

Shaping the future of Newlands Centre

Newlands Centre Plan:
A long-term vision for a vibrant and attractive
centre

Draft for consultation
November 2009

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Contents

Part 1: Setting the scene	3
1.1 A long-term plan for Newlands Centre.....	3
1.2 A key part of the northern suburbs growth vision	4
1.2 A key part of the northern suburbs growth vision	5
1.3 Newlands – an important district centre	5
1.4 Key issues, challenges and opportunities	6
1.5 Strengths and weaknesses, opportunities and threats.....	7
1.6 What people have said so far	10
 Part 2: A future vision.....	 12
2.1 Long-term vision for Newlands Centre	12
2.2 Key guiding principles.....	13
2.3 Newlands Centre concept plans.....	23
2.3.1 Short-term vision (1-5 years)	23
2.3.1 Long-term vision (20+ years)	26
 Part 3: Draft action plan	 28
3.1 Achieving the vision for Newlands Centre	28
3.2 Draft action plan.....	29
3.3 Funding implications	29
3.4 Priority and timing of actions	30
3.5 Action Plan	31
3.5.1 Potential operational actions	31
3.5.2 Potential capital works	36

Part 1: Setting the scene

1.1 A long-term plan for Newlands Centre

In consultation with the community, the Wellington City Council is developing a Centre Plan for the Newlands shopping centre area so that it can become a more vibrant and attractive centre, and can better meet the needs of the local community.

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 located in close proximity 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.

Newlands Centre has the potential to be a thriving place with a range of shops and services, a safer and more attractive pedestrian environment and more housing choice, but 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. The Council will look to work with and partner with developers, investors, and other agencies, and where appropriate, will look to use Council-owned assets to kick-start and support revitalisation of the centre.

The Centre Plan sets out a vision for the future development of Newlands Centre. It includes a series of key principles to help guide revitalisation and redevelopment. It 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 (i.e. within the next 20 years).

The goal of the Centre Plan is to ensure future developments occur in a planned and integrated way and help contribute to a more attractive and vibrant centre. It aims to enable and guide private investment. It also 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).

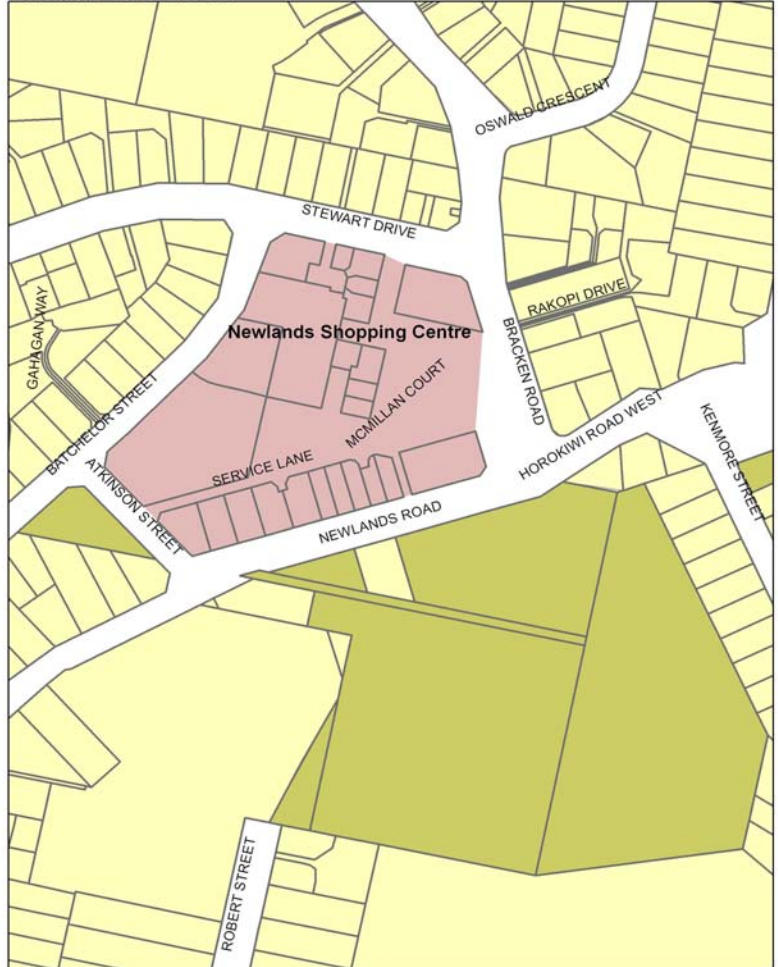
The immediate surrounding residential areas, parks, reserves, open spaces and community facilities and their relationships to the Centre have been considered in the preparation of the plan as they provide important context and considerations when planning for the long-term development of the area.

