forward 20 years)*: 68% either strongly agreed or agreed with the ideas and concepts outlined.
- In terms of the draft action plan, 44% strongly agreed and 32% agreed (total 74%) with the actions outlined.

There is a high level of support for the plan's aim of improving the overall look and feel of the Newlands shopping centre area. Many people commented on the area's run-down appearance, the poor quality of buildings and spaces, and the lack of shops and activities to attract people to the centre.

Many locals feel that Newlands has long been neglected in terms of investment, and that Council-led investment would help trigger private investment in the area. However, many people also commented that there is a need for private businesses and landowners to invest in Newlands. Many people would like to see progress on implementing the vision for Newlands as soon as possible. Proposals seen as being positive included:

- Improved pedestrian connections, including linkages to public transport
- The proposal for a safer pedestrian connection from the shopping mall across Newlands Road to the bus stop, park and school
- Ensuring good accessibility, connectivity and safety to, around and through the centre
- The proposed upgrade to the McMillan Court car park
- The proposed supermarket development
- The upgrade of the Council housing on Batchelor Street
- The idea of better connecting the Community Centre with the rest of the shopping centre area, including the 'shared street' connection from Batchelor Street and improvements for pedestrians
- The general aim of creating a more attractive 'hub' for locals with a more appealing environment
- Improving general amenity and having better quality and safer public spaces
- Improving the entrance to the shopping centre area, for both vehicles and pedestrians.

The feedback also identified a number of areas where people feel improvements could be made to the draft Centre Plan. These included:

- Providing for increased pedestrian safety in and around the centre, particularly in the Newlands Road area
- Ensuring there is adequate parking within and around the centre to support a range of activities
- Reducing vehicle speeds along Newlands Road, and around the Bracken Road and Stewart Drive corners of the shopping centre
- Generating more investment from private businesses and landowners
- Providing for limited residential living within the centre itself, as long as it is of a high quality and not high-rise
- Concern about the possible future use of Community House site (there was significant support for retaining it as some sort of community use)
- Bringing forward the timeframes for action/implementation.

## 5. Discussion

### 5.1 Purpose and scope of the Centre Plan

The Newlands Centre Plan provides a framework to guide the centre's long-term development. It sets out a vision for the area and identifies key opportunities for change – both private and public driven – over the next 20 years.

The Plan envisages a more vibrant and attractive town centre that better supports the needs of the local community. The five key guiding principles promoted in the plan 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 in and around Newlands Centre for a range of 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 provides a high quality public domain.
- **Public open spaces and the pedestrian and cycle network:** Improve the amenity and integration of the centre with better quality and safer public open spaces, pedestrian and cycle connections.
- **Urban form:** Improve the amenity of Newlands Centre by ensuring quality design of all new buildings and spaces.

The Plan is primarily focused on the Suburban Centre zoned area and how it will develop into the future, but it also recognises that the surrounding recreational, educational, community and residential areas have an important influence on the future growth of the Newlands Centre.

The Plan includes an implementation plan to achieve the vision. 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. The Plan therefore seeks to guide and coordinate public and private investment in the area to ensure that future development enhances the Newlands Centre and delivers maximum benefits to the local community, the northern suburbs, and the wider city.

### 5.2 Proposed amendments to the Centre Plan

Appendix 2 outlines the final Newlands Centre Plan recommended for adoption. The plan has been reviewed and amended where appropriate in order to reflect

the feedback received during the consultation process, and to provide an appropriate framework to guide proposed future development.

The key amendments proposed to the plan are outlined as follows:

### ***a) Context setting***

A map explaining the existing context of Newlands Centre has been added to the introductory section of the Centre Plan. It identifies the main components of the Centre, as well as key issues and concerns reflected in public feedback and information gathering.

### ***b) Concept plans***

#### **General amendments:**

- Newlands Primary School has been included along with its entranceway and the existing pedestrian crossing on both the short and long-term concept plans.
- All existing pedestrian crossings have been identified.
- Redesigning the Bracken Road/Stewart Drive corner (to help reduce vehicle speeds around this corner and improve safety).

#### **Short-term vision:**

- Keeping the intention to look into the feasibility of reopening Atkinson St (to help support the functioning of the centre and access to the community centre), but on the plan showing the street as closed off (as is at present) with the notation symbol indicating the feasibility study.
- Moving the location of the indicative pedestrian crossing point away from the proposed supermarket entrance area back towards the school/fire station to reduce potential pedestrian/traffic conflicts.
- Removing the indicative community park sketch from the fire station location and replacing with the footprint of the current fire station building to reflect that the relocation of this building is still uncertain and may not eventuate in the short-term.
- Keeping the intention to create/enhance the area under the current glass canopy in the shopping area as a pedestrian focal point/public space area but removing the idea of relocating the glass canopy; in conjunction with this, keeping the pedestrian accessway link under the glass canopy to the medical centre/Temple area as this is an important pedestrian connection (rather than investigating the infilling of the space for a retail building).

#### **Long-term vision:**

- Including a new notation on the plan to signal the possible reconfiguring of the Atkinson Street/Newlands Road corner for limited left-in/left out vehicle access (dependant on the results of a feasibility study) combined with the possible moving of the pedestrian crossing to ensure continued pedestrian safety.
- Including a notation on the map to signal the possible new community park, subject to a master-planning exercise for the Newlands Park area.



- Removing the idea of inserting an infill retail building in the area where the glass canopy is at present, but retaining the possibility of extending the canopy coverage to provide increased protection from the weather.
- Amending the building footprint of the Hindu Temple to indicate their long-term plans to upgrade and expand the Temple buildings.
- Rewording the notations relating to the tavern site and its long-term potential for redevelopment, emphasising the potential opportunity to reconfigure building form, parking and street frontage as part of any development application.

### ***c) Action Plan***

Whilst the general structure of the action plan remains similar to that of the draft and the majority of the actions from the draft are retained, the format of the introductory sections and the action plan tables has been remodelled. The changes are to ensure the Plan's actions are realistic, provide clarity around costs and priority, and are clear about where responsibility lies within Council.

As in the draft Plan, there remains a strong emphasis on coordination and working with other private and public sector parties to achieve the goals of the Plan. In terms of projects requiring new funding, the action plan more clearly identifies those projects that are considered essential to the revitalisation of the centre and to supporting planned private investment (refer Table 2), and those projects that while still important to achieving the Plan's goals are of a lesser priority as they require further feasibility investigation and design work (refer Table 3). Key Council projects and programmes that are already underway (or are committed to) and that contribute to the achievement of the Plan are also more clearly identified (refer Table 1).

Other changes to the action plan section include:

- Ensuring on-going project support for the initial implementation phases of the Centre Plan by including a new action point.
- Including reference to the proposed Newlands Park master-planning process (to be led by Parks and Gardens) which will involve the community and consider the future options for the use of the park as a sportsfield and community park.
- Including reference to working with local schools (particularly Newlands Primary School and Bellevue Primary) to develop school travel plans to help reduce congestion and improve safety.
- Including an action point in regards to the upgrade and formalisation of the car-parking area on Council-owned land adjacent to the Tavern.
- Including an action point for Council to undertake a safety audit of the Centre to help address safety concerns (to occur prior to the supermarket development and the McMillan Court car park and public space improvements).
- Including an action point in regards to working with Greater Wellington and local bus companies to ensure integration and consistency of bus network plans with the Plan's aims.

- Bringing forward the timeframe for monitoring and reporting on progress against the Plan's goals and actions from every five years to every two years.

### 5.3 Key linkages

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

- **Former Newlands Community House site** (corner of Atkinson and Batchelor Streets) – Following construction of the new Community Centre and its successful commissioning, last year Council resolved not to renew the lease with the Newlands Community House Incorporated for the house. Council resolved that the future use of this reserve land would be decided as part of the Newlands Centre project and the review of the local reserve network. As part of the Council's Housing Upgrade Programme, the community house building is being relocated to the Rintoul Street Villas site to provide the Rintoul community with a much needed expanded community facility.

In terms of potential future uses of the land, the Centre Plan signals that long-term this site could be redeveloped for other uses consistent with the revitalisation of the centre, however it notes that redevelopment opportunities would be subject to a feasibility investigation (to be completed within 1-5 years). In the short-term it is anticipated that this site will be used for community purposes consistent with the land's underlying zoning (for example, maintained as an open space area). Any future redevelopment of the site would be dependant on the results of the feasibility investigation and would likely take place in the long term (5-20 years). It should be noted that any change to the current reserve status of the land would require Council approval<sup>1</sup>, and any new works or construction would be dependant on additional funding being approved.

- **Review of the local parks and reserves network** – As part of the implementation of the Northern Reserves Management Plan, a review of the parks and reserve network in the Newlands/Paparangi/Grenada Village/ Woodridge area has been undertaken. The purpose of the review was to assess parks and reserves provisions across the area and consider future options for some reserves. The results from the review will help inform the development of a plan for how the network will be developed over time. In terms of parks and reserves in close proximity to Newlands Centre, the primary area is Newlands Park (directly across Newlands Road from the shopping centre).

The review has identified the need for a more detailed master-planning process to be undertaken for the Newlands Park area. This process would help develop more detailed plans for future use of the park as a sportsfield

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<sup>1</sup> The land is currently classified as Local Purpose (Community Centre) Reserve.

and community park. In particular it will look at new facilities such as a playground, incorporation of an all weather track/fitness course, a walkway link to Robert Street and the need for expanded youth facilities. It would also consider the provision of parking to support the park facilities.

- **Housing upgrade project** – Council is upgrading its social housing over the next 20 years and an upgrade of the units on Batchelor Street is scheduled to occur in the next 10-year financial period, ie. between 2013-2018. However, the Housing Upgrade Project is proposing to bring forward the Batchelor Street upgrade to 2012/13 to better align with the planned Newlands Centre supermarket development and car park/public space upgrade. 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, as opposed to just upgrade works, would require additional funding and/or a partnership arrangement.
- **Proposed supermarket development** – The development of a supermarket is signalled in the Plan as being a key part of the revitalisation of Newlands Centre. A resource consent for the proposed supermarket development on the corner of Newlands Road and Bracken Road has recently been issued. The consent provides for the development of a 2,060m<sup>2</sup> “New World” supermarket with 73 basement car parks. Servicing is to take place via a right of way accessed from Batchelor Street. The supermarket will have its primary pedestrian entrance facing the McMillan Court shopping area, with pedestrian links along the northern and western sides of the building. Vehicle access to the basement car parking area will be accessed off Newlands Road.

A significant portion of legal road is incorporated within the proposed development site. Road-stopping this area is required to enable a viable-sized site to be created for the supermarket. A separate application to stop this section of legal road was lodged with Council late last year and is being processed. Consultation with affected landowners, neighbours and the public is required as part of the road-stopping process and is scheduled to take place in late May/June this year. Following consultation on the road stopping, the Council hears any objections and makes a decision on the road stopping application. Objectors can appeal decisions to the Environment Court. The development hinges on the outcome of the road-stopping process. The Plan proposes that the McMillan Court car parking and surrounding public space areas be upgraded in conjunction with the construction of the supermarket.

One of the consequential effects on any road-stopping application and proposed supermarket/car park redevelopment would be the loss of commuter parking in the main shopping area. The Centre Plan proposes that the area of Council-owned land adjacent to the Tavern (located behind

the main shopping area) be upgraded and formalised in order to help mitigate these concerns. An assessment has also identified the option of using on-street parking in the surrounding neighbourhood. The Centre Plan is however clear that the role of Newlands Centre does not include the provision of commuter park and ride facilities within the main shopping area itself (i.e. McMillan Court). Parking in this area should be primarily to support the role and function of the centre itself.

#### **5.4 Implementation approach**

The action plan outlines potential projects and their timing, priority and indicative 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 Plan therefore proposes that Council take 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 (e.g. landowners, businesses, developers) to achieve the vision.

The Centre Plan seeks to add value to planned private investment and to guide and coordinate future private and public investment to ensure any new 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 and with greater confidence than is likely otherwise.

The Plan also recognises that there is opportunity in Newlands to better utilise Council-owned assets within and around the Centre to help facilitate revitalisation – for example, the central car parking area of McMillan Court and other areas of legal road, the reserve land on Atkinson Street (the former Community House site), Council's social housing on Batchelor Street, and the Newlands Park area. The Plan promotes the use of any funds obtained by Council from land redevelopment or sales in the area to be reinvested back into projects and works within and around Newlands Centre.

Whilst the Plan is not a statutory plan, it integrates with Council policies including the District Plan and the Development Contributions Policy, and it will connect into future Annual Plan/LTCCP planning and prioritisation processes in terms of funding requirements for new projects.

#### **5.5 LTCCP Implications**

While a large part of the 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 by ensuring a high quality public realm, streetscape and

open spaces, good quality infrastructure, and appropriate supporting community and recreational facilities.

### *Key actions*

The Plan identifies a number of high priority actions for Council, some of which have funding implications. The most significant action for Council identified in the Plan is the proposed McMillan Court car park and associated public space improvements. This project is considered essential to facilitating the proposed supermarket development and hence to kick-starting revitalisation of Newlands Centre. The action plan signals that this project requires consideration as part of the 2011/12 Annual Plan process.

Other high priority actions for Council identified in the Plan include for example working with landowners and business owners to encourage the redevelopment of key opportunity sites, ensuring on-going project support for the implementation of the Plan, ensuring Council's Asset Management Plans are consistent with the aims of the Plan, and monitoring and reporting on the progress with implementing the Plan every two years.

### *Funding*

The 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 recognise that some proposed projects are subject to further feasibility investigation, as well as to help ensure affordability and recognise relationships with other projects and work programmes.

Some of the actions identified in the Plan can be achieved through existing Council work programmes and budgets. Actions proposing projects that will require new funding have been clearly identified. In terms of the proposed upgrade of the McMillan Court car parking and associated public space areas (the key priority action for Council), an indicative cost of \$600,000 (CAPEX) has been identified. Further work will be undertaken to confirm this figure so it can be considered as part of the 2011/12 Annual Plan process. It is proposed that a significant portion of the cost of these improvements be funded from the reinvestment of funding obtained from the road stopping and the sale of Council land for the proposed supermarket development.

Some actions may be part funded through other means such as development contributions. Council policy is that one hundred percent of growth related infrastructure be funded by development contributions, and the Centre Plan includes an action to identify the growth component of proposed new infrastructure and their development contribution implications. The key capital expenditure items proposed in the Centre Plan (i.e. the carparking, streetscape and public space improvements in McMillan Court), are to support the planned private development and to improve levels of service for the existing population. It may be appropriate for development contributions to be applied to the growth component of the proposed Newlands Park improvements (including the

construction of a community park), and road improvements in the Newlands Road area. This will be investigated as part of ongoing work.

Funding of \$120,000 (CAPEX) 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 Plan and the potential upgrade of the McMillan Court area.

It is proposed that any Council funding of proposed new capital projects (eg. the upgrade of the McMillan Court car parking and public space improvements) aligns with the construction of the proposed supermarket. This timing will be dependant to a large extent on the road-stopping process.

Potential exists to reprioritise funding through the Public Space and Centre Development Programme. Typically improvement projects from this budget have been in the range of \$100-200k. This programme is linked to the implementation of the Public Space Design Policy and its focus has been on improving the quality of the public environment in suburban centre areas. Any financial implications and potential project sequencing/timing changes resulting from any reprioritisation would be included for consideration as part of future Annual Plan/LTCCP processes.

## **6. Conclusion**

Newlands is an important centre and plays a key part in 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.

This report recommends that Council adopt the final Newlands Centre Plan as presented in Appendix 2. Public consultation has indicated that there is a high level of community support for the vision of revitalising and improving Newlands Centre for the local community.

It should be noted that improving the centre will be a long-term process and much will depend on what private sector investment can be attracted. The development of the proposed supermarket will be a key catalyst for the Centre's revitalisation. 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.

Contact Officer: *Sherilyn Gray, Senior Strategic Advisor*

## Supporting Information

### **1) Strategic Fit / Strategic Outcome**

The Newlands Centre Plan 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 objectives of 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 Newlands Centre Plan. 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 the draft Centre Plan.

#### **b) Consultation with Maori**

Maori have been consulted as part of the 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 Centre Plan is consistent with the strategic direction as set out in the Urban Development Strategy, the Northern Growth Management Framework and the Centres Policy. The consultation has been consistent with Council's engagement policy. The Centre Plan is also being aligned with proposed changes to the District Plan for suburban centres and residential areas.

## **APPENDIX ONE**

### **Summary of consultation on Draft Newlands Centre Plan**



# Summary of Consultation and Feedback on

## Draft Newlands Centre Plan

April 2010



**Absolutely**

**POSITIVELY**

ME HEKE KI PŌNEKE  
WELLINGTON CITY COUNCIL **Wellington**



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## **Executive summary**

Consultation on the Draft Newlands Centre Plan took place over November and December 2009. A total of 61 comments and feedback forms were received from a range of individuals and organisations in response to the draft Plan.

The feedback indicates a high level of support for the plan's aim of improving the overall look and feel of the Newlands shopping centre area. Many people commented on the area's run-down and shabby appearance, the poor quality of buildings and spaces, and the lack of shops and activities to attract people to the centre. Many locals feel that Newlands has long been neglected by the Council in terms of investment, and that Council-led investment would help trigger private investment in the area. However, many people also feel private businesses and landowners also need to invest in Newlands. Many people would like to see progress on implementing the vision for Newlands as soon as possible. Proposals in the draft Plan seen as being particularly positive included:

- Improved pedestrian connections, including linkages to public transport
- The proposal for a safer pedestrian connection from the shopping mall across Newlands Road to the bus stop, park and school
- Ensuring good accessibility, connectivity and safety to, around and through the centre
- The proposed upgrade to the McMillan Court car park
- The proposed supermarket development
- The upgrade of the Council housing on Batchelor Street
- The idea of better connecting the Community Centre with the rest of the shopping centre area, including the 'shared street' connection from Batchelor Street and improvements for pedestrians
- The general aim of creating a more attractive 'hub' for locals with a more appealing environment
- Improving general amenity and having better quality and safer public spaces
- Improving the entrance to the shopping centre area, for both vehicles and pedestrians.

