

Part 3: Implementation

This section of the Town Centre Plan outlines the action plan for achieving the vision for Johnsonville as a Sub-Regional Centre for commercial and residential development.

ROLE OF THE CITY COUNCIL

Wellington City Council will play a key role in realising the future vision for Johnsonville. This role may take many forms from direct investment in public works to promoting positive change. The Council will work collaboratively to ensure that any redevelopment and/or infrastructure proposals maximise the benefits to the community. These key roles are outlined below:

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

ROLE OF OTHERS

Many of the far-reaching initiatives proposed in this Town Centre Plan will only be successfully achieved in partnership with a range of private and public sector organisations. Key stakeholders and potential partner organisations are listed below:

TABLE 2 – POTENTIAL PARTNERS

KEY STAKEHOLDERS AND POTENTIAL PARTNERS	RELEVANT ISSUES/ROLES
Greater Wellington Regional Council	<ul style="list-style-type: none"> ■ Public transport strategy ■ Park and ride ■ Bus and rail service ■ Travel planning ■ Regional planning
New Zealand Transport Agency	<ul style="list-style-type: none"> ■ State highway planning and management ■ Transportation funding
KiwiRail	<ul style="list-style-type: none"> ■ Rail infrastructure ■ Rail services
Mana and Newlands Coach Services	<ul style="list-style-type: none"> ■ Bus services
Grow Wellington	<ul style="list-style-type: none"> ■ Regional economic development
Housing New Zealand Corporation	<ul style="list-style-type: none"> ■ Social and affordable housing provider; landowner
Ministry of Education	<ul style="list-style-type: none"> ■ Schools; landowner

Local schools	<ul style="list-style-type: none"> Primary and secondary education providers; landowners Onslow College– provider of community resources in buildings–for–hire and community education programs
Creches and kindergartens	<ul style="list-style-type: none"> Early childhood education, landowners and partners in community hub
Local churches	<ul style="list-style-type: none"> Landowners community support/service/facility providers, youth groups
DNZ Property Group Ltd.	<ul style="list-style-type: none"> Johnsonville Mall redevelopment
Other landowners, business owners and developers	<ul style="list-style-type: none"> Landowners, business owners; development of land and businesses
Business groups	<ul style="list-style-type: none"> Business–led initiatives; community networks
Community groups and residents' associations	<ul style="list-style-type: none"> Community–led initiatives; community networks
Wellington Tenth Trust	<ul style="list-style-type: none"> Kaitiakitanga
Te Runanga o Toa Rangatira	<ul style="list-style-type: none"> Kaitiakitanga

ACTION PLAN

This Action Plan gives an overall picture of the Council's intentions.

This Action Plan focuses on Council leading with a new vision for Johnsonville, coordinating Council projects and community facilities, and facilitating development by other investors and developers. Tools to implement the plan include District Plan changes and Design Guides to respond to specific conditions in Johnsonville. This plan also allows for coordination and partnership with other organisations.

Actions have been split into operational actions by the Council and potential capital works. Tables 3 and 4 identify the indicative timing for the actions, as well as relative priority and any resourcing implications.

FUNDING IMPLICATIONS

Some of the actions below are already budgeted for in the LTCCP (Long Term Council Community Plan) which sets out the Council's activities and spending 10 years ahead. Where activities and initiatives require new funding, these are clearly indicated. It is important to note that the availability of funding from the Council for proposed projects is not guaranteed. The prioritisation and funding of action items will be determined as part of the LTCCP and Annual Plan processes.

Other actions may be part-funded through other means such as development contributions. Significant transport works may be eligible for subsidy from the New Zealand Transport Agency (formerly Transit NZ and Land Transport NZ) because they provide wider benefits to the city's transport system. A future Business Improvement District (BID) could fund streetscape and other improvements through a targeted rate.

While the 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 in partnerships with private landowners, business owners and developers to realise the vision.