Figure 1: Newlands Centre location map

Wellington City - Newlands



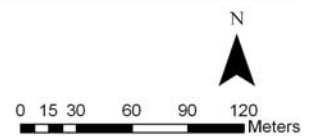
Newlands Town Centre



 Newlands Town Centre

Legend

-  Open Space A
-  Outer Residential
-  Suburban Centre



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. These include:

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

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 growth occurs where the benefits are greatest.

Newlands 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 9,300 people living in Newlands. Statistics New Zealand's latest population growth figures estimate that there will be approximately 2,000 more people living in Newlands by 2031. It is anticipated that the majority of this growth will be accommodated by more medium density housing, with some of this located in and around the Centre.

The Council's Centres Policy (adopted 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 offer (i.e. 10,000m² total floorspace) including convenience-based retail servicing day-to-day needs and small/medium supermarket
- residential uses above ground floor commercial and retail uses
- community facilities and services
- recreational and entertainment activities
- small-scale professional office uses
- very good accessibility by public transport
- on-street and off-street parking.

1.4 Key issues, challenges and opportunities

The aim of the Centre 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 provides opportunities to improve the look and feel of Newlands Centre, creating a more interesting and vibrant place to visit and shop in, as well as live and work in. However, development also presents challenges that need to be carefully managed, such as the impacts of development on traffic, car parking and pedestrian movements to and through the centre, and 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
- improving the overall design quality and attractiveness of Newlands Centre through new built form
- creating a much more 'people-friendly' environment with new and improved public spaces and good pedestrian provisions
- improving vehicular and pedestrian access to and through Newlands Centre, encouraging good public transport facilities and ensuring adequate parking for shoppers and short-stay visitors
- increasing peoples' safety and security in and around the Centre at all times of the day through better design of buildings and spaces
- creating stronger connections between Newlands Centre and the Community Centre, and other community and recreation facilities such as the community hall, Newlands Park, the skate-park, local schools and childcare facilities
- improving or redeveloping Council-owned assets (e.g. Council housing, road reserve and car parking areas etc) to help assist the revitalisation of the Centre
- recognising the contribution of private sector investment to the revitalisation of the Centre and the achievement of the vision.

1.5 Strengths and weaknesses, opportunities and threats

Table 1 considers the strengths, weaknesses, opportunities and threats relevant to Newlands Centre. These have been identified from information gathering and community consultation.

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 eg. 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.

Table 1: Newlands Centre – Strengths, weaknesses, opportunities and threats

Strengths	Weaknesses
<ul style="list-style-type: none"> • Good access to central city and Johnsonville town centre via road and bus connections • Serves a growing population base particularly with the development of nearby suburbs like Woodridge • Good community, education and recreational facilities within close proximity e.g. new Community Centre, Newlands Park and skatepark, sportsfields, schools • Land capacity within the Centre; large area of flat and accessible land • 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 • There is a flexible planning regime that does not overly restrict land uses • Relatively strong sense of community; more family friendly and slower pace than central city • Good level of community support for revitalisation of the Centre • Good amounts of off-street and on-street parking • Contour differences offer potential for underground parking and for varied building heights with minimal impact 	<ul style="list-style-type: none"> • Poorly designed, disjointed and not performing to its full potential • No significant retail anchor • Many areas of the Centre are in a poor state of repair requiring private and/or Council investment to improve • There are several areas where people feel unsafe and there is evidence of tagging and vandalism • Pedestrian connections and public open spaces are limited and/or are in poor condition • Improvement value high compared to land value making it difficult for the market to respond to redevelopment • Vehicles and hard-stand car parking areas dominate the area • 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 Rd to the bus stop and Newlands Park • Pedestrian routes through the centre are not well defined • Lack of housing choice • Relatively exposed in all weather conditions • Very little after-hours activity • Internally focused shopping mall area reduces the ability to have active street edges
Opportunities	Threats
<ul style="list-style-type: none"> • 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 • Introducing residential development within the Centre and increasing the density of residential areas immediately 	<ul style="list-style-type: none"> • Ad-hoc development within the Centre has the potential to significantly constrain redevelopment and revitalisation efforts • The level of improvement to the Centre will largely depend on what private investment can be attracted • General lack of investment – other areas of the city are more attractive for private investors; other areas rate as higher priority