The feedback also identified a number of areas where people raised concerns or felt that improvements could be made to the Plan. These included for example:

- The need for increased pedestrian safety in and around the centre, particularly in the Newlands Road area
- The need to ensure adequate parking within and around the centre to support a range of activities
- The uncertainty around encouraging more residential within the centre itself – if there is any it will need to be of a high quality and not too high in height
- Reducing vehicle speeds along Newlands Road, and around the Bracken Road and Stewart Drive corners of the shopping centre
- Concern about the possible future use of former Community House site (there was significant support for retaining it as some sort of community use)
- Generating more investment from private businesses and landowners
- Bringing forward the timeframes for action/implementation.

## Part 1: Summary of Consultation Process

Public consultation on the Draft Newlands Centre Plan was undertaken from early November through to mid December 2009 in conjunction with consultation on the local parks and open space network undertaken by Parks and Gardens.

People were asked to comment on the draft vision for the Newlands Centre shopping area, the key objectives and principles identified, and the suggested initiatives and actions outlined in the draft action plan.

A flyer advertising the Draft Centre Plan and the parks and open space review was delivered to all residents in the suburbs of Newlands, Woodridge, Grenada Village and Paparangi. All landowners, occupiers and businesses in the Newlands shopping centre itself, as well as key stakeholders in the local area, were sent copies of the consultation brochure. Information was also made available on the Council's website.

A public information display relating to the two consultations was set up at the Newlands Community Centre from 3 November to 14 December 2009. Copies of the draft Centre Plan and a feedback box for posting comments were available at the public display. An "Ideas Board" also formed part of the public display – this enabled people to post comments using 'post-it-notes' on a large colour aerial photograph of the area regarding key issues in the centre needing to be addressed and ideas/suggestions for the draft Centre Plan.

Two public drop-in sessions were held at the Newlands Community Centre as part of the consultation process (again in conjunction with the Parks and Reserves consultation). Council officers were present at both sessions to help answer questions and listen to peoples' concerns, issues and ideas regarding Newlands Centre.

The key consultation communication and activities undertaken are summarised in the following table:

Key Dates	Details
19 October	Pre-Centre Plan consultation: <ul style="list-style-type: none"> <li>Foodstuffs meeting with landowners, businesses and residents re: proposed supermarket development (the meeting included short presentation by Council officers on the draft Centre Plan and its key provisions)</li> <li>Contact made with key landowners in and around the Centre.</li> </ul>
2 November	Consultation details sent to key WCC officers, contact centre etc; consultation information circulated to the Mayor and all councillors; consultation information distributed to key libraries (Central, Johnsonville, Tawa, Khandallah, Ngaio)
2 November	Public display set up in the Newlands Community Centre
2 – 6 November	Consultation flyer distributed to all residents in Newlands, Woodridge, Grenada Village and Paparangi suburbs
2 – 6 November	Letters sent to landowners and occupiers in Newlands centre, plus other key stakeholders re: consultation timeframe, information availability etc
3 November	Council website updated with consultation information, copy of consultation brochure and feedback form (downloadable and online versions)
3 November	Posters advertising the Newlands consultation put up in local shops/businesses, Community Centre and public places.

3 November	<i>Our Wellington</i> (Dominion Post) feature article
3 November	News release on joint Centre Plan and Parks consultation released
5 November	Advert in the <i>Wellingtonian</i> (colour, 16x11 cm)
10 November	Meeting with the Newlands Paparangi Progressive Association (NPPA)
11 November, 2-7pm	Public drop-in session #1 at the Newlands Community Centre
14 November, 10am-2pm (Saturday)	Public drop-in session #2 at the Newlands Community Centre
11 December	Consultation/Feedback period closed

In total, approximately 61 feedback forms and comments were received on the Draft Newlands Centre Plan.

Feedback type	Number received
Post	13
Online	16
“Ideas Board” comments	32
<b>Total</b>	<b>61</b>

In terms of people making submissions, the bulk of feedback forms and comments were received from individuals, and mainly from people living and working in the local area. Some of the organisations/groups submitting comments included:

- Living Streets Wellington
- Newlands Paparangi Plunket
- Newlands Primary School.

The majority of feedback received on the draft plan was supportive of the draft plan and its vision for a more vibrant and attractive shopping centre. There were concerns raised about the need for the plan to better ensure pedestrian safety, both within and around the centre (especially between Newlands School and the centre), especially with a new supermarket proposed for the area. A summary of the feedback received and the key concerns raised is provided in Parts 2 and 3 of this document.

This summary of consultation and feedback is available on the Newlands Town Centre project page of Council’s website [www.Wellington.govt.nz](http://www.Wellington.govt.nz). A summary of the consultation on the Newlands area parks and reserves review is also available on Council’s website.

## Part 2: Brief summary of questionnaire feedback

Question	Level of support	Key issues raised
<b>Question 1: Do you support the overall vision outlined in the draft Newlands Centre Plan?</b>	40% support, 52% support subject to changes (total 92%)	n/a
<b>Are there any changes you think should be made?</b>	n/a	<p>Increased pedestrian safety</p> <p>Ensure adequate parking both shoppers and commuters</p> <p>Address traffic issues (vehicle speeds etc)</p> <p>Poor state of buildings and shops</p> <p>Bring forward timeframe for action</p> <p>Level of investment – public vs private – more investment from businesses and landowners needed</p>
<b>Question 2: Do you support the key guiding principles outlined in Section 2.2?</b>		
<b>(a) Role &amp; identity</b>	58% strongly agree, 35% agree (total 93%)	<p>Centre needs to identify with the local area</p> <p>Needs to be a more attractive hub with a more appealing environment</p> <p>Important to preserve appearance and nature of suburb – too great a height in buildings could destroy this</p> <p>Enhance the entrance to centre – more obvious, safer etc</p>
<b>(b) Land use &amp; activities</b>	41% strongly agree, 33% agree (total 74%)	<p>Support a range of different uses and activities in and around the centre</p> <p>Supermarket important anchor for centre</p> <p>Community Centre important to enhancing and integrating activities and spaces across the area</p> <p>Uncertainty around more residential in centre itself – need to be high quality if any, and not too high in height</p> <p>Need adequate car parking to support activities</p>
<b>(c) Vehicle movement &amp; parking</b>	44% strongly agree, 33% agree (total 77%)	<p>Strong support for improving vehicle access and parking to support land uses</p> <p>Ensure good accessibility, connectivity and safety to, around and through the centre</p> <p>Ensure pedestrian and cyclist safety – particularly children, and along Newlands Rd; locations of pedestrian crossings and bus stops of key importance</p>
<b>(d) Public open spaces, &amp; the pedestrian &amp; cycle network</b>	58% strongly agree, 23% agree (total 81%)	<p>Strong support for improving amenity, and having better quality and safer public spaces</p> <p>Strong support for improved pedestrian connections, including linkages to public transport</p> <p>Stronger, more obvious link between the shops and the Community Centre needed</p>

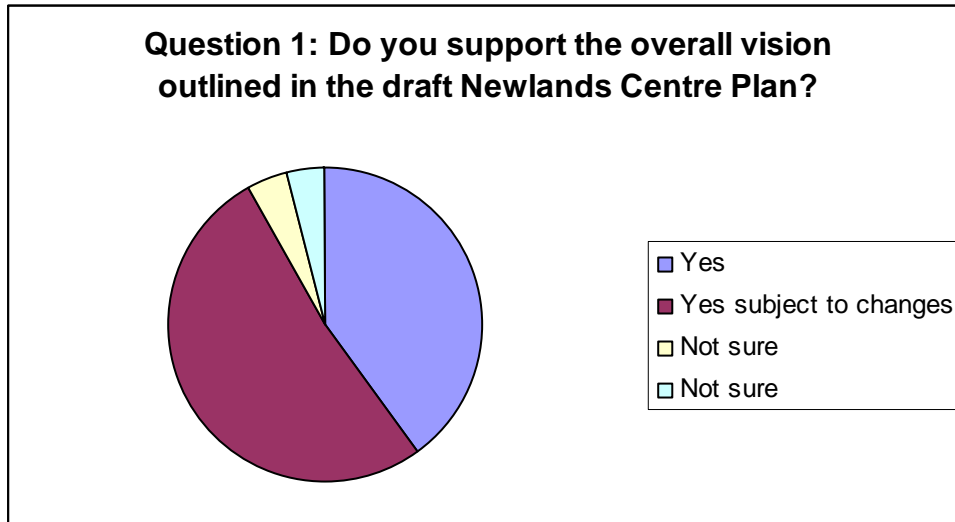
<b>(e) Urban form</b>	52% strongly agree, 44% agree (total 96%)	Strong support for ensuring good quality design of new buildings and spaces  The general state of existing buildings is poor at the moment – definitely need to improve if want to attract more people to the centre  Retain some existing features eg. raised grass area, Kowhai tree planting, mural, Community House site as open space/community use
<b>Question 3: Do you support the draft short and long-term Concept Plans outlined in Section 2.3?</b>		
<b>(a) Short-term vision (1-5 years)</b>	40% strongly agree, 36% agree (total 76%)	Support for supermarket, new public toilets, parking and seating for shoppers and visitors, possible new community playground, upgrading Council housing, improving the look and attractiveness of the area  Concern about possible future use of former Community House site – retain for some sort of community use  Need better crossings for pedestrians  Retain glass canopy and accessway through to medical centre
<b>(b) Long-term vision (looking forward 20 years)</b>	32% strongly agree, 36% agree (total 68%)	Timeframes for action are too long / bring forward  Better pedestrian safety provisions needed (particularly Newlands Rd)  Uncertainty re: higher density housing in and around the centre  Commuter parking required
<b>Question 4: (a) Do you support the actions outlined in the draft action plan?</b>	44% strongly agree, 32% agree (total 74%)	Timeframes for action are too long / bring forward  Uncertainty re: higher density housing in and around the centre  Both support and opposition to idea of reopening Atkinson Street for limited vehicle access  Commuter parking required  Further pedestrian and cycle improvements needed
<b>(b) Are there any other key actions that should be added?</b>	n/a	Further pedestrian and cycle improvements; more safe crossing points  Better parking management  Improved public transport facilities to support commuters and shoppers  Further develop Newlands Park
<b>Question 5: Do you have any other comments, suggestions or ideas to make?</b>	n/a	Support for plans – “just get on with it!”  Re-iteration of above points re: pedestrian safety and crossing points, parking, attractiveness of area, range of shops and services needed including supermarket, child-friendly cafe



## Part 3: Detailed summary of feedback received by question

### Question 1

***Do you support the overall vision outlined in the Draft Newlands Centre Plan?***



The responses to this question showed a strong level of support for the overall vision outlined in the Draft Centre Plan. Forty percent (40%) of responses supported the overall vision and 52% of responses supported the overall vision subject to changes – a combined total of 92%.

### ***Are there any changes you think should be made?***

Submitters were then asked if there were any changes that should be made to the plan. A range of responses was received covering for example, traffic and pedestrian issues, parking, trees and landscaping, building condition and quality, funding and investment, multi-storey housing in and around the centre.

The responses demonstrate a good level of support for the draft plan and its long term vision, however they also highlight a number of concerns about pedestrian safety, parking and traffic issues that people would like to see better addressed. There was also concern expressed at the current state of the buildings and shops in the centre and that this should be resolved – this was not necessarily seen as an issue for Council to address through the plan, but rather an issue for private owners to address.

One submitter expressed strong concerns about the viability of Newlands Centre and did not want the Council to spend ratepayer money on improving Newlands as Johnsonville Town Centre will be the key centre that people will visit for shopping and entertainment purposes.

Several people had concerns about new plantings of trees and landscaping taking too many carparking spaces and therefore should be limited.

Specific comments received on this question (separated into key 'issue' areas) included:

#### **General**

- Anything will be better than what is there already which is close to nothing!
- Would like to see the project brought forward to 5 years instead of 10.

- Support improvements to Newlands Centre – it is currently run down and ugly and inappropriate for a large and growing suburban area.
- Suggest changing the word “vibrant” to “Newlands - the suburb of choice” – a phrase to show Newlands is no longer the progressive suburb.
- Agree in general with the plan for Newlands but there are some matters that should be done differently to keep the best aspects of the suburb intact.
- Newlands mall is situated above the main trunk line so let’s have an underground railway station for Newlands.
- There is absolutely no point in spending a significant amount of ratepayers’ money on the centre. Some tidying up may be justified but that’s all. Key points include:
  - 1) Newlands is very close to Johnsonville and there is to be a major upgrade of the Johnsonville shopping/service mall area.
  - 2) Johnsonville has a wider range of shopping and service facilities. To attempt to duplicate these at Newlands would be inefficient and counter-productive.
  - 3) Woodridge and south of Spennmore Street are the main areas for future housing development however potential is limited and therefore also for further users of the Newlands centre.
  - 4) On the other hand there are major opportunities at Hunter Hill and Churton Park/Stebbing’s Valley – people from these areas will mainly use shopping facilities and services in Johnsonville.

#### **Retail area/shops**

- We need a supermarket!
- Replacement of existing buildings should be prioritised as essential.
- Private investment required not WCC.
- No further shops until those there now are used.
- Support a greater emphasis on community facilities and services rather than an excessive emphasis on retailing.

#### **Housing**

- Not sure about multi-storey residential buildings too close to shopping area (would be more acceptable long term).

#### **Pedestrians and cyclists**

- Provide adequate cycle parking facilities.
- Move the pedestrian crossing in Newlands Road closer to the fire station.
- The pedestrian crossing at Newlands School should be retained. If it is moved children will be tempted to cross the road in an unsafe manner.
- Move the pedestrian crossing further from the centre’s main entranceway.
- The proposed site of the pedestrian crossing would be better served away from the bus stops – nice flow from the mall beside the supermarket to the park and school would be a good compromise.
- Strongly supportive of the goals of the Newlands Centre Plan but it does not adequately address current issues of traffic and pedestrian flows, nor allow for growth with planned expansion of Woodridge, Lincolnshire Farms. It does not provide a safe environment for pedestrians nor recognise the school populations that exist on the other side of Newlands Rd from the mall.

#### **Traffic and transport**

- Reduce speed limit to 25-30 kph.
- Don’t remove long-term car parking – it is required for commuters.
- Need much improved access including lighting at the shopping centre’s entrance.
- There needs to be serious thoughts around the opening of Atkinson Street and the moving of the crossing away from the school entrance. Look at a pull-in area on the

same side of the road as the school to encourage people to drop children off on the school side of the road, with a walkway by the skate board park into the school.

- The removal of the Fire Station is a necessity to the town centre upgrade and would provide a clearer view of the skateboard park making the area safer.

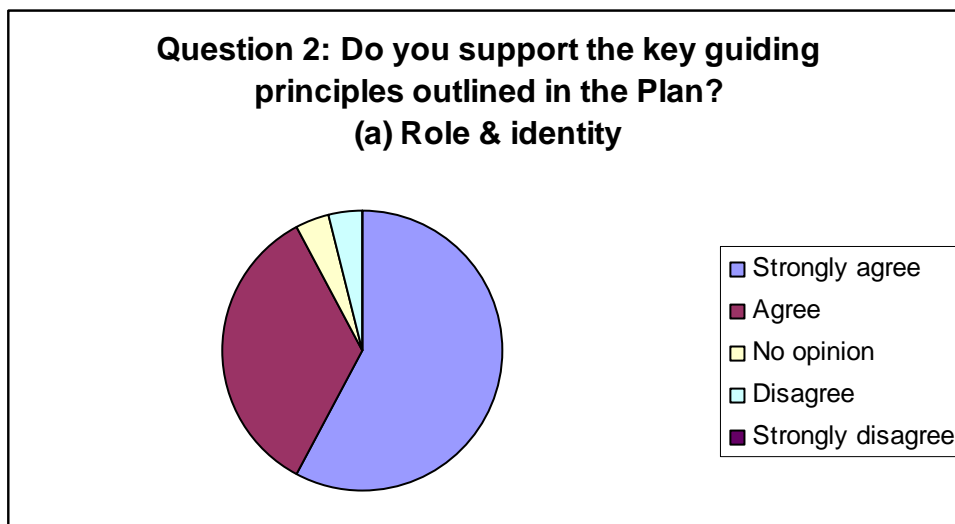
#### **Parks & open spaces**

- Leave the playground where is.
- No changes to glass canopy.
- Plant trees in McMillan Court but not at the expense of eliminating too many car parking spaces. This area can get busy during weekends.
- Trees are not necessary and just take parking spaces.

## Question 2

**Do you support the key guiding principles outlined in Section 2.2 (pg 11) of the draft Newlands Centre Plan?**

**(a) Role & 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.



The responses show very strong support for enhancing Newlands Centre, developing a stronger focal point for the centre and for creating a stronger identity. Fifty eight percent (58%) of responses 'strongly agreed' with the draft principle, and 35% 'agreed' with the principle – a total of 93% of responses.