PRIORITY AND TIMING OF ACTIONS

THREE LEVELS OF PRIORITY HAVE BEEN ACCORDED TO THE ACTIONS:

PRIORITY 1 – CONSIDERED ESSENTIAL TO ACHIEVING THE VISION OUTLINED IN THIS TOWN CENTRE PLAN

PRIORITY 2 – IMPORTANT TO ACHIEVING THE VISION

PRIORITY 3 – LESSER IMPORTANCE/PRIORITY TO BE ACHIEVED AS FUNDING BECOMES AVAILABLE

ACTIONS HAVE ALSO BEEN ASSIGNED A TIMEFRAME FOR IMPLEMENTATION. THESE ARE:

1-3 YEARS – SHORT-TERM

3-5 YEARS – SHORT TO MEDIUM TERM

5-10 YEARS – MEDIUM-TERM

10+ YEARS – LONG-TERM

Many action items are tied to growth, and interconnected with private development. If projected growth does not occur in the next 10 years due to economic conditions or lack of take up, growth-related capital works items may be deferred. This Action Plan outlines several operational items that should be completed in the short term to shape future development.

TABLE 3 – OPERATIONAL ACTIONS

ACTIONS	COUNCIL ROLE	METHOD	TIMING				PRIORITY	RESOURCES
			1-3	3-5	5-10	10+		
DEVELOPMENT FACILITATION								
1. Communicate a future vision for Johnsonville to the community, other public sector organisations and the private sector	Leader	Communi-cations					1	Part existing funding and Action A3
2. Ensure any Council infrastructure works or community facilities contribute towards the achievement of the Town Centre Plan vision and principles	Leader/Coordinator	Delivery Alignment					1	Existing funding – linked to Capital Works in Table 4
3. The Council to take a more active role in facilitating redevelopment in Johnsonville, possible establishment of a land development agency, public-private partnerships, and demonstration projects to realise the Town Centre Plan vision and principles	Leader	LTCCP New Initiative					1	New funding
4. Consider establishment of a Business Improvement District (BID) to facilitate the implementation of the Town Centre Plan	Advocate/Coordinator	LTCCP New Initiative					2	Any BID would be funded from targeted rates
5. Actively work with landowners, developers and investors to ensure new development contributes towards the achievement of the Town Centre Plan vision and goals, including: <ul style="list-style-type: none"> Encouraging expansion and intensification of retail in a compact core, with anchor destinations along Johnsonville Road Encouraging a wider range of shops, restaurants and entertainment facilities in the town centre and facilitating a stronger night-time economy Promoting opportunities for apartments and offices in the town centre Encouraging landowners and investors to redevelop under-utilised sites, relocate car parking away from street frontages, construct quality buildings on the street edge, and enhance public access through the town centre Encouraging investment that creates new jobs and widens the economic base of Johnsonville Ensuring new development is designed for multi-modal transport options Encouraging developers of new buildings to incorporate environmentally sustainable design Encouraging other government services, community facilities and medical providers to locate near the community hub. 	Advocate/Coordinator	Resource Consents Processing Development Facilitation (see Action A3)					1	Existing funding

ACTIONS	COUNCIL ROLE	METHOD	TIMING				PRIORITY	RESOURCES
			1-3	3-5	5-10	10+		
POLICY REVIEW AND AMENDMENT								
6. Review and amend District Plan objectives, policies and rules in relation to: <ul style="list-style-type: none"> Suburban Centre zone boundary Intensive residential development Building heights and densities Mixed-use development Incentives for transit-oriented development Noise insulation Heritage and character protection Wind issues 	Leader/Regulator	District Plan Changes				1	Existing funding	
7. Review and amend District Plan design criteria and guidelines to achieve: <ul style="list-style-type: none"> Better designed buildings and spaces Active street frontages, including the main street of Johnsonville Road Public streets and pathways functioning as public space Improved public safety Improved pedestrian accessibility and through-links on large sites Reduced visual impact of carparking Landmark features on key sites Public transport integral to town centre 	Leader/Regulator	District Plan Changes				1	Existing funding	
8. Review and amend the Council's Development Contributions Policy as it relates to new development in the Johnsonville catchment area to help fund the area's transport infrastructure, public space, and other community facilities	Leader/Regulator	Development Contributions Policy				1	Existing funding	
HOUSING								
9. Develop concept plans to demonstrate the potential for comprehensive redevelopment of selected residential areas	Advocate/Informer	Infill Housing Review				2	Part existing and new funding	
10. Work with Housing NZ and developers to investigate opportunities for public-private partnerships to deliver affordable housing and quality intensive housing	Partner	Partnership				3	To be determined on a case-by-case basis	