<p>surrounding the Centre would help support the Centre and increase its vibrancy</p> <ul style="list-style-type: none"> • Long-term redevelopment opportunity within the retail/commercial area, including residential living above ground floor activities • 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 • Significant opportunity to make the Centre a lot more pedestrian friendly; there is also opportunity to create a new pedestrian focus area within the main shopping area • There is significant opportunity to improve overall urban design quality of the Centre, and to make Newlands into a more distinctive place with a positive identity • Long-term there is an opportunity to create a more active street edge along Newlands Road • Renovation/redevelopment of the Council housing stock in Batchelor Street • With an upgrade of the central car parking areas there is an opportunity to improve parking provisions to support local businesses and services; and to formalise other car parking areas 	<p>in terms of Council investment</p> <ul style="list-style-type: none"> • Economic downturn delays private/ commercial investment • Lack of buy-in to the future development potential of Newlands Centre by landowners, investors and developers • 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 • Growth in vehicular traffic will increase congestion and make conditions for pedestrians unsafe and unpleasant • Lack of implementation mechanisms and limited Council funding for new projects • Lack of long-term political will and community consensus to achieve the vision
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1.6 What people have said so far

Public consultation on an initial draft plan was undertaken in November 2006. One hundred and twenty three (123) submissions were received from a mix of residents, businesses, property owners, community groups and other stakeholders.

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

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

There are also a large number of things people would like to change. These include for example:

- better entry and exit to the shopping centre
- improve aesthetic of retail buildings/make more modern
- undercover car park
- transport hub (with weather protection)
- improved toilet block with baby changing facility
- supermarket
- more retail shops – mixed use
- improve design and layout of shops
- better sense of cohesion
- more family and pedestrian friendly
- speed restrictions for vehicles between Bracken Rd and Batchelor St
- less commuter parking
- protection from the weather
- better lighting, seating, more trees
- improving safety night and day (especially in service lanes behind shops, around toilet block/walkway area, walkway between tavern and main car park, and car park areas near medical centre and the Hindu Temple).

The three top issues identified for Council to address in the Centre were:

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

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

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Part 2: A future vision

2.1 Long-term vision for Newlands Centre

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

Newlands Centre was developed as a commercial centre in the 1960s to provide retail and servicing facilities for a growing suburb. However, over the years there has been a marked decline in the quality and role of the Newlands Centre as a community shopping centre.

Newlands Centre does however have significant potential to strengthen its role as a district centre serving the day-to-day needs of the surrounding suburbs. It has many positive attributes supporting its long-term development including for example:

- *close proximity to the central city via 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 suburban centre*
- *interesting topography and visual connections to surrounding hills and ridgelines*
- *good car parking*
- *a growing population base*
- *opportunities for living within close walking distance of shops, services and public transport.*

These attributes provide an opportunity to develop the area in a more integrated manner, with an emphasis on encouraging more mixed use 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 whilst still being 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, e.g. 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 will guide the future revitalisation and redevelopment of Newlands Centre:

(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 (e.g. 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 built form, public spaces and streetscape will help create a stronger sense of place and increase community pride in Newlands Centre. 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 vegetated 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 built form around its edges, to help strengthen its role as a de-facto public space.
- Enhance the Centre’s main entranceway off Bracken Road for pedestrian and vehicular traffic e.g. improve the main vehicle entrance/exit point, ensure good quality landscaping and improved footpath and pedestrian provisions, retain the Newlands shopping centre sign.

- Create one main public space/pedestrian focal point located between the existing retail shops, the old bakery building and the McMillan Court car park area in conjunction 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 as part of any future private redevelopment proposal(s) a high quality design of buildings and spaces appropriate to their prominence/importance to the Centre and their location on key approaches to the Centre:
 - 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 within and around Newlands Centre for mixed uses and activities. Use the Community Centre to enhance the integration of activities and spaces.

Explanation:

Encouraging a mix of uses and activities within Newlands Centre is of key importance to achieving a more vital and vibrant centre and to the Centre being able to better serve the local community's needs. The future development of the Centre should include a range of opportunities and choices for work, for living and for 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.