Some specific comments made in response to this question included:

- *"It is important that the centre is identified with the area and not just another Westfield-type development with no character at all."*
- *"Newlands needs it! Having a more attractive hub is a very exciting prospect! We would definitely use the shopping centre more, rather than driving to Johnsonville."*
- *"The really nice thing about Newlands is the openness of the area and the views. Would not like to see this spoiled by too great a height in buildings. Large blocks of flats walling the roads would detract from the open aspect and reduce the number of trees in the area. That would destroy the appearance and nature of the suburb."*

Further comments received on this question (separated into key 'issue' areas) included:

### General

- The sooner the better!
- Strongly agree. Stronger cohesive tidy street frontages.
- Like retention of hill views.
- This is premature prior to construction of proposed supermarket and the effect this will have on the mall.

- Need to keep hold of the community land in the area.

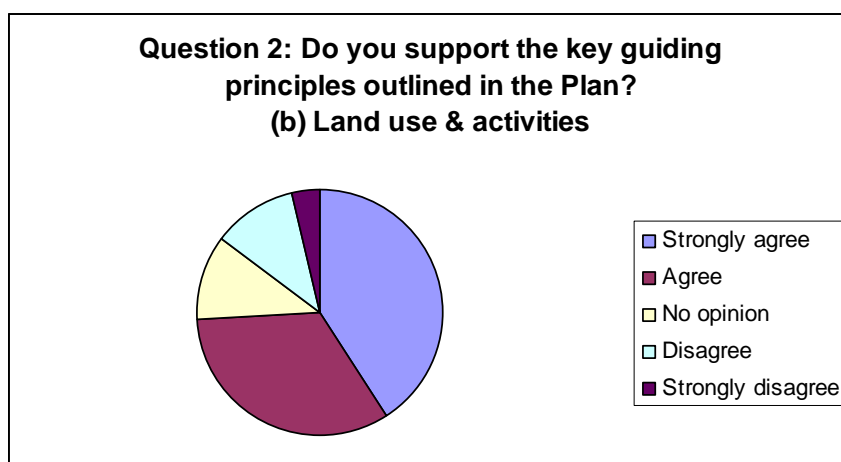
#### Retail/shopping area

- A supermarket is essential.
- Will enjoy the improvements suggested. Concerned at the lack of investment surrounding the sale of businesses over previous years. A lot of this plan revolves around private business.
- Strongly agree. Shopping centre needs major upgrade with improved services and a more appealing environment.
- “Retain Newlands shopping centre sign” - Why? Isn’t it rather old and the shops listed are incorrect - lots have closed.
- What happens to outside cafe seating that currently exists if a single public space is created? Will they still be allowed outside seating?

#### Traffic and transport

- Needs major work to allow easy exit.
- Main Bracken Rd entrance needs to be enhanced. It is often difficult to get out of the car park area.
- Create another entrance for cars coming over from Johnsonville so they don’t have to come down to Bracken Rd.

**(b) Land use & activities – Encourage and facilitate redevelopment in and around Newlands Centre for a range of uses and activities. Use the Community Centre to enhance the integration of activities and spaces.**



The responses showed a good level of support for encouraging and facilitating redevelopment in and around the centre for a range of different uses and activities. The idea of using the new Community Centre to enhance the integration of activities and spaces across the centre was also supported. Forty four percent (41%) of responses ‘strongly agreed’ this principle and another 33% ‘agreed’ with it – a total of 74% of responses.

Twenty six percent (26%) of responses either had ‘no opinion’ or ‘disagreed’ with this principle. A number of these responses were unsure or unsupportive of the idea of having residential living within the centre itself, i.e. apartments above shops and first floor business and commercial uses. For example, a comment was made that “*I understand the need to house more people in Newlands to support the shopping centre, but crowded blocks of flats with little privacy or space for outdoor living can only lead*

*to trouble...*". In contrast, a number of people supported the idea of more residential living in the centre to help support its vitality, but called for this to be good quality development, and supported by adequate car parking to support increased residential living in and around the Centre.

There was strong support expressed for retaining the site of the former Community House in some sort of community use. Suggestions for the use of this land included a community garden, playground, an area for sitting and relaxing, a men's shed, and as a space for the community patrol to operate from.

Further comments received on this question (separated into key 'issue' areas) included:

#### **General**

- There is quite a bit of wasted space around the shopping centre that could be used in a much more efficient way.
- Prevent adhoc development like the Temple.
- It is great to have the Newlands Community Centre up and running but this is the limit of any major expenditure by the Council in Newlands centre. If the private sector comes up with any significant worthwhile and acceptable plans for developments in the area then this may justify some additional modest Council support.

#### **Community uses**

- The area where the community house is presently located be used for playground and community use.
- Upgrade the toilet block and ensure baby changing and wheelchair accessible facilities.
- The possibility of a larger community playground in the vicinity of the Skate Park is a welcome idea.
- Concerns around the use of public land along Atkinson Street - it would be disappointing for this land to move away from the community. It is a great area for a community garden, and use for the community patrol and men's shed, and could be used for other community uses. It is a shame to see WCC plans unfolding.

#### **Parking, roading, access**

- Parking and roading will be an important aspect to consider if the Community Centre does become a focal point. It gets very congested when community activities are held at the Centre.
- Much better access from the mall to the Community Centre is required.

#### **Residential uses**

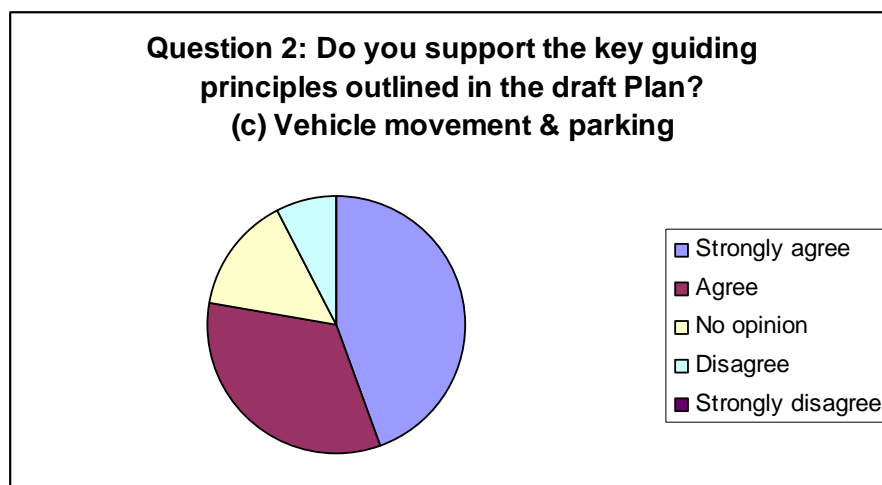
- Any residential approvals MUST make provision for off-street and off "car park" parking!
- Support encouraging more intensive residential living in and around Newlands Centre – this is definitely preferable to allowing random and arbitrary infill housing in ordinary residential areas.
- Concerned about intensive residential living areas surrounding the centre. Is this one way of sneaking High Density Housing into Newlands after you have done Johnsonville? Building Heights seem to be three stories. A big change from what is there now. Is this a plan change?
- Do not want to see three storey blocks of flats. Two storey town houses would be more acceptable - lower in height would reduce the amount of noise pollution between neighbours. The flats on top of the shops will hopefully not be as pictured. They are so close together that there is no possibility of light, sun or fresh air

penetrating. Understand the need to house more people in Newlands to support the shopping centre but crowded blocks of flats with little privacy or space for outdoor living can only lead to trouble and may degenerate into slum-like conditions.

### Support for businesses

- Encourage a range of businesses into the area, in particular a supermarket and a café (not tearooms).
- Support should be given to supporting existing businesses. The centre should include good quality facilities for doctors, dentist, lawyers and other professional services that the community requires and these should be integrated with the retail sector.

**(c) Vehicle movement & parking - Provide vehicle access and parking that supports the centre's land uses, ensures accessibility, connectivity and safety, and provides a high quality public domain.**



The responses to this question revealed strong support for improving vehicle access and parking in and around the centre in order to support land uses, and to ensure good accessibility, connectivity and safety to, around and through the centre. Forty four percent (44%) of responses 'strongly agreed' with this draft principle and another 33% 'agreed' with the principle – a total of 77% of responses.

Ensuring the safety pedestrians and cyclists (especially children) in and around the centre was reinforced as a key issue by the feedback received. Many felt that the plan did not go far enough to ensuring pedestrian safety, particularly in relation to crossing Newlands Road (and especially from the mall area to Newlands Primary School). Many also felt that the locations of crossings and bus stops should be re-looked at to ensure the best possible solution.

Access to the centre was also signalled as a key issue by respondents. Issues with the current access points, and a lack of access points (or inadequate access) were highlighted. Ensuring the continued ability to easily service the existing businesses was also raised as important.

Specific comments received on this question (separated into key 'issue' areas) included:

### **Pedestrian and cyclist safety**

- Strongly agree with the plans – parking and driving around this area is dangerous for pedestrians, and these pedestrians are mainly our children.

- The school has significant issues with the proposed positioning of the bus stops and pedestrian crossings and other proposed measures. Parked buses on Newlands Rd will prevent traffic from seeing people at the pedestrian crossing and are too close to the roundabout. A stationary bus should be moved out of the traffic flow.
- The school also has significant problems with traffic around its entrance and the opening of the Atkinson Street will make this worse. In our view the plan as detailed will make existing issues of safety near the mall and school worse.
- With so many schools, kindergartens and day-care centres nearby, it is critical that safe vehicle access, pedestrian crossings and parking spaces are achieved. These providers must be consulted on for this to happen.
- Caution re: safety of community cyclists aren't adversely affected by increased pavement width/reduced road width.

#### **Access and shopping centre entrances**

- Easy entrance and exit for vehicles will ensure success.
- Entrance to car park widened only a couple of years ago – it should be ok for a few years yet. Don't spend more money on this.
- How will access to the rear of the shops be maintained and tidied up?
- A particular problem with the existing centre is that access is closed off on most sides and within the centre, access routes for pedestrians are poor.
- Atkinson Street should be opened up as is proposed.
- Another solution to Atkinson St would be to make it a one way street. Left turn in from Newlands Rd and out into Batchelor St, thence through Stewart Dr, Bracken Rd, Newlands Rd and away.

#### **Speed limits & safety**

- With increased traffic, safety can be compromised. Need to reduce speed limits to 25-30 kph with traffic calming measures.
- Need to square off corners at Newlands/Bracken and Bracken/Stewart to improve entrance to mall and slow traffic.
- Can anything be done to discourage 'boy racers' and others from driving at unsafe speeds?

#### **Parking**

- Commuter car parks should be retained to facilitate use of buses. Traffic needs to be properly managed as it is already quite congested at peak times.
- Sufficient parking space will encourage residents to shop locally.
- Adequate disability parking please.
- Concerns over lack of provisions for Park and Ride - this practice should be encouraged in the community not hindered. The number of cars parked along Newlands Rd is increasing monthly with the vehicles parked here all day. Safety with more cars on the road is an issue at present - this will only increase without future proof planning.
- Where will commuters and staff park if parking in the mall is made time limited?
- Parking near the tavern is good idea but it is very untidy, jumbled and uneven surfaces at the moment. Lots of tidying up needs to be done here.
- The layout should allow for "drive through" parking, i.e. forward in, forward out. Eliminating the need to reverse out of parking spaces will enhance safety and traffic flow.
- Agree need for both short stay and long stay car parks.

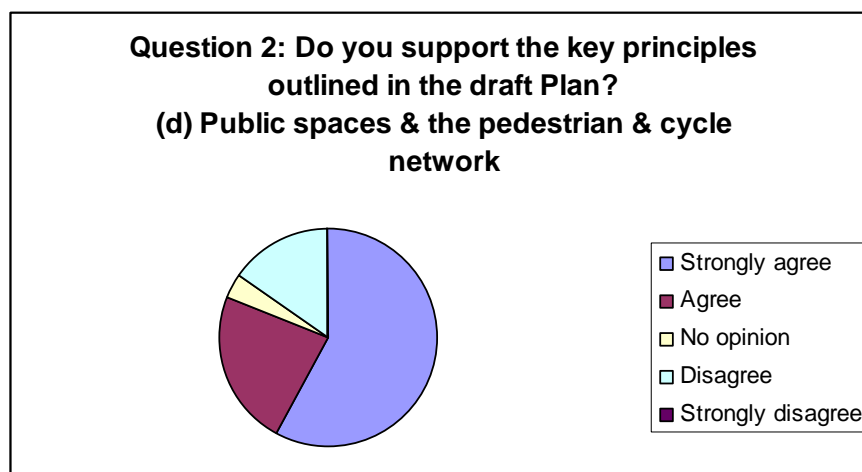
#### **Public transport**

- Better bus stops/shelters needed.



- The concepts outlined for improving public transport are welcome.

**(d) Public open spaces and the pedestrian and cycle network – Improve the amenity and integration of the centre with better quality and safer public open spaces, pedestrian and cycle connections.**



There is very strong support for improving the amenity and integration of Newlands Centre through better quality and safer public open spaces, and pedestrian and cycle connections. Eighty one percent (81%) of responses either 'strongly agreed' or 'agreed' with this principle (58% strongly agreed; 23% agreed).

Some specific comments made in response to this question included:

- *“We welcome the proposals to improve pedestrian access to the centre and the attractiveness of pedestrian-related facilities within the centre. Where pedestrians and cars are mixed, it is vital that the spaces are designed to ensure that cars do not reduce the amenity and safety for pedestrians...”*
- *“There should be clear (and separate) entrances for pedestrians into the centre. Pedestrian routes should be clearly identified e.g. through car parking spaces, and pedestrian routes should provide direct linkages to destinations.”*
- *“It is vital that the relative priority of each mode is clear so it is clear who should give way to who. The statement on this on pg 16 is therefore supported. It is also important to provide good pedestrian links to public transport.”*

Further comments received on this question (separated into key 'issue' areas) included:

#### **Pedestrian access, linkages and connections**

- Keep the east-west shared access link open and safe for pedestrians.
- A link between the shops and the Community Centre is definitely needed.
- Pedestrian access from the Horokiwi Rd end and lower end of Stewart Dr of the mall seems to have been given little attention.
- The existing pedestrian crossings in Stewart Dr and Bracken Rd don't seem to appear on the maps. Many people cross at these points - students from the college and intermediate; parents and pupils from the Kindy, plus local residents.

- Support the concept but believe the planned changes to pedestrian flows, along with vehicle traffic, are not sufficiently well thought through to achieve the current aims, let alone last for 20 years as outlined in the goals of the plan.
- There should be clear (and separate) entrances for pedestrians into the centre. Pedestrian routes should be clearly identified e.g. through car parking spaces, and pedestrian routes should provide direct linkages to destinations.
- It is vital that the relative priority of each mode is clear so it is clear who should give way to who. The statement on this on pg 16 is therefore supported. It is also important to provide good pedestrian links to public transport.
- The key pedestrian linkages on pg 15 do not connect to any of the bus stops. It is important that bus stops are visible from well within the centre.
- The area already has pedestrian-only space. Wide path in front of chemist etc and a footpath along side of former bakery.
- Safety aspects to be focused on. Public education and information required.
- The proposed crossing near the bus stop will cause problems close to corner. Problem for school students.

### Cycle facilities

- Cycle lanes are required to improve cyclists safety.
- There should be cycle stands at the Newlands mall.
- Very few cyclists in this hilly suburb - I see no more than one per day.

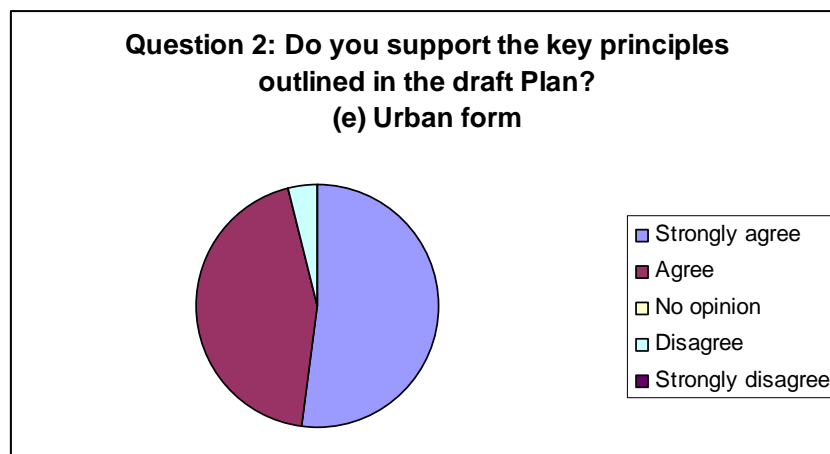
### Public spaces

- Put more effort into keeping the areas attractive and clean.
- Public open spaces should be accessible to people using wheelchairs or other mobility aids.
- Explain "safer" open spaces.
- A community park is a fabulous idea and would be great to be able to walk to one rather than having to drive to a decent one!

### Other

- There should also be a shopper bus that people from Woodridge, Paparangi and Newlands can take to the Newlands mall.

**(e) Urban form – Improve the amenity of Newlands Centre by ensuring good quality design of all new buildings and spaces.**



There is also a strong level of support for improving the amenity of Newlands Centre by ensuring good quality design of new buildings and spaces. Fifty two percent (52%) of responses 'strongly agreed' with this principle and another 44% 'agreed' with it – a total of 96% of responses.

Many peoples' responses to this question commented on the poor state of many of the existing buildings in the Centre, and that in order to improve the Centre, its attractiveness and the number of people shopping here, these buildings will have to be improved.

A few responses also identified existing features that they felt should be retained with any redevelopment of the area – these included the raised grass area and Kowhai tree planting in the mall, the mural on the old bakery wall (although this contrasted with comments from Newlands College students who thought the mural didn't have any relevance to Newlands – *"the picture looks more like Northland"*), and keeping the former Community House site as public open space for community use.

