



TAKAPU COMPREHENSIVE DEVELOPMENT PLAN

**PREPARED BY:
URBAN PERSPECTIVES LTD**

**FOR:
CHAFFERS PROPERTIES LTD**

JULY 2008

BACKGROUND

In the decision report on Plan Change 47 the Committee records:

Comprehensive Development Plan

The Committee considers that given its size and proximity to SH1 and the Takapu Railway Station the development potential of the land is significant. We believe there is an opportunity to develop a high quality mixed use development on the land consistent with the intent of the Northern Growth Management Framework (NGMF).

The Takapu site has been purchased from Takapu Island Developments Limited (the applicant for Plan Change 47) by **Chaffers Properties Limited** (CPL) which proposes to develop the site in a comprehensive and integrated manner.

This document is not a resource consent application, but is a precursor to it, as required by PC 47 which specifies that development will be undertaken in accordance with an approved Comprehensive Development Plan (CDP).

A multi-disciplinary team has been assembled to:

- prepare the comprehensive development plan (CDP); and
- prepare and lodge the resource consent application.

Team members are:

Chaffers Properties Limited	Applicant
Douglas Holdings Limited	Development Manager
Ignite Architects and Architecture+	Architects
Thorburn Consultants (NZ) Ltd	Engineer
Urban Perspectives Ltd	Urban Designer
Isthmus Group	Landscape Architect
Traffic Concepts Ltd	Traffic Engineer
Covec	Retail Economic Consultant
Urban Perspectives Ltd	Planning/Resource Management
Glaister Ennor	Legal

In the conclusion to the decision report on PC 47 the Committee reiterated the key points as follows:

The private district plan change request by Takapu Island Developments Limited (TIDL) for a 'spot' Suburban Centre zoning of land known as Takapu Island has been approved. This is on the basis that the development of the land occurs in accordance with an approved comprehensive development (CDP). This will ensure integrated and coordinated development of the land that provides for a mix of compatible uses.

Comprehensive Development Plan

In accordance with the Council's PC 47 decision, this CDP [refer Ignite Drawing RC1000] has been prepared with a corresponding Landscape Plan [refer Isthmus Drawing LP002] - copies attached.

The plans show the components of the integrated and comprehensive development:

- (a) Hardware and Home Trade Outlets
- (b) Service Centre
- (c) Park and Ride
- (d) On-site access, servicing and parking.

Access to the site will be via a new traffic round-about on Takapu Road.

Hardware and Home Trade Outlets [Area 1]

Eastern Part

The principal tenancy is proposed to be a Mitre 10 hardware store on the eastern part of the site. This outlet will include a trade supplies yard (part covered/part open) and a garden centre. Total gross floor area (gfa) will be in the order of 6,760m², excluding open yard and outdoor plant area of some 730m².

Western Part

Home trade facilities comprising large format retail tenancies (total gfa of some 7,380m²).

Service Centre [Area 2]

A highway service centre comprising refueling and coffee/takeaway restaurant facilities including drive thru. Total gfa of some 2,300m².

Park and Ride [Area 3]

An area for approximately 100 park and ride carparks at grade, to be transferred to Council when required.

On-site carparking

In addition to the park and ride carparks, a total of some 371 parking spaces will be provided on site, to meet the parking demand of the various activities to be established on the site, together with a small family-friendly coffee and sandwich island to service the western area home trade outlets.

Landscaping

The site will be extensively landscaped, with particular attention being paid to the finished topography and the margins of the Porirua Stream.

Pedestrian pathways will interconnect each area of the site and park and ride facility.

A significant landscaped entrance will mark the entry point to the site.

A landscape plan has been prepared by Isthmus Group [refer Isthmus Drawing LP002 attached].

Activities

All retail activities under this CDP will fall within the large format categories identified in the Council's recently released *Draft Centres Policy* as Type A, B and C as follows:

A = yard based activities - Mitre 10

B = trade suppliers - home trade outlets

C = bulky comparison goods - home trade outlets.

There will be no Type D (ie "general merchandise") stores.

The CDP provides for and incorporates a mix of compatible users as required under Rule 1.2 of PC 47, including community and open space facilities and activities. After careful consideration, no residential activities are proposed in the CDP as it is not considered that residential occupation is an appropriate activity in the circumstances of the site, its exposed location and the large format hardware and home trade activities that are proposed in accordance with PC 47 and the Draft Centres Policy.

Retail Activity

An assessment of any effects on the "... *the vitality and viability of Tawa, Johnsonville and Newlands suburban centres*" [Rule 1.2, PC 47] will form part of the resource consent application, which will be a discretionary application.

As part of the assessment of environmental effects (AEE) the Retail Impact Study that will form part of the resource consent application will also take into account the "Golden Mile" as per proposed PC 66 and the Porirua city centre.

Conclusion

The Takapu CDP is for an integrated and comprehensive development.

A high quality outcome in terms of architectural design, urban design and landscape design is proposed, including enhancement of the Porirua Stream margins.

All buildings will comply with the 12m permitted activity height standard.

The CDP provides for a park and ride parking area, with pedestrian linkages interconnecting each area of the site and the park and ride facility.

The proposal has been designed to ensure compliance with the Council's recently released Draft Centres Policy.

Urban Perspectives Ltd

18 July 2008

per Alistair Aburn
Environment and Resource Management Consultant

Drawings:

1. Ignite Architects Drawing RC1000 “Takapu Comprehensive Development Plan”
2. Isthmus Group Drawing LP002 “Takapu Comprehensive Development Plan - Landscape”