In the future there will be a greater range of housing types to help cater for different housing needs, including residential living above ground-floor activities within the Centre, and more medium-density housing development in the residential areas surrounding the centre. Increased residential activities will also help increase the vitality of the area and help support the continued functioning of the Centre.

A community centre adds vitality to the area it serves and helps bring the community together by providing a range of support services, learning opportunities and contact networks. 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 more mixed use activities (eg. retail, commercial and residential uses) within Newlands Centre and 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 (e.g. public spaces, Council housing, community facilities, recreational facilities, reserve land and legal road/reserve) as appropriate 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 the inclusion of a masterplan and development principles for Newlands Centre into the District Plan to help facilitate good outcomes.

- Investigate opportunities for redevelopment of the Community House site (corner Batchelor Street /Atkinson Street) to help support the revitalisation and redevelopment of the Centre, including the potential for higher density residential living in the long-term.

Long term strategies:

- Encourage more intensive residential living in and around Newlands Centre including for example:
 - above commercial/retail uses on Newlands Road and along the Batchelor Street edge with any future redevelopment
 - on the western edge of Batchelor Street
 - on the corner of Batchelor Street and Stewart Drive, above commercial (professional suites/home office) 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) with any significant upgrade of existing buildings or redevelopment of sites.
- Encourage a mix of uses in the longer term on the tavern site, including privately provided community uses/activities and medium density residential living.
- Explore the development of a Community Park, including a new community playground facility, within Newlands Park. Investigate the potential for enhancing the skate park for the youth community.
- 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.



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

(c) Vehicle movement and parking

Provide vehicle access and parking that supports the Centre's land uses, ensures accessibility, connectivity and safety, and enables a high quality public domain.

Explanation:

Providing safe and easily accessible vehicle access and 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. However, vehicle access and parking should be developed in a way that enables the creation of a high quality public domain 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 and 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 the car parking in the area behind the existing shops and adjacent to the tavern car park.
- Support the use of public transport services through:
 - improving the accessibility, quality and safety of bus stops
 - working with Greater Wellington Regional Council to 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 carriageway widths at crossing points and on corners, particularly at the Atkinson Road/Newlands Road intersection and at key pedestrian access points to the Centre.
- Investigate the partial re-opening of Atkinson Street for vehicular traffic (limited access – left in/left out) to help improve accessibility to and from the Centre, particularly the Community Centre.

Long term strategies:

- Investigate the introduction of a service lane to the front of properties fronting Newlands Road with any future redevelopment of these sites 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 through 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 in. The provision of good lighting, attractive well-maintained spaces and high quality connections will also help improve safety and amenity.

More priority should be given to pedestrians within the Centre with pedestrian-friendly street treatments eg. 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.

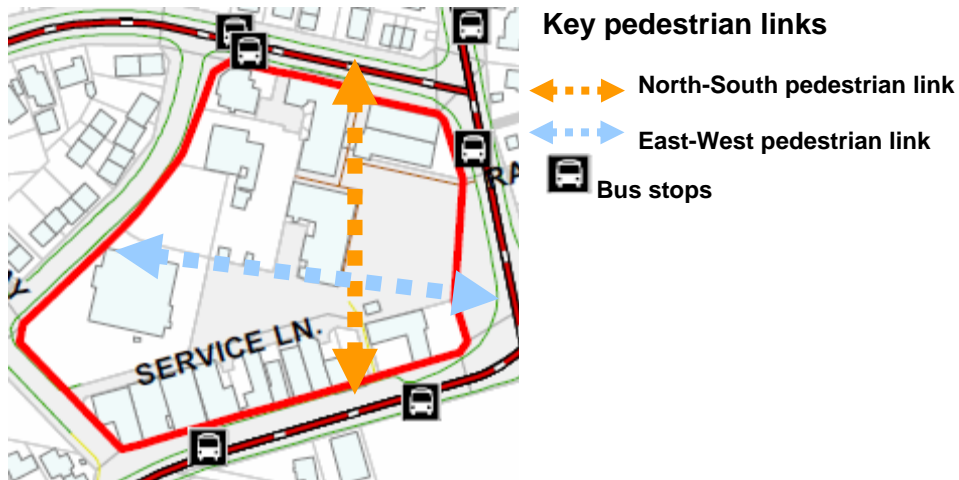
Short term and ongoing strategies:

- 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 encourage the development of secure bicycle parking areas.
- Link public open spaces with the pedestrian network by aligning entries/ access points to public spaces with key pedestrian routes.