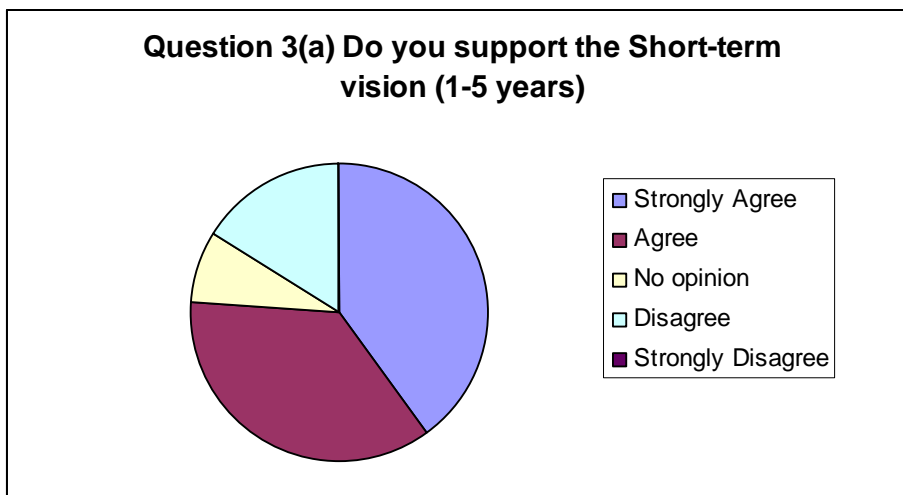
Specific comments received on this question (separated into key 'issue' areas) included:

- Strongly agree - the amenity of Newlands Centre should be bulldozed down and started again.
- The current buildings are unsightly and don't attract business.
- Buildings need maintenance and/or upgrading.
- Considering the growth of Newlands, Woodridge, Bellevue, Paparangi to name a few, the Newlands Centre has the potential to be an exciting shopping and useful area. The new Community Centre is a good start.
- Agree but private investment is required, not Council funding.
- The raised grass and Kowhai tree and plantings is one attractive feature of the mall at the moment. It would be a shame if this was removed in the early stages. Love the mural on the old bakery wall.
- What is meant by McMillan Court, Batchelor St and Newlands Rd being "poorly connected"? I don't see anything wrong – I have been here 32 years.
- Ensure good quality design. I don't like the shape of the Community Centre - it looks like a freight container.
- It would be nice to see the entrance of Atkinson Street being a community space and not apartment buildings. An open space would keep the community feel that is developing more in Newlands.
- Watch out for wind funnels.

### Question 3

**Do you support the draft short and long-term Concept Plans outlined in Section 2.3 (pg 18) of the Centre Plan?**

#### (a) Short-term vision (1-5 years)



The responses received show a strong level of support for the draft vision outlined in the short-term concept plan (1-5 years). Three quarters or 76% of the responses either 'strongly agreed' or 'agreed' with the draft proposals. There was particular support for the potential supermarket development, new public toilets, parking and seating for shoppers and visitors, the possible new community playground adjacent to Newlands Park, upgrading the Council housing on Batchelor Street, and improving the look and attractiveness of existing buildings. These proposals were seen as essential to improving the Centre.

Again, there was concern at the possible future use of the former Community House site with many submitters supporting its retention for some sort of community use.

Approximately 24% of responses said they either had 'no opinion' or that they 'disagreed' with the draft short-term proposals. Key concerns raised included the need for the plan to have better provisions and better crossings for pedestrians, and the need to retain the existing glass canopy and the access way through to the medical centre and temple area.

One submitter thought that the draft proposals outlined in the short-term plan were excessive and did not need to be so elaborate; another submitter commented that they do not want Council to spend money on trees, preferring instead for emphasis to be placed on functionality.

Specific comments received on this question (separated into key 'issue' areas) included:

#### General

- The short term vision can give Newlands and surrounding areas a sense that Wellington City Council has not forgotten them after all.
- Strongly agree – have a particular interest in potential supermarket development, new public toilets, and the community playground.

- Strongly agree – park/seating area essential. Re-do Council housing essential. Replace buildings essential. Supermarket essential.
- Disagree with the plan – what is proposed is excessive. Does not need to be quite so elaborate.
- Disagree. Forget the trees - functionality is better than beautiful and leaf litter.

### **Community playground**

- The exploration of community playground should be done in the short term plan so that a potentially good site is not used by some other service/facility.

### **Pedestrian connections and crossings**

- Improved pedestrian safety on Newlands Rd.
- No pedestrian crossings marked across Stewart Drive and Bracken Rd. These are essential and must remain.
- The short term proposals on pg 18 provide better pedestrian linkages to bus stops but the route to the Bracken Road stop is fairly indirect. What form will the “improved safety for pedestrian access across Newlands Road” will take? There is no similar proposal for Bracken Road to allow pedestrians to reach the bus stop on the other side of the road easily – has moving that bus stop closer to the centre been considered?
- Where do pupils from Newlands School cross the road? Shouldn't have to walk up to “12”.
- The pedestrian crossing in Newlands Rd should be closer to Newlands Primary School, somewhere close to fire station with a pull-in area to drop off children. On the proposed plan the crossing will be next to the bus stop and that will compromise children's safety.
- Need more pedestrian crossings along Newlands Rd due to increased car traffic to the centre.
- The pedestrian crossing across Newlands Rd between two bus stops (see number “12” on the map) is not the safest idea. Moving to about “17” on the map would be safer.
- Newlands School would like to discuss the plans further. We do not have issue with the goals for the Centre, but are concerned that this plan does not adequately deal with vehicle, bus, and pedestrian flows.

### **Glass canopy and access way**

- Not sure about glass canopy - what happens to grass square with beautiful large Kowhai? Also what about wind funnels?
- It would be better to retain the larger canopy between the two arms of the shops and retain that whole area as a public space. It is a sheltered area where large events such as film shows, children's performances and fairs have been held.
- It is a poor move to close off the access route designated as “4” on the plan on pg 18.

### **Public toilets**

- How will new toilets be visible from street when it is on a higher level?
- Strongly support providing improved toilet facilities and locating them next to a bus stop.

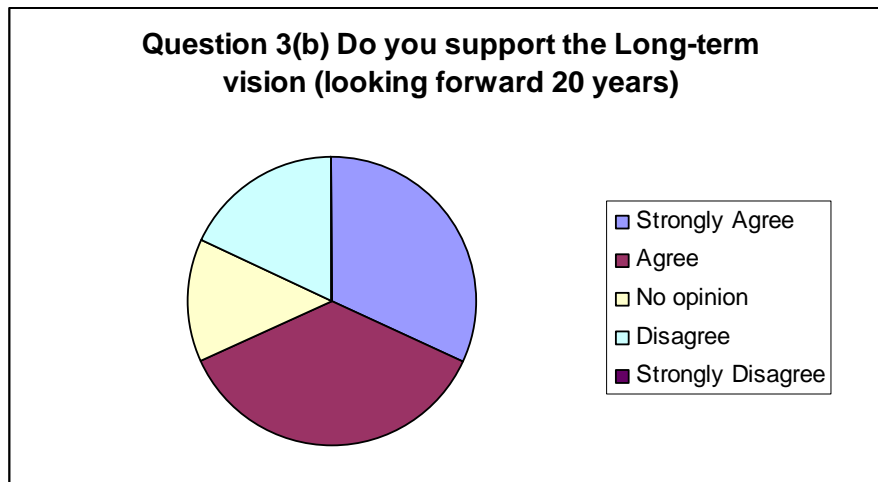
### **Parking**

- Strongly agree - sufficient parking required. Delay and inconvenience will discourage and disappoint.

### Community House site

- Why is Community House removed? What will happen to users of the building? Move to another location (Jay St?). What are your plans for the land? Community Playground?
- Mostly agree with the proposals, although concerned with the removal of the community building (number “18” on the map) as it would be detrimental to the community as a whole. It is currently being used and should continue to stay, along with a community garden. The school has shown interest and this would also help the community food bank. The space could continue to give back to the community.

### (b) Long-term vision (looking forward 20 years)



The responses received show relatively good support for the long-term proposals for Newlands Centre, with 68% of responses either strongly agreeing or agreeing with the concept plan (32% strongly agree, 36% agree). There were however more responses to this question with either no opinion or in disagreement with the long-term concept plan proposals (32%). Key areas of concern or disagreement raised in this regard included:

- the timeframe for the long-term plan is too long – the current residents of Newlands need to see improvements in amenities, streets and walkways
- more thought is needed in regards to pedestrian safety in and around the Centre, but particularly in the Newlands Road area
- the goal of encouraging more higher density housing both in and around the shopping centre
- bus commuters need long-term parking provided
- bus stops should be properly designed and located to support public transport usage.

Specific comments received on this question (separated into key ‘issue’ areas) included:

#### General

- The long-term concept plans can surely be made shorter? I, like others, pay rates to the WCC and would love to see something come out of it for Newlands. Twenty years is too far away - by the time 20 years is here the residents will have moved away to somewhere where the amenities are provided, and the streets, walkways and parks are better looked after.
- Agree – the buildings need replacing.
- What steps or procedures need to take place now in order for a supermarket to be available in the Newlands shopping centre?

### **Transport and parking**

- Agree but do not remove the long-term car park. Bus commuters need to park their cars somewhere.
- Support the general goals of the plan but think the tactical aspects (like better dealing with pedestrian safety in and around Newlands Road) need more work.
- Even in the long-term vision, the bus stops are shown as the conventional side-of-the-road stops that we have now. In the future, public transport will necessarily be more important and bus stops should be properly designed - spacious, off-road, and providing protection from the elements and good information services.
- Would also like an underground railway station for Newlands.

### **Housing**

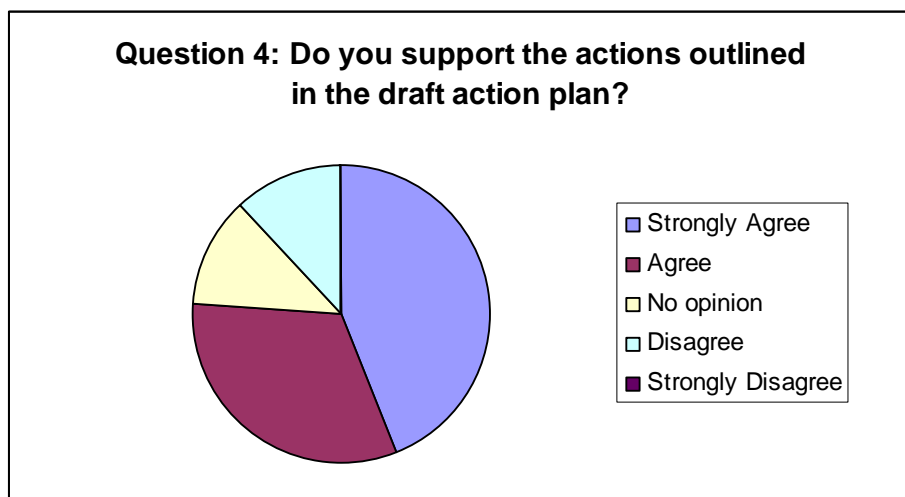
- There should be no residential in the mall itself.
- No infill housing or multi-storey apartment buildings please.
- Redevelopment of Council housing definitely needed.

### **Public spaces and buildings**

- Area '3' on pg20 proposes high quality public space with a relationship to the Community Centre. This should be a priority. A building such as the "Pataka" in Porirua City could provide a library, exhibition space, a hall and coffee bar. It would spawn further community activity complementing the Community Centre.
- The Community House building should continue to stay, along with a community garden.

## Question 4

(a) Do you support the actions outlined in the draft action plan (section 3.5)?



The responses received showed strong support for the implementation actions outlined in the draft action plan. Forty four percent (44%) of responses received 'strongly agreed' with the draft actions outlined, and another 32% 'agreed' with the actions – a combined total of 76%.

Another 24% of responses either had 'no opinion' in regards to the proposed actions or 'disagreed' with the proposed actions. Key areas of concern or disagreement in this regard included for example:

- the timeframes for achieving actions – some are too long and should be brought forward as they are needed now (e.g. community park idea)
- uncertainty about residential intensification in and around the centre (although some comment that this may be more acceptable long-term)
- the location and design of the new public toilets – need to ensure safety of all users and convenience
- the idea of investigating the reopening of Atkinson Street to limited vehicular traffic – this attracted both support and opposition
- parking for bus commuters is needed
- further pedestrian and cyclist improvements are needed.

Specific comments received on this question (separated into key 'issue' areas) included:

### General

- The timeframe for the long term plan needs to be brought forward.
- Strongly agree - community need to be fully informed of all actions taken and progress made.

### Residential uses

- Action 6 (encourage residential intensification in and around the centre) - not enough information on what this means and where, therefore have to disagree.



### **Community facilities**

- Agree. Feel the integration of Community Centre into the Newlands centre is essential.
- Action 11 (possible relocation of fire station) - depends on where this is being moved to.
- Action 13 (development of community park) - long term 5-20yrs is far too long. Should be a 1-5 yr timeframe as it is needed now.

### **Public toilets**

- In respect of the construction of new public toilets, the utmost attention should be given to ensuring that these are safe for users and passers-by and that vandalism can be prevented as much as possible. Otherwise it will be a complete waste of money.
- Action 25 (construction of new public toilets) – is the location of the new toilets too far away for skateboard park users to bother walking to?

### **Pedestrians and cyclists**

- Action 26 (other pedestrian improvements in and around the centre) - Lower end of Kenmore St really needs a pedestrian crossing now. This is a busy corner and children have to cross it to get to Bellevue and Newlands Schools if they live further up Horokiwi Rd.
- Action 17 (good pedestrian and cycle links) - Safe cycle route around the roundabout? And any other high congestion points that are going to occur with the development.

### **Parking**

- Strongly agree. Since parking spaces in McMillan Court were changed to a limit of 60 mins, those spaces are always empty! Managing parking to support public transport is a must.
- Action 19 (manage time-limited parking within McMillan Court) – there also needs to be commuter and staff long term parking. Also parking for sports people using Newlands Park.
- Strongly agree, particularly action 18 – use new development proposals as an opportunity to improve the design and layout of vehicle access, servicing and car parking within Newlands Centre.

### **Traffic and transport**

- Strongly in favour of re-opening Atkinson Street for limited vehicle access.
- Disagree - don't need to open Newlands Rd end of Atkinson St - has potential for dangerous intersection. Leave as it is now.

***(b) Are there any other key actions that should be added?***

The responses received in relation to this question in general supported and/or reiterated earlier points made under previous questions, for example, the need for further pedestrian improvements, better parking management, improved public transport facilities to support commuters and shoppers, etc.

Specific comments received included:

**General**

- Not as far as the Newlands Centre is concerned. I do have a couple of gripes about the way WCC do not give Newlands streets and residents the same consideration as somewhere like Johnsonville for instance.
- Urgency for all actions. Current shops are unacceptable and not useful; the area is unsafe.
- How does this transition take place? What are the logistics? The pictures all look very nice but are they realistic? What happens to the existing businesses while this is happening? What happens to businesses like NorthPac and the tavern who have been there for a long time and employ many people?

**Pedestrians**

- Shift the Bracken Rd pedestrian crossing.
- Further pedestrian safety in the area of Newlands, more safe crossing points, i.e. Newlands Rd/Black Rock Rd and Helston Rd Paparangi to Johnsonville.
- The road between the mall and the park should be made safer by creating a slow zone.
- The walkway steps between Brooker Grove and Kenmore Streets are a disgrace.

**Parking**

- Parking in culs-de-sac makes it almost impossible to turn around at the end of the street, let alone get out of the driveway. Would like to see parking lines marked on the roads of culs-de-sac and it can start with Brooker Grove.

**Public transport**

- The provision of real time information signage within the centre so shoppers can spend more time in the shopping centre and less time waiting at the bus stop.
- Parts of Newlands Park and the existing mall should be set aside for decent public transport facilities. It should be a proper transport hub. A "park and ride" should be incorporated. This would mean that Newlands residents could drive or bike to the centre and then take a relatively quick bus ride into town.
- An underground railway station.

**Community facilities**

- Newlands Park should be developed further as a sports field and community park, and integrated with the centre development.
- Issues surrounding the fire station.

**Residential uses**

- What are the designated areas for urban intensification for Newlands?

**Safety**

- The introduction of CCTV cameras to discourage vandalism.

## **Question 5**

***Do you have any other comments, suggestions or ideas to make in relation to the draft Newlands Centre Plan?***

Specific comments received included:

- Just get on with it. It would be nice to know that my rates are being used for Newlands.
- I would be thrilled to see the Newlands area revitalised with nicer clearer shopping spaces and a grocery store. More bus service to and from Newlands/Paparangi would help too!
- Provision of supermarket in the centre is essential.
- Overall convenience highly important. Pedestrian and vehicle safety and ease of movement requires extra focus.
- More attractive buildings/park areas; revamp or replacing Council housing will attract business and investors.
- I don't live in Newlands, but due to its location so close to the heart of Wellington I think it should be developed to a high standard with a vibrant centre, with easy flow for all forms of movement.
- Bus top should not be moved to proposed location. If fire station departs, use area for park and ride, and parking for weekend sports and drop-off for students to Newlands School.
- Overall it looks well thought out.
- Much better vision for pedestrian and motorists needed at entrance - much better lighting.
- Park and ride so GWRC should be involved – commuters are being pushed out of the mall and to the surrounding streets making the area less user friendly.
- Concerns of the safety of children around the school, skateboard park and potential new community park with no safe parking. Making a change to road use along where Fire Station is to provide safe place to drop off children for school and provide space outside this for parking for park users. Roadside is filled with park and ride cars.
- Believe it is a necessity to keep the medical centre as part of the overall Newlands centre. Also encourage development of a community library.
- Newlands really needs this - we have been left behind for 20 years. We have actually gone backward as there used to be a butcher, supermarket and a few other shops. This suburb (apart from the lovely new Community Centre) looks like a place from the 1980s or older.
- There are so many families with children in Newlands that having a family/child friendly cafe/restaurant would be great. Mums need a meeting place.
- Ensure the Volunteer Fire Brigade is not lost from Newlands!