- Support opportunities for passive surveillance around the edges of open space areas, including car parking areas and pedestrian links.
- 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:
 1. Between Stewart Drive and Newlands Road (North-South direction), including a connection across Newlands Road to the bus stop, community hall, Newlands Park; and
 2. 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 off 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 improving the pedestrian environment of the Centre, explore the opportunities for improving the covered pedestrian area located between the existing shops, for example:
 - investigate the relocation (or extension) of the glass canopy to help create a covered, useable, all weather space
 - investigate the need for the current East-West pedestrian connection under the glass canopy through to the rear of the shops. This link effectively ends at the boundary of the Hindu Temple property and could be superseded by the strengthened pedestrian link to the Community Centre.
- 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 building setback that helps create a larger public space area fronting the accessway and Batchelor Street to increase the pedestrian friendliness of the area, create a more active street edge, and to enhance the relationship with the Community Centre.
- Formalise a pedestrian walkway connection from the end of Robert Street through to Newlands Road.



(e) Urban form

Improve the amenity of Newlands Centre by ensuring good 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, with a number of distinct sub-areas – e.g. the main shopping area (McMillan Court), Batchelor Street, and the Newlands Road commercial area – being poorly connected (especially for pedestrians).

New development and redevelopment of existing sites and buildings within Newlands Centre should contribute to the creation of a highly 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.
- Where existing buildings are retained and incorporated into new developments, the Council will encourage the innovative and sustainable re-use of these buildings.
- 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.

- As part of any redevelopment activities or improvements to the pedestrian environment, ensure the creation of good quality of public spaces and car-parking areas, 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 appropriate transitions in building scale from the town centre.

Long term strategies:

- Encourage setbacks above ground level 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 car park/'square' to minimise overshadowing and for visual/ acoustic privacy
 - Newlands Road – for residential amenity, i.e. visual/acoustic privacy; also 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 enable a more appropriate built form and higher intensity of use.
- Ensure that the scale, massing and proportions of any new building development along Newlands Road reflects the original scale of smaller lot subdivision.
- Optimise the strategic location of the southern 'entry' point to Newlands – eg. the corner of Atkinson Street and Newlands Road – by requiring as part of any significant redevelopment of the site, high a quality building form 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

APPENDIX 1

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

2.3.1 Short term vision (1-5 years)

DRAFT

APPENDIX 1












Short Term Development Vision 1 - 5 years



APPENDIX 1

LEGEND

Short Term Development Vision, 1-5 years

-  public open space
-  open space
-  pedestrian network
-  existing buildings
-  potential new development
-  active frontages
-  parking
-  service area
-  bus stop
-  new pedestrian focal point
-  enhanced pedestrian crossing point

KEY ELEMENTS

- ① Potential retail/commercial development active frontages of redeveloped building should be provided (minimum 70% transparency) where shown.
- ② Investigate relocating or extending glass canopy to create new focal point for pedestrian activity comprising attractive, covered, usable all weather space.

- ③ Remove small canopy from N-S link, relocate trees blocking views, and relocate play area to proposed pedestrian focal point at 2.
- ④ Investigate using space to develop an infill retail building to complete the shopping strip. Pedestrian access may be retained.
- ⑤ Potential truck servicing parking area - linked to new retail development. Locate back from existing retail, along edge of formalised car park; this enables retention of existing tree and further planting enhancement.
- ⑥ Improved pedestrian conditions. Southern most shop 'turns the corner' with window to improve safety.
- ⑦ Require active frontage to the tavern site with any significant redevelopment.
- ⑧ Potential supermarket development. Active building frontage to the main car park. Clear and visible pedestrian access to existing retail and proposed supermarket entry.
- ⑨ 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.
- ⑩ E-W 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.
- ⑪ New public toilets, well lit and visible from street, bus stop, and car parking area.
- ⑫ Improved safety for pedestrian access across Newlands Road.
- ⑬ Investigate re-opening Atkinson Road to left in-left out traffic with kerb widening to prioritise pedestrians and to slow vehicle speeds.
- ⑭ Consider relocating the Bracken Road pedestrian crossing to form continuation of E-W link alignment if car park entry moves north with supermarket development.
- ⑮ Formalise car parking areas; potential for long-stay parking.
- ⑯ As part of any new development proposals, buildings on Newlands Road to provide entry canopies to footpath.
- ⑰ Fire station building to be removed if Fire Service relocates, enabling space to be potentially used as a community park including a new community playground.

APPENDIX 1

2.3.1 Long term vision (looking forward 20 years)













Long Term Development Vision 20 years



APPENDIX 1

LEGEND

Long Term Development Vision, 20 years

-  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
-  enhanced pedestrian crossing point

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) : 3-4 storeys.
- ③ Tavern - potential for redevelopment for mixed uses. Redevelopment should incorporate high quality public space with a relationship to the community centre: 2-3 storeys.
- ④ Enable residential development of up to 3 storeys in height and to be north facing.
- ⑤ Enable for redevelopment of units on Newlands Road as commercial / trade retail at ground level with residential or commercial above. Possibly up to 4 storeys in height.
- ⑥ Redevelopment of Newlands Road units provides opportunity to create high quality gateway entry to Newlands, including landmark building on visible corner with Atkinson Street.
- ⑦ 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).
- ⑧ As / when long stay parking areas no longer required, work with key landowners to ensure development of Council land for more active uses is viable.
- ⑨ Redevelop / refurbish 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.
- ⑩ Redevelopment of existing Council housing to provide higher density residential of up to 3 storeys. Possible mixed tenure.
- ⑪ Investigate the potential for higher density residential around western edge of the centre in order to support refocussing of the centre to provide retail in east and community in west.

Part 3: Draft action plan

3.1 Achieving the vision for Newlands Centre

This section outlines the action plan for achieving the vision for Newlands Centre.

While the Council will play an important role in realising the future vision, the majority of the development ideas identified will only be successfully achieved with buy-in and investment from private landowners and developers, businesses and public sector organisations.

Key stakeholders and potential partners for Council in the redevelopment and revitalisation of Newlands Centre include for example:

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

The Council's role in the revitalisation of Newlands Centre may take several forms from supporting and promoting positive change, to direct investment in public works and improvements. The Council's key roles include:

- **Leader** – developing strategy and policy, making decisions, leading by example, and working with the community
- **Advocate/coordinator** – encouraging and facilitating action by others and ensuring integrated management of places through coordinated action
- **Partner** – working in partnership with other organisations on joint goals and projects
- **Provider** – constructing and running essential infrastructure and community services
- **Regulator** – managing development through resource consent processes
- **Informer** – providing information and undertaking research and education.

3.2 Draft action plan

The draft action plan (section 3.5) 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 have been split into potential operational actions (section 3.5.1) and potential capital works (section 3.5.2). The tables show the indicative timing for actions, their relative priority and potential resourcing implications.

Flexibility has been built into the timing of the potential actions identified. This is to help ensure the vision is affordable for Council and the community, and to recognise the linkages of many of the actions with other related projects and work programmes and their timeframes, including private sector development proposals.

3.3 Funding implications

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 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 development contributions, or the potential re-investment of funding from the sale of Council land or other assets.

Whilst the Centre Plan's actions are focused on the role of the Council in facilitating the vision, it is clear that the vision cannot be successfully achieved by the Council alone – it also depends on interest and investment by the private sector. The Council will therefore work with private landowners and developers to promote and help realise the vision.

3.4 Priority and timing of actions

In terms of the relative importance of actions to achieving the long-term vision, several different levels of priority have been identified as follows:

- **Priority 1** = Essential (ie considered essential to achieving the vision outlined in the plan) – these are split into “must do’s” and other actions that are still essential to the vision but can follow at a later date in line with funding and resources
- **Priority 2** = Recommended (ie important to achieving the vision but not absolutely essential)
- **Priority 3** = Desirable (ie lowest importance/priority, but nice to do if possible and if funding available; not necessarily essential to the vision).