## Part 4: Other feedback received

### **"Ideas Board" – a snapshot of key issues & ideas**

#### **Entertainment**

- A picture theatre would be nice

#### **Retail/shops**

- Need more shops/services eg lawnmower repair shop, hardware, massage shop, Citizens Advice office
- Would like to see: a haberdashery shop, banking facilities, fabric shop selling material, wool etc, library?
- Provide lots of everyday services eg banking, post, chemist, butcher, veges
- Ensure the medical centre can rent suitable premises in the future (5-20yr)



#### **Community facilities**

- Hold community pot luck dinners at the Community Centre
- Community Centre should promote more youth activities for teens. Maybe dance classes, competitions, BBQs. Events to bring more in to involve them so they will respect their community.
- Keep the Community Centre open longer hours, i.e. don't close at 5:30pm!
- Please keep the Newlands fire station. A good facelift could do it justice.
- Fire station needs to go - it's an embarrassing eyesore and Johnsonville fire station is only 1 minute away.
- Incorporate public toilets into supermarket development, but Council service them.
- Revert Council housing to senior citizen accommodation

#### **Parks & public spaces**

- Playground in centre needs to stay where it is because it helps draw people through the whole mall and parents can safely keep watch on children while at the café.
- Lynfield Lane playground has not been improved for 30 years. No safety mats, no slide, no upgraded equipment. Also a good idea would be lockable child friendly toilets which could be closed by 6pm to prevent vandalism at night.
- All weather walking track around outside perimeter of Newlands Park.
- What is happening to the space where the old caretakers house was? (sports ground entrance - upper level by changing rooms)
- Fix drainage issues in open space area between skate park, fire station and the school.

#### **Public transport**

- Re-route the SS bus back through Newlands
- Would help if Bellevue Estate could catch buses to centre shops "dress circle"

- Bus stop on Bracken Road too small - buses overhang and stick out into the road. Take away the islands.
- Bus route from Newlands to Churton Park.

#### **Traffic and transport**

- Improve the main shopping centre entranceway off Bracken Road.
- Look at re-alignment of roundabout with increased traffic as right-side vision presently limited for Bracken Road and Horokiwi Road give ways is limited, i.e. Bracken Rd traffic doesn't slow down.
- More parking for Newlands Park sports grounds. Look at area along driveway entrance or excavate bank facing onto Newlands Road.
- Bus lay-by between roundabout and Centennial Hall.
- A new supermarket will mean more traffic. This area is already congested after school and around 5pm. How will it be dealt with?
- Essential to have safe access before and after school for pick up and drop off of children if there is to be a supermarket on the corner.
- Move Newlands School pedestrian crossing up to Northpac and open up the other side of the road for pick up and dropoff of school children.
- Need parking for commuters!

#### **Tidiness and attractiveness**

- More flower beds, particularly at the roundabouts and intersections. Newlands needs to be a "prettier" place!
- Develop area next to fire station (& including fire station land if it moves) as park & ride parking.
- Please can we have regular street-cleaning along the main road. The suburb is grubby!

## **Notes from Newlands Public Drop-in Sessions**

### **Public Drop-in Sessions at Newlands Community Centre**

- **Wednesday 11 November, 2-7pm**
- **Saturday 14 November, 10am-2pm**

#### **Roading and traffic**

- Kerbing/road collapsing at bus stop on Newlands Road – Newlands Park side – needs addressing as it's a real safety issue; buses don't stop on bus stop as they tilt over too far/dangerous angle
- Bus stop movement on Newlands Rd mall side won't work
  - too constrained/narrow
  - right beside proposed pedestrian crossing and supermarket entrance
  - move south towards ITM/keep it where it currently is
- Newlands Road – too narrow for cars, buses and parking – need to restrict parking to one side of the road only and free up some space
- Corner of existing shops, pedestrian walkway to Newlands Rd and proposed supermarket – this is a very tight corner and will become worse with the supermarket development – unsafe for pedestrians in particular; building a footpath next to the existing shop building would be an improvement
- Tavern accessway
  - tight/narrow
  - tight corner with Batchelor Street – how will supermarket trucks get around it?
  - what will be the impacts on on-street parking – will it mean a reduction in parks? will these be compensated for?
  - pedestrian safety – how can we ensure? people/children coming out of the community centre – not much buffer between the front door and the road way
  - this accessway gets used by a lot of people going to the tavern, Hell pizza, community centre etc (especially between 5-7pm). People park on the kerb and go into the pizza shop, tavern etc or stop to let kids in/out
- Concern re: main entry/exit to shopping mall (off Bracken Rd) and the pedestrian crossing and bus stop area – safety concerns; a lot going on – people, cars, buses; vehicles travel too fast
- Newlands is very close to Johnsonville – walking groups regularly go to Johnsonville, only 20 mins away. Two main routes – either Stewart Drive or Newlands Road.

#### **Parking**

- Commuter parking – agreement that shopping centre parking should be for shops but need to think about commuters. More people seem to be driving to the centre to catch the bus...its not like the old days when people walked to their nearest bus stop; these days its easy for people to jump in their car
- Land where proposed playground – this should be commuter parking/ park and ride; sportsfield and skate park patrons could use it in the weekend; parents could also use the area to safely drop kids at school
  - more room if the fire station goes
  - could also potentially move the community hall back to create more space (pick up and move back)
- Black Rock Road – another key place where people catch the bus. Parking on both sides of the road, not a lot of room, particularly for residents.
- Parking:

- sports ground – under supplied – people park in the centre at the weekend – this may not be able to continue with a supermarket operating there
- school drop off
- road stopping for supermarket – ok if they provide parking below the supermarket that's available to everyone – would compensate for loss on upper level

### **Tidiness and attractiveness**

- Rubbish/litter in Council car park area by the Tavern – needs removing (also a big pile up of rubbish over the fence)
- Rubbish/street cleaning – how often does this get done? Newlands Road is very grubby! Locals regularly pick up rubbish on morning walks. Would be good if the streets were cleaned on a regular basis
- Attractiveness of the suburb – grubby, dowdy, unloved at the moment
  - plant more flowers – more colour, attractive eg Marsden village always looks great because of the flowers and Tawa – flowers at entrance to suburb – a real feature, people know they've arrived in Tawa – need something similar for Newlands – a feature point so people know they've arrived at the centre; maybe plant up the roundabout with flowers??
  - rubbish bins – more bins and better located (students and takeaway/food wrappers end up wedged in hedges etc and makes the area look untidy)
- Hindu Temple land – lots of comments about this site; their car parking areas are in a poor state of repair and this impacts on the look and feel of the rest of the centre; pot holes; generally looks unattractive. Needs to be made more of a part of the centre

### **Community facilities**

- Library – there is demand for a Newlands library; its difficult to use the Johnsonville one – parking is limited; need to drive to it; no more mobile library service either; difficult for elderly people and those on benefits to get books out
- Pool by Newlands School is unused (school can't fund it; poorly maintained) - kids go to Keith Spry pool in Johnsonville. Seems a huge waste. Can Council help? Does the school want to use it?
- Questions/interest re: timing of Council housing upgrade
  - bring forward – do it now (desperately needs it)
  - comprehensive development – more housing choice (eg a mix of unit sizes) would be good; at the moment mainly just bedsits – 1 bedrm+ units would be great
  - where would people be moved to in the interim whilst flats were being done up?
- There is an opportunity to comprehensively redevelop the whole fire station/skate park/Council land area...Council should lead this and involve the relevant players
- Need more youth activities at the community centre, as well as more general events to draw people to the centre

### **Vibrancy**

- Newlands centre used to “hum” on a Thursday night when the supermarket and other shops were open (15-20 years ago). Everything died when the supermarket closed. Now its mostly takeaway shops.
- Impact of Johnsonville Mall on Newlands centre
  - when Johnsonville first built it essentially killed Newlands within a few months – shops closed, supermarket closed
  - the expansion of Johnsonville mall could have a further impact on Newlands

- Council should therefore wait before spending public money on upgrading Newlands area to see how successful the supermarket is. If it works, then money should be spent i.e, in 2-3 years time?
  - there's also more for youth to do in Johnsonville
- Council needs to actively seek shops/specific retailers into the area to complement the supermarket, eg
  - better banking facilities & post office (Kiwibank local branch most realistic)
  - haberdashery (used to be a really good one of these in the centre)
  - pharmacy will stay – demand from medical centre



# APPENDIX 1: Copy of Draft Newlands Centre Plan feedback form

## Draft Newlands Centre Plan – feedback form

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**Submitter details**

Your name: \_\_\_\_\_

Company or organisation name: (if applicable) \_\_\_\_\_

Street address: \_\_\_\_\_

Suburb: \_\_\_\_\_ City: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Personal information will be used for the administration of the consultation process and may be made public. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington, with submitters having the right to access and correct personal information.

---

**Questions/comments – please attach extra pages if you need to**

**Question 1.**  
Do you support the overall vision outlined in the draft Newlands Centre Plan?

Yes  
 Yes, subject to changes  
 No  
 Not sure

Are there any changes you think should be made? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Question 2.**  
Do you support the key guiding principles outlined in Section 2.2 (page 11) of the draft Newlands Centre Plan?

*(a) 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.*

Strongly agree  
 Agree  
 No opinion  
 Disagree  
 Strongly disagree

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*(b) Land use and activities: Encourage and facilitate redevelopment in and around Newlands Centre for a range of uses and activities. Use the community centre to enhance the integration of activities and spaces.*

Strongly agree  
 Agree  
 No opinion  
 Disagree  
 Strongly disagree

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*(c) Vehicle movement and parking: Provide vehicle access and parking that supports the centre's land uses, ensures accessibility, connectivity and safety, and provides a high quality public domain.*

Strongly agree  
 Agree  
 No opinion  
 Disagree  
 Strongly disagree

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Continued over

*(d) Public open spaces and the pedestrian and cycle network: Improve the amenity and integration of the centre with better quality and safer public open spaces, pedestrian and cycle connections.*

- Strongly agree
- Agree
- No opinion
- Disagree
- Strongly disagree

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*(e) Urban form: Improve the amenity of Newlands Centre by ensuring good quality design of all new buildings and spaces.*

- Strongly agree
- Agree
- No opinion
- Disagree
- Strongly disagree

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Question 3.**

**Do you support the draft short and long-term Concept Plans outlined in Section 2.3 (page 18) of the Centre Plan?**

*(a) Short-term vision (0-5 years)*

- Strongly agree
- Agree
- No opinion
- Disagree
- Strongly disagree

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*(b) Long-term vision (looking forward 20 years)*

- Strongly agree
- Agree
- No opinion
- Disagree
- Strongly disagree

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Question 4.**

*(a) Do you support the actions outlined in the draft action plan (section 3.5)?*

- Strongly agree
- Agree
- No opinion
- Disagree
- Strongly disagree

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*(b) Are there any other key actions that should be added?*

\_\_\_\_\_  
\_\_\_\_\_

**Question 5.**

**Do you have any other comments, suggestions or ideas to make in relation to the draft Newlands Centre Plan?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return your feedback form by **5pm, Friday 11 December 2009.**

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Draft Newlands Centre Plan (COUS02)  
Wellington City Council  
PO Box 2199  
Wellington 6140

## **APPENDIX TWO**

### **Final Newlands Centre Plan**

*[front cover]*

# Shaping the future of Newlands Centre

Newlands Centre Plan

A long-term vision for a vibrant and attractive  
town centre

April 2010

DRAFT

[inside cover]

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## Part 1: Setting the scene

### **1.1 A long-term plan for Newlands Centre**

The Newlands shopping centre area has the potential to become a more vibrant and attractive centre that better meets the needs of the local community. The Newlands Centre Plan is a long-term plan, focused on the suburban centre area, that aims to help realise the area's potential.

The Centre Plan has been developed by Wellington City Council following community consultation, planning and design processes. By developing the Plan we hope to show how Newlands Centre and its surrounds can be improved and enhanced, creating a more attractive, vibrant and people-friendly area.

Newlands Centre lies at the heart of the local Newlands community. It is an important district centre servicing the suburb of Newlands, and to a lesser extent, the surrounding suburbs of Johnsonville East, Paparangi and Woodridge. It is close to Johnsonville town centre and central Wellington, and has a good connecting bus service. Newlands has good schools, parks and reserves, and is well-served in terms of community and recreational facilities, including the new community centre, Newlands Park and the skate park.

While the Newlands shopping area could become a thriving place with a range of shops and services, a safer and more attractive pedestrian environment and more housing choice, there are obstacles that need to be overcome. Improving the centre will be a long-term process, and much will depend on what private investment can be attracted to assist with development. The Council will look to work with developers, investors, other agencies and where appropriate, use Council-owned assets to kick-start and support revitalisation of the centre.

This plan sets out a vision for the Newlands Centre's future development. It includes a series of key principles aimed at guiding the centre's revitalisation and redevelopment. The plan also identifies a mix of potential private and public development opportunities to help achieve change – some to be achieved within the next five years, and some to be achieved over a much longer timeframe, up to 20 years.

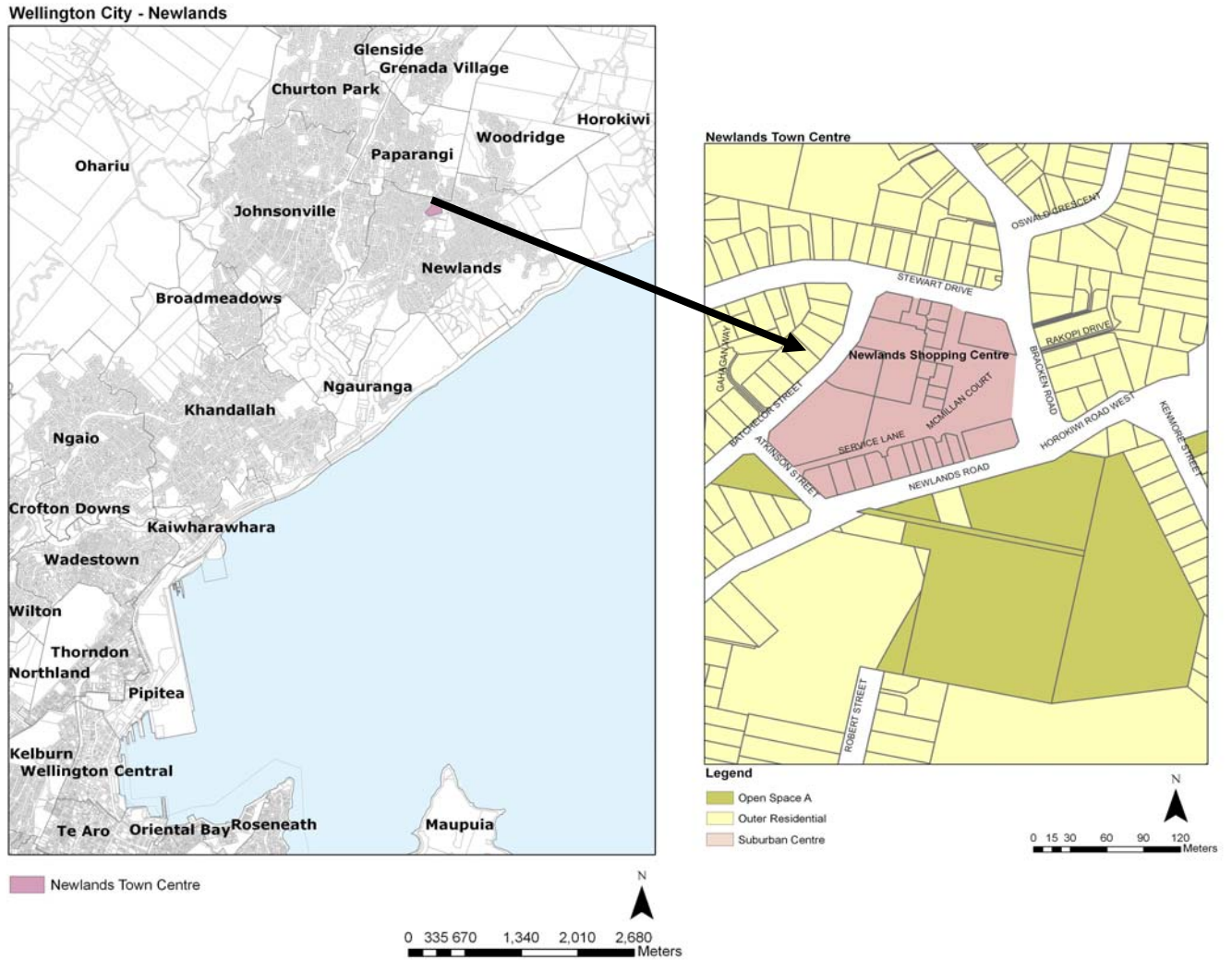
The plan's goal is to ensure future developments take place in a planned and integrated way and help contribute to a more attractive and vibrant centre. It aims to enable and guide private investment and recognises that in order to achieve a better centre, private and public investment and actions need to be better aligned.

### **Location of Newlands Centre**

For the purposes of this centre plan, "Newlands Centre" is defined as the retail/commercial area that is bounded by Newlands Road, Bracken Road, Stewart Drive, Batchelor Street and Atkinson Street (refer Figure 1).