Actions have also been assigned an indicative timeframe for implementing. The purpose of the indicative timeframes is to assist work programme planning and funding applications. The indicative timeframes used in the draft action plan align with the concept plan timeframes, that is:

1–5 years = short term

5–20 years = long term

Ongoing = continual action over time

3.5 Action Plan

3.5.1 Potential operational actions		Indicative timing	Priority & resources	Potential partners
<i>Facilitating redevelopment & demonstrating leadership</i>				
1	Communicate the long-term vision for Newlands Centre to the community, the private sector and other relevant organisations.	Ongoing	Priority 1 – Essential Achieve using existing resources	Community, Business groups
2	Actively work with landowners, developers and investors to ensure new development/redevelopment in and around Newlands Centre contributes towards the achievement of the long-term vision, including: <ul style="list-style-type: none"> • encouraging landowners and investors to redevelop under-utilised sites, and the comprehensive redevelopment of sites where possible and appropriate • encouraging the development of high quality mixed uses within the Centre • encouraging the adoption of good design, and the enhancement of public access, pedestrian provisions and the area's sense of place • encouraging the incorporation of environmentally sustainable design into new buildings and alterations/refits of existing buildings. 	Ongoing and as new developments are proposed	Priority 1 – Essential Existing resources	Landowners, developers, investors
3	Council will look to utilise its assets (e.g. public spaces, Council housing, community facilities, recreational facilities, reserve land	Ongoing	Priority 1 – Essential	Landowners, developers, investors

	and legal road/ reserve) as appropriate to help support the redevelopment and revitalisation of Newlands Centre.			
4	Ensure the integration of the Community Centre into the revitalisation of Newlands Centre.	Short term (1-5 years)	Priority 2 – Recommended Existing resources	Community
5	Ensure any Council infrastructure works, upgrades or improvements contribute towards the achievement of the long-term vision and development principles.	Ongoing and as new projects are confirmed through the LTCCP/ Annual Plan process	Priority 1 – Essential Existing resources	
6	Encourage residential intensification within and around Newlands Centre.	Ongoing Linked to current and future District Plan changes and further Areas of Change work	Priority 2 – Recommended Existing resources	Landowners, developers, investors
<i>Policy review and amendment</i>				
7	Review and amend District Plan objectives, policies, rules and design criteria as appropriate to help achieve the long-term vision. Investigate the inclusion of a masterplan and development principles for Newlands Centre into the District Plan to help facilitate good outcomes.	Short term (1-5 years) Partly underway (Suburban Centres and Business District Plan Change 73)	Priority 1 – Essential Existing resources	
8	Review and amend (as appropriate) the development contributions regime as it relates to Newlands Centre to help fund the growth component of future new infrastructure.	Short term (1-5 years)	Priority 1 – Essential Achieve using existing resources	Landowners, developers

Community				
9	Investigate the opportunities (and their feasibility) for redevelopment of the Community House site.	Short term (1-5 years)	Priority 2 – Recommended Existing resources	
10	Investigate the range of options for renovating and redeveloping the Batchelor Street Council housing complex as part of the Housing Upgrade Project.	Short term (1-5 years) (part of Housing Upgrade Project)	Priority 2 – Recommended Existing resources	Housing NZ
11	Work with the Newlands Volunteer Fire Brigade to explore the relocation of the Newlands Fire Station to a larger more fit-for-purpose site.	Short term (1-5 years) Dependant on fire brigade	Priority 2 – Recommended Existing resources	Newlands Volunteer Fire Brigade, NZ Fire Service
Open Spaces, pedestrians and cyclists				
12	Review and investigate future options for existing parks and reserves across the Newlands area and from this develop a plan setting out how the network will be developed over time.	Short term (1-5 years)	Priority 2 – Recommended Existing resources	
13	Explore the development of a Community Park, including a new community playground facility, within Newlands Park. Also investigate enhancing the skate park for the youth community.	Long term (5-20 years) Linked to Northern Reserves Management Plan	Priority 2 – Recommended Existing resources	Community
14	Ensure new development/redevelopment in the Centre recognises the importance of pedestrians and cyclists and provides for accessible, safe and high quality connections.	Ongoing – linked to future redevelopment proposals	Priority 1 – Essential Existing resources	Landowners, developers, investors