The immediate surrounding residential areas, parks, reserves, open spaces and community facilities and their relationships to the shopping centre have been considered in the preparation of the plan as they provide important context and considerations when planning for the long-term development of the area.

**Figure 1: Newlands Centre location map**



## **1.2 A key part of the northern suburbs growth vision**

Newlands is located between the identified urban growth areas of Lincolnshire Farm, Woodridge and Johnsonville town centre. The Council's Northern Growth Management Framework (adopted in 2003) identified the need to redevelop and improve the Newlands shopping centre as part of managing the future growth and development of the northern suburbs. It was recognised that Newlands Centre 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 including:

- 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.

Detailed information gathering and planning work to support the development of a long-term plan for Newlands Centre began in early 2006 and was linked to the proposal to build a new community centre in Newlands. Public consultation on an initial draft plan took place in November 2006 (refer section 1.6). The construction of the Newlands Community Centre was completed in late 2008.

## **1.3 Newlands – an important district centre**

The Council's Urban Development Strategy sets the overall framework for managing growth and change in Wellington City and aims to ensure that growth takes place where the benefits are greatest.

Newlands Centre was developed in the 1960's following the start of large-scale subdivision of the suburb during the late 1950's. It is an established and important suburban centre, with good links to the central city and to Johnsonville. Population figures from the 2006 Census indicate that there are approximately 9300 people living in Newlands. Statistics New Zealand's latest population growth figures estimate that there will be approximately 2000 more people living in Newlands by 2031. It is anticipated that much of this growth will be accommodated by more medium-density housing, with some of this located in and around Newlands Centre.

The Council's Centres Policy (adopted in August 2008) sets the framework to guide the development and management of Wellington City's diverse range of centres. The key objective of the policy is to maintain and strengthen Wellington City's existing suburban centres. It promotes the development of centre plans to help strengthen key centres and to ensure their integrated and sustainable development.



Newlands Centre is identified in the Centres Policy as one of the city's district centres. As a district centre, its key roles and functions include:

- servicing the surrounding suburb(s)
- providing moderate retail opportunities (that is, 10,000m<sup>2</sup> total floorspace) including convenience-based retail servicing day-to-day needs and small/medium supermarket
- residential uses above the 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.

Although Johnsonville town centre – one of the city's key regional centres – is located only a few kilometres from Newlands, Newlands Centre is still considered important and has the potential to function as a stronger local centre for its surrounding community. It has significant existing investment, a growing local community, and provides important services and facilities to support the community.

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### 1.4 The existing context

The plan below explains the existing context of Newlands Centre. It identifies the key components of the Centre and key issues and concerns reflected in public feedback and information gathering processes.



#### LEGEND

##### Existing situation

- existing buildings
- canopy
- active frontages
- P parking
- S service area
- BUS bus stop

- ① Community House building. Lease has expired and building to be removed end 2009.
- ② Tavern building - non-active frontages facing Batchelor Street and the Community Centre create poorly defined spaces and unwelcoming streetscape.
- ③ Steep bank separates Newlands Road and its commercial units from the rest of the town centre.
- ④ Community Centre landmark building and focus of community uses in the town centre.
- ⑤ Council housing in need of refurbishment. Opportunity for residential intensification.

- ⑥ Poorly defined car parking areas and pedestrian movement space with low level of amenity.
- ⑦ Medical Centre is in need of larger premises. Building makes inefficient use of space, i.e. has small footprint relative to lot size.
- ⑧ Old bakery building. Features blank facades towards Stewart Drive and Bracken Road. The buildings footprint is wide and thus may not be easily reused, and may be best suited to one or two large tenants.
- ⑨ Poor quality pedestrian space which lacks the level of activity and overlooking required to create a successful space; poor quality pedestrian link to servicing / parking areas.
- ⑩ Public toilet block in very poor state of repair.
- ⑪ Currently vacant site in highly visible location next to roundabout and at the heart of the town centre.
- ⑫ Commercial units in poor state of repair / or have untidy cluttered appearance which creates a negative gateway into the town centre.
- ⑬ Untidy parking arrangement along Newlands Road - conflicts between buses and parking.

- ⑭ Atkinson Street closed off and space is used by builder's yard operation. This use visually obstructs pedestrian movement through to Atkinson Street, the Community Centre and Newlands Centre.
- ⑮ Visual and pedestrian links to the skateboard park and open space area are poor due to its location behind the fire station and bowling club.
- ⑯ Fire Station building - poor state of repair and too small for fire services needs.
- ⑰ Newlands Park is separated from Newlands Road by a steep bank which visually segregates the park from the town centre.
- ⑱ Main car parking area. Many car parks taken up by commuters. Exposed, unfriendly space for pedestrians.
- ⑲ Walkway to Newlands Road - poor conditions and lack of connection to Newlands Park.

## **1.5 Key issues, challenges and opportunities**

The aim of this plan is to set a future vision for the revitalisation and redevelopment of Newlands Centre. The vision includes a wider range of services and shops, better quality public spaces and amenities, more people using the area's shops and community facilities, and more people living and working in the area.

Development would provide opportunities to improve the look and feel of Newlands Centre, and create a more interesting and vibrant place to visit, shop, live and work in. However, development also presents challenges that need to be carefully managed. These include the impacts of development on traffic, car parking and pedestrian movements to and through the centre, and on maintaining the character of Newlands and enhancing its sense of place.

Some of the key issues and opportunities for Newlands Centre include:

- strengthening and enhancing the centre, providing more of a focal point for the Newlands suburb, and a more vibrant and well-designed local shopping destination
- using new buildings to improve the overall design quality and attractiveness of Newlands Centre
- creating a much more 'people-friendly' environment with new and improved public spaces and good pedestrian provisions
- improving vehicle 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 through better design of buildings and spaces
- creating stronger connections between Newlands Centre, 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 (eg Council housing, road reserve and car parking areas etc) to help assist the revitalisation of the centre
- recognising the contribution private sector investment can make to the revitalisation of the centre and the achievement of the vision.

## **1.6 Strengths and weaknesses, opportunities and threats**

Information gathering and community consultation indicates that there are a number of strengths, weaknesses, opportunities and threats relevant to Newlands Centre and its revitalisation. The analysis indicates that:

- Newlands has the potential to strengthen its role as a district centre serving the day-to-day needs of the surrounding suburbs.
- Newlands has many positive attributes that contribute to its long-term development, for example:
  - close proximity to the central city via road and public transport

- a range of good community, education and recreational facilities
  - a large area of flat and accessible land within the suburban centre area
  - interesting topography and visual connections to surrounding hills and ridgelines
  - ample car parking
  - a growing population base
  - opportunities for living within close walking distance of shops, services and public transport.
- However, there are a number of challenges to overcome including:
    - a lack of investment
    - a poor quality built environment
    - poor pedestrian access through and around the town centre
    - poor quality public spaces
    - poor connections and integration between the different 'sub-areas' of the town centre, for example, the McMillan Court shopping mall area, Batchelor Street area (to the rear of the mall, including the community centre and tavern areas), and the Newlands Road commercial area.
  - The successful revitalisation and redevelopment of Newlands Centre will hinge on private investment opportunities coupled with Council investment in good quality public open space, streetscape and pedestrian provisions.

## Newlands Centre – strengths, weaknesses, opportunities and threats

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Good access to central city and Johnsonville town centre through road and bus connections</li> <li>• Serves a growing population base, particularly with the development of nearby suburbs like Woodridge</li> <li>• Good community, education and recreational facilities within close proximity eg new community centre, Newlands Park and skate park, sportsfields, schools</li> <li>• Land capacity within the town centre; large area of flat and accessible land</li> <li>• The Council owns land and assets in and around the centre and may be able to utilise these to contribute to the revitalisation of the area</li> <li>• There is a flexible planning regime that does not overly restrict land uses</li> <li>• Relatively strong sense of community; more family friendly and slower pace than central city</li> <li>• Good level of community support for revitalisation of the centre</li> <li>• Good amounts of off-street and on-street parking</li> <li>• Contour differences offer potential for underground parking and for varied building heights with minimal impact.</li> </ul>	<ul style="list-style-type: none"> <li>• Poorly designed, disjointed and not performing to its full potential</li> <li>• No significant retail anchor</li> <li>• Many areas of the centre are in a poor state of repair requiring private and/or Council investment to improve</li> <li>• Fragmented land ownership and multiple land owners</li> <li>• There are several areas where people feel unsafe and there is evidence of tagging and vandalism</li> <li>• Pedestrian connections and public open spaces are limited and/or in poor condition</li> <li>• Land improvement costs are high compared to land value making it difficult for the market to respond to redevelopment</li> <li>• Vehicles and car parking areas dominate the area</li> <li>• Newlands Road carries a relatively high level of traffic and is difficult to cross safely; there is no direct and safe pedestrian connection across Newlands Road to the bus stop, Newlands Park and Newlands Primary School</li> <li>• Pedestrian routes through the centre are not well defined</li> <li>• Lack of housing choice</li> <li>• Relatively exposed in all weather conditions</li> <li>• Very little after-hours activity</li> <li>• The internally focused layout of the shops in the mall area reduces the ability to have active street edges fronting Bracken Road and Stewart Drive. The layout also creates an awkward, non-active area behind the shops.</li> </ul>

<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• There is a significant proposed private investment (a new supermarket) – this would contribute significantly to the revitalisation of the centre, in combination with car parking and public open space improvements</li> <li>• Introducing residential development in the centre and increasing the density of residential areas immediately around it would help support the centre and increase its vibrancy</li> <li>• Long-term redevelopment opportunity within the retail/commercial area, including residential living above ground floor activities</li> <li>• Opportunity to build off the investment made in the new community centre and create a stronger link with the rest of the centre, particularly the main retail area</li> <li>• Significant opportunity to make the centre a lot more pedestrian friendly and to create a new pedestrian-focused area within the main shopping area</li> <li>• There is significant opportunity to improve the overall design of the centre, and to make Newlands into a more distinctive place with a positive identity</li> <li>• Long-term there is an opportunity to create a more active street frontage along Newlands Road with a mix of commercial, business and retail activities at ground level, and residential living above</li> <li>• Renovation/redevelopment of the Council housing stock in Batchelor Street</li> <li>• With an upgrade of the central car parking areas, there is an opportunity to improve parking to support local businesses and services; and to formalise other car parking areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Ad-hoc development within the Centre has the potential to significantly constrain redevelopment and revitalisation efforts</li> <li>• The level of improvement to the Centre will largely depend on what private investment can be attracted</li> <li>• General lack of investment – other areas of the city are more attractive for private investors; other areas rate as higher priority in terms of Council investment</li> <li>• Economic downturn delays private/commercial investment</li> <li>• Lack of buy-in to the future development potential of Newlands Centre by landowners, investors and developers</li> <li>• Disparate land ownership constrains future redevelopment by making it difficult to amalgamate sufficient land to enable development schemes to proceed or to gain consensus on development proposals</li> <li>• Growth in vehicle traffic will increase congestion and make conditions for pedestrians unsafe and unpleasant</li> <li>• Lack of implementation mechanisms and limited Council funding for new projects</li> <li>• Lack of long-term political will and community consensus to achieve the vision.</li> </ul>

## Part 2: A future vision

### 2.1 Long-term vision for Newlands Centre

**Newlands Centre is 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 the centre should be laid out to provide vibrant spaces that connect with surrounding areas. New buildings and public spaces enhance the area's sense of place. Newlands Centre is an inviting and safe place to be in.**

Newlands Centre was developed as a commercial centre in the 1960s to provide retail and servicing facilities for a growing suburb. It was once a bustling shopping centre with a range of shops and services on hand for local residents. However, over the years there has been a marked decline in the quality and role of the Newlands Centre as a community shopping centre. Much of this decline can be attributed to the development of Johnsonville town centre and its shopping mall and a subsequent lack of investment in the Newlands Centre.

Newlands Centre has significant potential to strengthen its role as a district centre serving the day-to-day needs of the surrounding suburbs of Newlands, Woodridge, Johnsonville East and Paparangi. Many positive attributes support its long-term revitalisation and redevelopment including:

- close proximity to the central city through road and public transport
- a range of good community, education and recreational facilities in close proximity
- a large area of flat and accessible land within the centre
- interesting topography and visual connections to surrounding hills and ridgelines
- good car parking
- a growing population base
- opportunities for residential living within close walking distance of shops, services and public transport.

These positive attributes provide an opportunity to develop the area in a more integrated manner, with an emphasis on encouraging more mixed residential, retail and commercial development into the centre. The Council will work with landowners, investors, businesses and the community to develop Newlands Centre into a more vibrant urban village.

The future development of Newlands Centre will be guided by the development principles set out in section 2.2 and the concept plans in section 2.3. The concept plans set out the vision for Newlands Centre and identify potential short and long-term development opportunities yet are still flexible enough to cope with change. The plans identify sites with potential for redevelopment by private landowners and developers, as well as opportunities

for Council investment, such as public space and car parking improvements, better pedestrian connections and Council housing improvements.

## **2.2 Key guiding principles**

To help achieve the long-term vision, the following key principles (explained in more detail on the following pages) will guide the future revitalisation and redevelopment of Newlands Centre:

- role and identity
- land use and activities
- vehicle movement and parking
- public open spaces and the pedestrian cycle network
- urban form.

### **(a) 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.**

**Explanation:**

*Improvements to the Newlands Road approach to the centre, and to its key entrance points in the main shopping area of McMillan Court will help create a better sense of arrival and a more attractive, welcoming entry to the centre.*

*The development of a stronger focal point/centre of activity for Newlands Centre will help boost its vitality and vibrancy. The Council, in conjunction with landowners and developers, will work to improve the quality and attractiveness of the centre, particularly the central McMillan Court shopping area. Improvements to buildings, public spaces and streetscape will help create a stronger sense of place and increase community pride in Newlands Centre. The Council will work with local businesses, private landowners and developers to ensure development proposals contribute to a more vibrant and attractive centre.*

**Short-term and ongoing strategies:**

- Improve and enhance the centre’s sense of place through ensuring good quality urban design in new developments, the creation of strong pedestrian connections and linkages, and incorporation of existing character features where appropriate into the design of new buildings and public spaces.
- Retain and enhance the important elements that contribute to Newlands Centre’s distinct and identifiable character, including the small-scale strip retail buildings fronting the McMillan Court area, the character signage and the planted banks.



- The central McMillan Court car park area should be designed as a multi-use space for both vehicles and pedestrians, supported by good quality buildings around its edges to support a high amenity pedestrian experience.
- Enhance the centre's main entranceway off Bracken Road for pedestrian and vehicle traffic. This could include improving the main vehicle entrance/exit point, ensuring good quality landscaping, improving footpath and pedestrian provisions and retaining the Newlands shopping centre sign.
- Create a single main public space/pedestrian focal point located between the existing retail shops, the old bakery building and the McMillan Court car park area. Integrate with the proposed improvement of the north-south pedestrian route and the car park upgrade.
- Retain and enhance long views through Newlands Centre to surrounding hills and ridgelines.

**Long-term strategies:**

- Improve the visibility of the following key sites by requiring high quality design to be part of any future private redevelopment proposal(s). Design of buildings and spaces should be appropriate to their prominence and importance to the centre and their location on key approaches:
  - the corner of Newlands Road and Atkinson Street, and along the northbound Newlands Road frontage
  - the corner of Bracken Road and Newlands Road, and
  - the eastern corner of Stewart Drive and Batchelor Street.



Visualisation: A potential long term vision for McMillan Court

## **(b) Land use and activities**

**Encourage and facilitate redevelopment in and around Newlands Centre for a range of uses and activities. Use the community centre to enhance the integration of activities and spaces across the Centre.**

### **Explanation:**

*Encouraging a mix of uses and activities within Newlands Centre is of key importance to achieving a more vital and vibrant centre that will better serve the local community's needs. The future development of the centre should include a range of opportunities and choices for work, living and social interaction. This means an accessible and well-designed centre, with a mix of retail and commercial activities, residential activities, good car parking, good quality public spaces, and good access to public transport, community, education and recreation facilities.*

*A greater range of housing types will help cater for different housing needs, including residential living above the ground-floor activities in the centre, and more medium-density housing development in the residential areas surrounding the centre. Increased residential activities will also help increase the area's vitality.*

*The new community centre provides a much needed boost to Newlands by adding increased community focus and amenity to the area. There is an opportunity to further enhance and strengthen the community centre's relationship with the rest of the centre, especially with the main retail/commercial area, through better quality pedestrian connections and public spaces.*

### **Short-term and ongoing strategies:**

- Work with private landowners and investors to encourage the development of a mix of retail, commercial and residential activities within Newlands Centre with active building frontages at ground level where appropriate.
- Recognise the new community centre as an important community asset and ensure its integration into the long-term revitalisation of Newlands Centre.
- Utilise Council-owned assets such as public spaces, Council housing, community facilities, recreational facilities, reserve land and legal road and reserve to help support the redevelopment and revitalisation of Newlands Centre.
- Support the revitalisation and redevelopment of Newlands Centre through District Plan objectives, policies, rules and urban design guidance.
- Investigate opportunities for redeveloping the Community House site on the corner of Batchelor and Atkinson Streets to help support the revitalisation and redevelopment of the centre.