15	As part of improving the Centre's pedestrian network and as part of any redevelopment proposal: <ul style="list-style-type: none"> • enhance key pedestrian access points to the Centre • work to create two strong pedestrian links through the Centre – North-South and East-West • investigate opportunities for improving the covered pedestrian space located between the existing shops • ensure good quality landscaping, planting and surface treatments compliment any public space and car park upgrades 	Short term (1-5 years) Linked to proposed car park upgrade capital works project/s and redevelopment proposals	Priority 1 – Essential Existing resources	Landowners, developers, investors
16	Investigate the formalisation of a pedestrian link/walkway connecting Robert Street with Newlands Road.	Short term (1-5 years) Could link with Community Park initiative (<i>Action 13</i>)	Priority 3 – Desirable Existing resources	Landowners, Newlands School, Community
17	Support the development of good pedestrian and cycle links to public transport facilities and encourage the provision of secure bicycle parking areas.	Ongoing	Priority 3 – Desirable	Greater Wellington Regional Council
Vehicle access and car parking				
18	Use new development proposals as an opportunity to improve the design and layout of vehicle access, servicing and car parking within Newlands Centre.	Ongoing Linked to private development proposals	Priority 2 – Recommended Existing resources	Landowners, developers, businesses
19	Manage time-limited parking within the McMillan Court shopping area so that there are adequate parking spaces for shoppers and short-stay visitors.	Short term (1-5 years)	Priority 1 – Essential Existing resources	
20	Investigate the feasibility of partially re-opening of Atkinson Street	Short term (1-5 years)	Priority 2 –	Businesses,

	for vehicular traffic (limited access – left in/left out).		Recommended Existing resources	community
21	Investigate the introduction of a service lane to the front of properties fronting Newlands Road with any future private redevelopment of these sites.	Long term (5-20 years) Dependant on future redevelopment proposals by private landowners	Priority 3 – Desirable Any construction works will require new funding	Landowners, businesses
22	Support the use of public transport services by ensuring the accessibility, quality and safety of bus stops.	Short term (1-5 years)	Priority 2 – Recommended Existing resources	Greater Wellington Regional Council, bus service providers
Review and evaluation				
23	Review and evaluate the implementation of the long-term plan and the achievement of key outcomes in five years.	2015	Priority 1 – Essential Existing resources	

3.5.2 Potential capital works		Indicative timing	Priority & resources	Potential partners
24	<p>Car park and public space upgrades/improvements including:</p> <ul style="list-style-type: none"> • McMillan Court car park and public space areas - to include improvements to: <ul style="list-style-type: none"> ○ the main entranceway from Bracken Rd ○ the pedestrian ramp and steps from Bracken Road ○ the North-South pedestrian route improvement from Stewart Drive to Newlands Rd ○ the junction of the North-South and East-West pedestrian routes ○ the public space area between the existing shops • the proposed 'shared street' connection between Batchelor St and the main McMillan Court shopping area (East-West link) • the formalisation of other car parking areas within the Centre. 	<p>Short term (1-5 years)</p> <p>Linked to private development proposals</p> <p>Design 2010/11; Construct 2011/12 (but subject to Council funding approval)</p>	<p>Priority 1 – Essential</p> <p>New funding</p> <p>Initial cost estimate for McMillan Court area improvements: \$500-600k approx.</p>	<p>Landowners, developers, investors, businesses</p>
25	<p>Construction of new public toilets</p>	<p>Short term (1-5 years)</p> <p>Linked to McMillan Court car park upgrade & private development proposals</p>	<p>Priority 1 – Essential</p> <p>Funding of \$120,000 identified for 2011/12</p>	<p>Landowners, developers</p>
26	<p>Other pedestrian improvements in and around the Centre, eg:</p> <ul style="list-style-type: none"> • improved pedestrian access across Newlands Road to Newlands Park, schools and public transport • kerb extensions where appropriate to increase pavement widths 	<p>Short term (1-5 years)</p>	<p>Priority 2 – Recommended</p> <p>New funding</p>	

	and reduce carriageway widths at crossing points and on corners, eg at the Atkinson Road/Newlands Road intersection and at key pedestrian access points to the Centre.			
27	Re-opening of Atkinson Street for limited vehicle access (left in, left out).	Long term (5-20 years) Depends on results of feasibility investigation (<i>Action 20</i>)	Priority 2 – Recommended New funding	Businesses
28	Develop a Community Park, including a new playground facility within Newlands Park, enhancements to the skate park and walkway/pedestrian connections.	Long term (5-20 years) Depends on results of feasibility investigation (<i>Action 13</i>)	Priority 3 – Desirable New funding	Community
29	Upgrade/redevelopment of the Council housing units located on Batchelor Street.	Currently scheduled for 2013-18, but could possibly be brought forward to short term to align with proposed supermarket development	Priority 2 – Recommended Part of Housing Upgrade Project – existing funding allocated, but new funding and/or partnership required if larger scale redevelopment project	Landowners, Housing NZ