**Long-term strategies:**

- Encourage more intensive residential living in and around Newlands Centre including:
  - above commercial/retail uses on Newlands Road and along the Batchelor Street frontage
  - on the western edge of Batchelor Street
  - on the corner of Batchelor Street and Stewart Drive, above commercial spaces for professional suites and home offices on the Stewart Drive frontage
  - in residential areas immediately surrounding the centre.
- Require active building frontages along the proposed east-west shared street, running between the community centre and the main retail shopping area, when any significant upgrade of existing buildings or redevelopment of sites are proposed.
- Longer term, encourage a mix of uses on the tavern site with any redevelopment proposal, including privately provided community uses and activities and medium-density residential living.
- As part of a more detailed master-planning process, explore the development of a community park<sup>1</sup>, including a new community playground facility, within Newlands Park. Also investigate the potential for enhancing facilities for the youth community, an all weather track/fitness course, a walkway link to Robert Street, improved drainage and parking facilities.
- Work with the Newlands Volunteer Fire Brigade to explore the relocation of the Newlands Fire Station to a larger more fit-for-purpose site, to enable clearer and easier access to Newlands Park, the skate park and the potential community park.

**(c) Vehicle movement and parking**

**Ensure vehicle access and parking supports the centre's land uses, provides for accessibility, connectivity and safety, and supports high quality public spaces.**

**Explanation:**

*Providing safe and easily accessible vehicle access and short-stay parking is important to the successful revitalisation of Newlands Centre, and to ensuring its vibrancy and vitality. Good vehicle access to the centre and good parking for shoppers and short-stay visitors helps to support businesses and services (the key role and function of the centre). The provision of commuter 'park and ride' facilities within the centre's main shopping area (i.e. the McMillan Court area) is not consistent with the role of the centre. Vehicle access and parking should be developed in a way that enables the creation of*

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<sup>1</sup> A community park usually has a range of facilities including play equipment, infrastructure to support community events, and space for multiple informal recreation activities, but is tailored to the local community it serves and its local setting.

*high quality public spaces and considers pedestrian and cyclist needs and safety.*

**Short-term and ongoing strategies:**

- Use new development proposals as an opportunity to improve the design and layout of vehicle access, servicing and car parking within Newlands Centre.
- Ensure there is adequate car parking to support the day-to-day functioning of Newlands Centre, its businesses and supporting services, for example:
  - maintain public parking spaces within the centre and on the surrounding streets
  - manage time-limited parking within the McMillan Court shopping area so that there are adequate parking spaces available to shoppers and short-stay visitors
  - formalise and upgrade car parking areas in the space behind the existing McMillan Court shops and adjacent to the tavern car park for additional parking areas (this includes securing appropriate access).
- Support the use of public transport services by working with Greater Wellington Regional Council to:
  - improve the accessibility, quality and safety of bus stops
  - ensure good pedestrian and cycle links to public transport, and the provision of secure bicycle parking areas
  - identify the potential for improved public transport networks and timetables for bus services.
- Examine the need to introduce kerb extensions to increase pavement widths and reduce road widths at crossing points and on corners at key pedestrian access points to the centre.
- Investigate the partial re-opening of Atkinson Street for vehicle traffic (limited access – left in/left out) to help improve accessibility to and from the centre, particularly the community centre.

**Long-term strategies:**

- At the time when any redevelopment is proposed to the commercial properties fronting Newlands Road, investigate introducing a service lane to help improve access to these businesses and provide for parking.

**(d) Public open spaces and the pedestrian and cycle network**

**Improve the amenity and integration of the centre with better quality and safer public open spaces, pedestrian and cycle connections.**

**Explanation:**

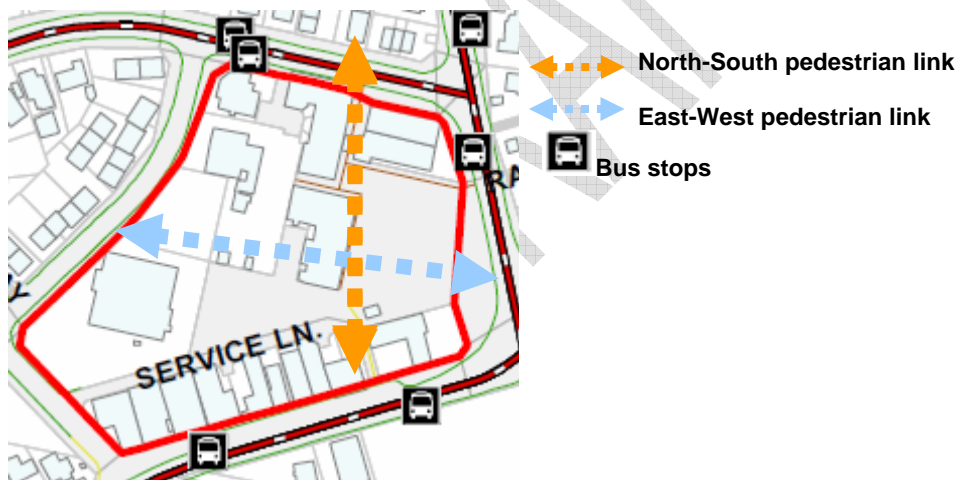
*There is a strong community desire to turn Newlands Centre into a safer, more attractive and people-friendly area. This requires an emphasis on creating well-designed attractive public spaces and good quality pedestrian*

*and cycle connections. Such improvements will help to better connect and integrate the different parts of the centre, and are of critical importance to its successful revitalisation. An improved pedestrian environment will make the centre a more attractive place to visit and to do business. Good lighting, attractive well-maintained spaces and high quality connections will also help improve the area and its safety.*

*More priority should be given to pedestrians within the centre with pedestrian-friendly street treatments such as paving, landscaping, signage, and limits on vehicle access and speeds. Stronger pedestrian and cycle connections to public spaces, public transport, schools, housing, and community and recreational areas, both located within the centre and on its edges, will be created over time with new development.*

*Emphasis will be placed on the development of two strong, high quality pedestrian links through the centre – one north-south (linking Stewart Drive and Newlands Road) and one east-west (linking Batchelor Street with the main shopping area of McMillan Court). A better quality central public space/gathering area (located between the existing retail strip, the old bakery building and the McMillan Court retail area) will be investigated with the strengthening of these pedestrian routes.*

### Key pedestrian links through Newlands Centre



### Short-term and ongoing strategies:

- Improve pedestrian and cycle connections to and within the centre by ensuring any new development or redevelopment recognises the importance of pedestrians and cyclists and provides for accessible, safe and high quality connections.
- Strengthen pedestrian and cycle links to public transport facilities and support the development of secure bicycle parking areas.
- Work with Newlands Primary and Bellevue Primary to prepare a school travel plan to help increase safety in and around the Newlands Road area and to help address congestion issues.

- In any public space/streetscape upgrade works, ensure public open spaces link in with the pedestrian network by aligning public space entry and access points with pedestrian routes.
- Undertake a safety audit of the Centre prior to the planned supermarket development and the McMillan Court car park and public space improvements to identify and help address public safety concerns.
- Support opportunities for passive surveillance around the edges of open space areas, including car parking areas and pedestrian links to make them safer.
- Create two strong (visually clear, accessible, well constructed and high amenity) pedestrian links through the centre to form the foundation of an improved pedestrian network as follows:
  - between Stewart Drive and Newlands Road (north-south direction), including a connection across Newlands Road to the bus stop, community hall, Newlands Park; and
  - between Batchelor Street and the main retail shopping area (east-west direction).
- As part of any improvements to the pedestrian network, enhance key access points to the centre including:
  - the walkway between Newlands Road and the main shopping area
  - the entrance from Bracken Road and access through to the shops (including the existing ramp and steps from Bracken Road)
  - the entrance from Stewart Drive to the shops.
- As part of improving and enhancing the pedestrian connection between the community centre and the main retail shopping area, treat the accessway between the community centre and the tavern as a 'shared street'. Give a clear signal to vehicles that pedestrians have priority in this area by using clear signage, landscaping and limiting vehicle speeds.
- As part of improvements to the centre's pedestrian environment, explore the opportunities for improving the covered pedestrian area located between the existing shops (under the glass canopy) to help create a covered, useable, all weather space.
- Construct a new public toilet facility adjacent to the old bakery building and ensure it is clearly visible from the car park and pedestrian route(s) and is easily accessible.

**Long-term strategies:**

- With any significant future redevelopment of the tavern site, encourage a design that would set the building back, helping create a larger public space area fronting the accessway and Batchelor Street. This would increase the pedestrian friendliness of the area, create a more active street front, and enhance the relationship with the community centre.

- Formalise a pedestrian walkway connection from the end of Robert Street through to Newlands Road.



Visualisation: A potential long term vision for Batchelor Street / new East-West shared street and square

### **(e) Urban form**

#### **Improve the amenity of Newlands Centre by ensuring quality design of all new buildings and spaces.**

##### **Explanation:**

*Many buildings and spaces, including car parking areas, within the centre are currently in a poor state of repair, are poorly connected and unsafe. The urban form of the centre is also disjointed. A number of distinct sub-areas – such as the main shopping area (McMillan Court), Batchelor Street, and the Newlands Road commercial area – are poorly connected, especially for pedestrians.*

*New development and redevelopment of existing sites and buildings within Newlands Centre should contribute to the creation of a more attractive, efficient, accessible and well-connected urban area. New buildings and spaces that are well-designed, attractive and consider the context of the wider centre in their design, will considerably improve the overall 'look and feel' of Newlands Centre as well as its day-to-day functioning as a district centre serving the local community.*

##### **Short-term and ongoing strategies:**

- New development and redevelopment activities within Newlands Centre should be consistent with the urban design guidance provided in the District Plan design guide.
- The Council will encourage the innovative, sustainable re-use of any existing buildings that are retained and incorporated into new developments.

- Ensure the two 'hubs' or anchors of Newlands Centre – the community centre and the main shopping area (McMillan Court) – are strongly linked and are the focus of the improved pedestrian network.
- Ensure the creation of good quality public spaces and car-parking areas as part of any redevelopment activities or improvements to the pedestrian environment, for example:
  - visually reduce the scale of large areas of car parking and create a more pedestrian friendly environment by using planting, landscaping and surface treatments like paving
  - create an inviting character for the main shopping area with shop fronts opening directly to pedestrian routes/footpaths and public open space areas, and awnings for weather protection
  - ensure good quality landscaping compliments all new buildings and developments
  - align new buildings to better define and enhance the quality of existing and proposed future public space areas.
- Protect the character, amenity and outlook of residential areas neighbouring the centre by ensuring the buildings are scaled appropriately.

**Long-term strategies:**

- Encourage setbacks (floors above ground level are setback from the street front to make the building appear lower) for any redevelopment of the following sites, to maintain a 'pedestrian' scale and for amenity reasons:
  - corner of Stewart Drive and Batchelor Street
  - corner of Bracken Road and Stewart Drive; setbacks also to the car park to minimise overshadowing, provide privacy and reduce noise
  - Newlands Road – for residential amenity and to provide privacy and reduce noise; also setback from the rear service lane to ensure adequate sun penetration to all units south of the steep bank up to the higher part of the site
  - northern-most retail group next to the old bakery building – setback to the pedestrian route.
- Encourage the redevelopment and consolidation of the corner lot on Stewart Drive/Bachelor Street to provide a more appropriate building and higher intensity of use.
- Ensure that the scale, mass and proportions of any new building development along Newlands Road reflects the original scale of smaller lot subdivision.
- Make the most of the strategic location of the southern 'entry' point to Newlands – the corner of Atkinson Street and Newlands Road – by requiring any significant redevelopment of the site to include a high quality building, integrated with public domain and pedestrian elements. The corner building on this site could be a feature building.





Visualisation: A potential long term vision for Newlands Road / Atkinson Street

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## 2.3 Newlands Centre concept plans: short and long term development visions

### 2.3.1 Concept Plan demonstrating key elements of the short-term vision (1-5 years)



#### Short Term Development Vision, 1-5 years

##### LEGEND

- public open space
- open space
- pedestrian network
- existing buildings
- potential new development
- active frontages
- P parking
- S service area
- BUS bus stop
- new pedestrian focal point
- existing pedestrian crossing (zebra)
- enhanced pedestrian crossing point (indicative location)

##### KEY ELEMENTS

- ① Potential retail/commercial development active frontages of redeveloped building should be provided (minimum 70 per cent transparency) where shown.
- ② Enhance area as a focal point for pedestrian activity comprising attractive, usable space.
- ③ Remove small canopy from North-South link, redesign public space area to work with proposed pedestrian focal point at 2.
- ④ Improved pedestrian conditions. Southern most shop 'turns the corner' with window to improve safety.
- ⑤ Require active frontage to the tavern site (fronting accessway) with any significant redevelopment proposal.
- ⑥ Potential supermarket development. Active building frontage to the main car park. Clear and visible pedestrian access to existing retail and proposed supermarket entry. Parking underneath supermarket - access off Newlands Road. Development subject to road stopping application - to be consulted on at a later date.
- ⑦ Retain and enhance the walkway linkage to Newlands Road. Supermarket to provide awnings and lighting to ramped section alongside its western edge including wrapping around to Newlands Road.
- ⑧ Proposed East-West shared access link. Surface treatment is to be consistent with the pedestrian network through the site. Link to be used by a range of users, but priority to be given to pedestrians. Appropriate signage and safety measures required. Access to be negotiated.
- ⑨ New public toilets, well lit and visible from street, bus stop, and car parking area.
- ⑩ Improved safety for pedestrian access across Newlands Road. To be subject to more detailed design process. Could include new pedestrian crossing and bus stop relocation.
- ⑪ Investigate re-opening Atkinson Road to left in-left out traffic with kerb widening to prioritise pedestrians and to slow vehicle speeds.
- ⑫ Consider relocating the Bracken Road pedestrian crossing to form continuation of East-West link alignment if car park entry moves north with supermarket development.
- ⑬ Formalise car parking areas;
- ⑭ As part of any new development proposals, buildings on Newlands Road to provide pedestrian entry canopies to footpath. Relocate footpath to front of buildings to improve pedestrian safety.
- ⑮ Fire station building to be removed if Fire Service relocates, enabling space to be potentially redeveloped as a community park including a new community playground.
- ⑯ Investigate the opportunities (and their feasibility) for redevelopment of the the former Community House site.

**Concept Plan demonstrating key elements of the long-term vision (looking forward 20 years)**



*Long Term Development Vision, 20 years*

**LEGEND**

- public open space
- open space
- primary pedestrian pathways
- existing buildings
- potential new development
- relocated canopy
- active frontages
- minimum 50% active frontages
- parking
- service area
- bus stop
- new pedestrian focal points
- existing pedestrian crossing (zebra)
- enhanced pedestrian crossing point (indicative location)
- potential redevelopment site

**KEY ELEMENTS**

- ① Potential for comprehensive redevelopment of this site as mixed use with retail / commercial focus.
- ② Potential for redevelopment as mixed use with residential focus (could include home offices) : potential for 3 storeys.

- ③ Long-term redevelopment opportunity for mixed uses - opportunity to reconfigure building form and street frontage. Work with owner to incorporate a high quality public space with a relationship to the community centre. 2-3 stories possible.
- ④ Enable redevelopment of units on Newlands Road as commercial / trade retail at ground level with residential or commercial above. Possibly 3-4 storeys in height. Opportunity to reconfigure parking as part of redevelopment.
- ⑤ Future redevelopment of Newlands Road units provides opportunity to create high quality gateway entry to Newlands, including landmark building on visible corner with Atkinson Street.
- ⑥ Future redevelopment of Old Bakery site to support a mix of uses including potential for residential above ground level (would need good design to provide appropriate level of amenity for residents as well as an attractive facade to the car park on McMillan Court).
- ⑦ If / when long stay parking areas no longer required, work with key landowners to ensure development of Council land for more active uses is viable.
- ⑧ Potential redevelopment / refurbishment of existing shop buildings fronting onto McMillan Court to provide low scale central retail building (max 2 storeys). Require redevelopment (if it occurs) to be integrated to maintain integrity of horizontal form and sense of 'one building.' Redevelopment to consider reducing building footprint to provide more pedestrian space to south of building.
- ⑨ Potential redevelopment of existing Council housing to provide higher density residential of up to 3 storeys. Possible mixed tenure. Would be dependant on feasibility study and new funding and/or partnership with third party.
- ⑩ Potential redevelopment of Council reserve land - dependant on the results of the feasibility study to be undertaken in years 1-5.
- ⑪ Investigate potential to provide covered all-weather space which could be achieved by extending the existing canopy.
- ⑫ Hindu Temple potential extension

## Part 3: Achieving the vision - the action plan

### 3.1 Introduction

This section outlines the action plan for achieving the long-term vision for Newlands Centre. The action plan gives an overall picture of the Council's intentions in terms of Newlands Centre and allows for coordination and partnership with other organisations, landowners, developers and community groups.

Actions are set out in accordance with the following headings:

- **Our current actions** (Table 1)
- **Priorities for new funding** (Tables 2 and 3)
- **Working with others** (Tables 4, 5 and 6)
- **Working within the Council** (Table 7)
- **Monitoring and review** (Table 8).

The tables show the indicative timing for actions, their relative priority and resourcing implications. Flexibility has been built into the Action Plan to recognise that some actions require further feasibility testing, and also to enable work programmes and new proposals to be developed in more detail over time. It also recognises the linkages of many of the actions with other related projects and work programmes and their timeframes, including private sector development proposals.

Actions have been given a timeframe for implementation – these will assist work programme planning and funding applications, and help ensure the vision is affordable for the Council and the community. The timeframes used in the action plan align with the concept plan timeframes in section 2.3 of this Plan, that is:

- **1–5 years** = short term
- **5–20 years** = long term
- **Ongoing** = continual action over time.

In terms of the importance of actions to achieving the vision, three levels of priority are identified:

- **Priority 1** = essential to achieving the vision
- **Priority 2** = important to achieving the vision
- **Priority 3** = valuable opportunity to achieve the vision as resourcing and funding becomes available.

A review provision is included in the action plan to ensure changes can be made to the Plan over time, and to enable progress to be measured.

### 3.2 Roles

#### Role of local businesses, retailers, landowners and developers

While the Council will play an important role in realising the vision, the majority of the development opportunities identified will only be successfully achieved with buy-in, motivation and investment from private landowners and developers, businesses and retailers. The Council will work with these interests as much as it can to encourage and stimulate development activity and investment in order to achieve the goals set out in this town centre plan.

#### Role of Council

The Council's role in revitalising Newlands Centre will take several forms from supporting and promoting positive change, to directing investment in public works and improvements. The Council has a real opportunity to work collaboratively on public and private initiatives to ensure that any redevelopment and/or infrastructure proposals maximise benefits to the community.

#### Role of other stakeholders

Many of the opportunities proposed in this Centre Plan will only be successfully achieved in partnership with others, including the community. Key stakeholders and potential partners for the Council in the revitalisation of Newlands Centre include:

<b>Key stakeholders and potential partners</b>	<b>Relevant issues/roles</b>
<b>Landowners, investors, developers and business owners</b>	Landowners; business owners; development of land and businesses
<b>Business groups</b>	Business-led initiatives; community networks
<b>Residents groups and community groups</b>	Community-led initiatives; community networks
<b>Local schools</b>	Primary and secondary education providers; landowners
<b>Early childhood education providers (eg creches, kindergartens)</b>	Early childhood education; landowners; community support and networks
<b>Local churches and religious groups/ associations</b>	Landowners; community support/ service/facility providers; youth groups
<b>Other community service providers</b>	Community support and networks
<b>Wellington Tenth Trust</b>	Kaitiakitanga
<b>Te Runanga o Toa Rangatira</b>	Kaitiakitanga
<b>Greater Wellington Regional Council</b>	Public transport strategy; park and ride facilities; bus services; travel planning; regional planning
<b>Mana and Newlands Coach</b>	Bus services

<b>Services</b>	
<b>Ministry of Education</b>	Schools; landowner
<b>Housing New Zealand Corporation</b>	Social and affordable housing provider; landowner

### **3.3 Funding**

It is important to note that the availability of funding from the Council for new projects proposed in this Plan is not guaranteed. The prioritisation and funding of new proposals will be determined as part of future Long-Term Council Community Plan (LTCCP) and Annual Plan processes, when the Council considers new initiatives and weighs up the priority and funding to be given to individual projects across the city.

Some of the actions proposed can be achieved through existing or planned Council work programmes and budgets. Other actions may be able to be part-funded through other means, such as the re-investment of funding from the sale of Council land or other assets in and around Newlands Centre, or development contributions (for example improvements to Newlands Park).

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## 3.4 Action Plan

### 3.4.1 Our Current Actions

Table 1 highlights that there are a number of projects and programmes currently underway (or committed to) that contribute to the achievement of the goals of the Newlands Centre Plan. These include the development and/or review of plans and policy frameworks, as well as upgrading and improving of Council owned infrastructure and assets.

**Table 1: Key projects planned or underway**

	<b>Action</b>	<b>Completion date</b>	<b>Key linkages to Newlands Centre</b>
<b>A1</b>	District Plan review: DPC 73 – suburban centres	Hearing complete in mid 2010	<ul style="list-style-type: none"> <li>New controls and design guidance for development in the centre zone. Will support the aim of having higher quality and better designed buildings and spaces within the Centre.</li> </ul>
<b>A2</b>	Housing upgrade programme – Batchelor Street flats	Construction scheduled for 2013-18 however proposal to bring forward to 2012/13	<ul style="list-style-type: none"> <li>The upgrade will substantially improve the liveability and amenity of the housing and surrounding open spaces, providing benefit for tenants as well as the surrounding neighbourhood and the Centre itself. Bringing forward the upgrade construction date will better align with the proposed supermarket development and McMillan Court car park and public space upgrade, providing a significant boost to the attractiveness and vitality of Newlands Centre.</li> </ul> <p>Note: The Plan includes an action to investigate the feasibility of undertaking a comprehensive redevelopment of the Batchelor Street housing units – refer <i>Action A18</i>.</p>
<b>A3</b>	Construction of new public toilets in Centre	Construction due 2011/12, but aligned with	<ul style="list-style-type: none"> <li>The current public toilets are in a poor state of repair and are located on the site proposed for the supermarket development. Council funding of \$120,000 for new public toilets in this area has been identified for</li> </ul>

		supermarket development and McMillan Court car park / public space improvements – see <i>Action A5</i>	several years but construction has been delayed in order to integrate with the proposed supermarket development and associated car park and public space improvements.
<b>A4</b>	School travel plan preparation	Within 5 years	<ul style="list-style-type: none"> <li>The Council is working with schools across the city to develop school travel plans to help reduce congestion and to improve safety. Working with Newlands Primary and Bellevue Primary to prepare a school travel plan will help increase safety in and around the Newlands Road area and help address congestion issues.</li> </ul>



### 3.4.2 Priorities for new funding

The 2009-19 LTCCP does not currently identify any capital funding for any upgrades or improvements works associated with the Newlands Centre Plan (excluding the funding for the new public toilets and the upgrade of the Batchelor Street flats). The Centre Plan identifies a number of actions that would significantly contribute to the revitalisation of Newlands Centre.

Table 2 identifies a key project considered essential to facilitating the proposed supermarket development and hence kick-starting revitalisation of the Centre. This project requires consideration as part of the 2011/12 Annual Plan process.

**Table 2: Actions essential to support revitalisation**

	<b>Action</b>	<b>When</b>	<b>Priority</b>	<b>Resources</b>	<b>Potential partners</b>
<b>A5</b>	<p>McMillan Court car park upgrade and public space improvements including improvements to:</p> <ul style="list-style-type: none"> <li>the main shopping centre entranceway from Bracken Road</li> <li>the pedestrian access ramp and steps up from Bracken Road into the shopping centre</li> <li>the key north-south pedestrian route (the link from Stewart Drive past the existing shops to Newlands Road)</li> <li>the junction of the north-south and east-west pedestrian routes between the end of the existing shops and the proposed supermarket.</li> </ul> <p>Also includes implementation of parking</p>	<p>1 - 5 years (short-term)</p> <p>Critical link to proposal for new supermarket – helps facilitate development</p>	Priority 1	<p>New funding required. Reinvest funds from any road stopping and sale of Council-owned land.</p> <ul style="list-style-type: none"> <li>Indicative cost estimate: \$600k approx. (requires further work to finalise estimate for Annual Plan consideration in 2011/12)</li> </ul> <p>Requires input from Infrastructure, Urban Design, Property, Development Planning, City Planning and Parks and Gardens.</p>	Businesses, landowners

	restrictions within McMillan Court to support shoppers and short-stay visitors.				
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**Table 3: Other proposals for future funding**

Table 3 identifies several other projects that are considered important for the revitalisation of Newlands Centre, but are of a lesser priority. These projects require further detailed investigation, design and costing to quantify and confirm their feasibility, design and cost. On completion of this work, projects would be included for consideration as part of future Annual Plan/LTCCP prioritisation processes.

	Action	When	Priority	Resources	Potential partners
<b>A6</b>	<p>Undertake additional planning studies to establish the feasibility and design of the following proposed projects:</p> <p>(a) The proposed <b>'shared street' connection</b> between Batchelor Street and the main McMillan Court shopping area (east-west link)</p> <p>(b) The formalisation and upgrade of <b>other car parking areas</b> within the centre including the Council-owned land adjacent to the Tavern</p> <p>(c) Upgrade/improvement of the key <b>pedestrian focal point/public space area</b> between the existing McMillan Court shops (under glass canopy).</p>	1-5 years (short term)	Priority 2	<p>New funding required.</p> <p>Potential to align with the McMillan Court car parking upgrade and public space improvements.</p> <p>Requires input from Infrastructure, Property, Development Planning, City Planning, Parks and Gardens and Urban Design.</p>	Business owners/operators, landowners
<b>A7</b>	Investigate other pedestrian improvements in and around Newlands Centre including:	1-5 years (short term)	Priority 2	<p>New funding required.</p> <p>Some elements may be able to be funded from existing roading</p>	Landowners

	<ul style="list-style-type: none"> <li>• improved pedestrian safety and access in the Newlands Road, Bracken Road, Stewart Drive and Batchelor Street areas, including improved access across Newlands Road connecting with Newlands Park, schools and public transport</li> <li>• kerb extensions to increase pavement widths and reduce road widths at key pedestrian crossing/access points and corners</li> <li>• squaring off of the Bracken Road/Stewart Drive corner to help reduce vehicle speeds and improve pedestrian safety.</li> </ul>			<p>improvement and pedestrian safety budgets.</p> <p>Requires input from Infrastructure and Urban Design.</p>	
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### 3.4.3 Working with others

Achieving the vision and realising the opportunities in this Centre Plan will require partnerships and good working relationships between key public and private sector agencies (including the Council) and the community. Tables 4 and 5 identify key actions for the Council in working with others to achieve the Centre Plan's goals.

In addition, communicating the Centre Plan's vision is particularly important to achieving the goals of the Plan and to ensuring momentum is maintained in its implementation – see Table 6.

**Table 4: Encouraging development of key opportunity sites**

	<b>Action</b>	<b>When</b>	<b>Priority</b>	<b>Resources</b>	<b>Potential partners</b>
<b>A8</b>	<p>Support revitalisation of key opportunity sites by working with private owners and developers to better realise land development opportunities and options, for example:</p> <ul style="list-style-type: none"> <li>• the Tavern site</li> <li>• Newlands Road shops</li> <li>• the medical centre site</li> <li>• the old bakery building</li> <li>• existing retail shops fronting McMillan Court.</li> </ul>	Initial focus 1 – 5 years, but ongoing as new private developments are proposed	Priority 1	<p>Existing resources.</p> <p>Requires input from Project Management Office, Urban Design, Development Planning, City Planning and Property.</p>	Landowners, Business owners/ operators

**Table 5: Working with key stakeholders**

	<b>Action</b>	<b>When</b>	<b>Priority</b>	<b>Resources</b>	<b>Potential partners</b>
<b>A9</b>	<p>Liaise with key public sector agencies to ensure consistency with the Centre Plan aims, including:</p> <ul style="list-style-type: none"> <li><b>a.</b> Greater Wellington and local bus companies to ensure integration and consistency with bus network plans.</li> <li><b>b.</b> Greater Wellington to ensure good pedestrian and cycle links to public transport facilities and the provision of secure bicycle parking areas within the centre and/or in conjunction with public transport.</li> <li><b>c.</b> Housing NZ (and housing trusts) and developers to investigate opportunities to provide affordable housing and quality medium density housing within and around the Centre.</li> </ul>	<p>Ongoing</p> <p>Ongoing</p> <p>1-5 years (short term)</p>	<p>Priority 2</p> <p>Priority 3</p> <p>Priority 3</p>	<p>Existing resources.</p> <p>Requires input from Transport Planning.</p> <p>Requires input from Infrastructure, Transport Planning.</p> <p>Requires input from City Planning, Urban Design and City Housing.</p>	<p>GWRC, local bus companies</p> <p>Developers, land owners, Housing NZ, property trusts</p>
<b>A10</b>	<p>As part of new private sector development proposals, work with landowners, business owners and operators to:</p> <ul style="list-style-type: none"> <li><b>a.</b> Ensure active building frontages and good quality pedestrian provisions</li> <li><b>b.</b> Ensure good design and layout of vehicle access, servicing and car parking</li> <li><b>c.</b> Ensure good quality landscaping, planting and surface treatments</li> </ul>	<p>Ongoing – as private development proposals are proposed</p>	<p>Priority 2</p>	<p>Existing resources.</p> <p>Requires input from Urban Design, Development Planning, Infrastructure, City Planning</p>	<p>Landowners, business owners / operators</p>

	<b>Action</b>	<b>When</b>	<b>Priority</b>	<b>Resources</b>	<b>Potential partners</b>
	<b>d.</b> In relation to the properties fronting Newlands Road, investigate the introduction of a service lane to the front of these properties with any significant private redevelopment proposal to help improve the functioning of this area and safety for pedestrians.	5-20 years (long term) Dependant on private sector development proposals	Priority 3	Existing resources. Any subsequent roading construction works could require new funding.  Requires input from Urban Design, Infrastructure, Development Planning, City Planning	Landowners, business owners / operators
	<b>e.</b> Work with landowners to ensure good design proposals for any redevelopment of the following key sites: <ul style="list-style-type: none"> <li>the corner of Newlands Road and Atkinson Street, and along the northbound Newlands Road frontage</li> <li>the corner of Bracken Road and Newlands Road</li> <li>the eastern corner of Stewart Drive and Batchelor Street.</li> </ul>	5-20 years (long term) Dependant on private sector development proposals	Priority 3	Existing resources. Requires input from Urban Design, Development Planning, Infrastructure, City Planning	Landowners, business owners / operators

**Table 6: Centre Plan communication**

	<b>Action</b>	<b>When</b>	<b>Priority</b>	<b>Resources</b>	<b>Potential partners</b>
<b>A11</b>	Ensure on-going communication of this Plan's initiatives to the community, public-sector organisations, and the private sector (including landowners, business owners and operators).	Ongoing	Priority 1	Requires input from External Communications and Marketing	Community, business groups, other agencies and developers

### 3.4.4 Working within Council

The Council also has to ensure its own operations and activities are consistent with and help support the achievement of the Centre Plan's goals. Table 7 highlights actions that are important to the Centre Plan and that the Council has direct responsibility for. They include for example, ensuring adequate project support, ensuring supporting policy frameworks including the District Plan and finance policy, Asset Management Planning, and investigating potential development opportunities and options for Council-owned land.

**Table 7 – Working within Council**

	<b>Action</b>	<b>When</b>	<b>Priority</b>	<b>Resources</b>	<b>Potential partners</b>
<b>A12</b>	Ensure on-going project support for initial implementation phases of the Centre Plan.	1-5 years (short term)	Priority 1	Requires re-prioritisation of existing resources. Requires input from Project Management Office.	
<b>A13</b>	Review and amend Asset Management Plans and operational policy to ensure Council infrastructure works, upgrades or improvements are consistent with the aims of the Newlands Centre Plan.	Ongoing and as new projects are confirmed through the LTCCP/ Annual Plan process	Priority 1	Existing resources. Requires input from Infrastructure, Transport Planning, Parks and Gardens, Urban Design, City Planning.	Capacity
<b>A14</b>	Review Council's development contributions approach for Newlands Centre to ensure the growth component of new infrastructure is	1-5 years (short term)	Priority 2	Existing resources. Requires input from Policy, Finance and Parks and	Landowners, property developers

	<b>Action</b>	<b>When</b>	<b>Priority</b>	<b>Resources</b>	<b>Potential partners</b>
	adequately included.			Gardens.	
<b>A15</b>	Undertake a master-planning exercise for the Newlands Park area to develop up more detailed plans for future use of the park as a sportsfield and community park. To include consideration of new facilities such as a new playground, incorporation of an all weather track/fitness course, a walkway link to Robert Street and the expanded youth facilities. Would also consider the provision of parking and better drainage facilities to support the park's operation.	1-5 years (short term)	Priority 2	Existing resources. To be led by Parks and Gardens. Requires input from City Planning, Infrastructure, Transport Planning, Urban Design, City Communities, Property.  Implementation would take place in the long term (5-20 years) and would require new funding.	Landowners, Capacity
<b>A16</b>	Investigate specific opportunities to improve the utilisation and efficiency of Council property assets to help achieve the revitalisation goals of the Centre Plan, including:	1 – 5 years (short term)	Priority 2	Existing resources. Requires input from Property, Infrastructure, Transport Planning, Urban Design, Parks and Gardens, City Communities, City Planning, Development Planning.	Landowners, Business owners/ operators
	<b>a.</b> Investigating the opportunities and their feasibility for the use and/or redevelopment of the former Community House site (Council-owned reserve land).				
	<b>b.</b> Investigating the feasibility of re-opening Atkinson Street to limited vehicle traffic (e.g. left-in left-out).	1 – 5 years (short term)	Priority 2	Implementation would be dependant on the results of the work undertaken – likely to take place in the long term (5-20 years) and would require new funding.	
	<b>c.</b> Working with the Newlands Volunteer Fire Brigade to explore the relocation of the Newlands Fire Station to a larger, more fit-for-	1 – 5 years (short term)	Priority 3		



	<b>Action</b>	<b>When</b>	<b>Priority</b>	<b>Resources</b>	<b>Potential partners</b>
	purpose site.				
<b>A17</b>	Undertake a safety audit of Newlands Centre, prior to the planned supermarket development and car park/public space improvements, to identify and help address public safety concerns.	1 – 5 years (short term) – likely to take place in 2010/11.	Priority 2	Existing resources. To be led by City Safety. Would require input from Urban Design, Infrastructure, Parks and Gardens, Property, City Planning.  Implementation would be dependant on the results of the audit and would require new funding.	Community, landowners, business owners / operators
<b>A18</b>	Investigate the feasibility of comprehensively redeveloping the Council housing units located on Batchelor Street. Would include identifying potential partners.	Short term - complete study before start of scheduled upgrade works ( <i>Action A2</i> ).	Priority 2	Existing resources. To be led by City Housing Project team. Requires input from City Planning and Urban Design.  Implementation would require new funding and/or partnership with third party(s).	Housing NZ, other investors/developers

### 3.4.5 Monitoring and Review

Centres are dynamic places and subject to ongoing change. Recognising this, it is important to ensure progress is monitored and the actions in the Centre Plan are reviewed and adjusted as necessary.

**Table 8 – Monitoring and review**

	<b>Action</b>	<b>Priority</b>	<b>Resources</b>
<b>A19</b>	Monitor and report on progress against the goals and actions in the Centre Plan every 2 years.	Priority 1	Existing resources. Requires input from Project Management Office.