ACTIONS	COUNCIL ROLE	METHOD	TIMING				PRIORITY	RESOURCES
			1-3	3-5	5-10	10+		
TRANSPORT AND ACCESSIBILITY								
11. Work with landowners, Greater Wellington, KiwiRail and Mana Buses to enhance the rail and bus interchange, improve bus stops, and encourage increased public transport use	Partner/Coordinator	Development Facilitation -Linked to Actions A3 & A5					2	Funding for any improvements to be determined on a case by case basis. Potential sources of funding to include: <ul style="list-style-type: none"> KiwiRail GWRC landowners and developers NZTA subsidy Development Contributions rates
12. Work with Transit NZ to investigate and plan for a new motorway interchange at Helston Road OR Widen existing roads around the central triangle (Moorefield and Broderick Roads)	Partner						2	Estimated funding requirement for Helston Road interchange improvements approx. \$19m. Alternative triangle road widening \$10m Potential sources of funding to include: <ul style="list-style-type: none"> contributions from major developers Development Contributions NZTA subsidy rates
13. Undertake a safety audit of the town centre	Informer	Community Action					2	Existing funding
URBAN OPEN SPACE								
14. Ensure development and infrastructure proposals enhance the role of Johnsonville Road as the main street and a key public space	Coordinator	Resource Consents and Delivery Alignment					2	Existing funding
15. Work with landowners and developers to provide a new public space in Johnsonville town centre	Partner/Provider	Community Facilities Review					2	To be determined on a case-by-case basis
16. Develop concept and design plans for streetscape and gateway improvements	Coordinator	LTCCP New Initiative					2	Part of Public Spaces and Centre Development Programme

ACTIONS	COUNCIL ROLE	METHOD	TIMING				PRIORITY	RESOURCES
			1-3	3-5	5-10	10+		
SIGNAGE								
17. Undertake an audit of signage in the town centre	Informer	Community Action					3	Existing funding
COMMUNITY SERVICES								
18. Facilitate the creation of a 'community hub' through locating community facilities and other complementary activities in close proximity to the Keith Spry Pool and community centre	Coordinator/ Provider	LTCCP New Initiative and part existing LTCCP project					1	Linked to A19, A20 and Potential Capital Works in Table 4
19. Develop a Master Plan to enable the community hub vision	Leader/ Coordinator	LTCCP New Initiative					1	Existing LTCCP funding
20. Examine the potential of relocating and enlarging Johnsonville library as part of the community hub proposal	Provider	Community Facilities Review					3	Funding to be determined



TABLE 4 – POTENTIAL CAPITAL WORKS

POTENTIAL CAPITAL WORKS	COUNCIL ROLE	TIMING				PRIORITY	RESOURCES
		1-3	3-5	5-10	10+		
1. Improve the key intersections of Johnsonville, Broderick, Moorefield and Middleton Roads	Provider					1	New funding COST: \$3m SOURCES: Rates, contribution from major developer, development contributions, NZTA subsidy
2. Improve the pedestrian crossing opportunities across Moorefield, Broderick and Johnsonville Roads.	Provider					2	New funding COST: \$300,000 SOURCES: Rates and possible NZTA subsidy
3. Improve the safety and surrounds of the pedestrian underpasses under SH1 at Burgess Road and Disraeli Street	Provider					3	New funding COST: \$100,000 SOURCES: Rates
4. Consider new locations and enhancement of bus stops	Provider					2	New funding COST: \$ 150,000 SOURCES: Rates, GWRC
5. Upgrade Keith Spry Pool and improve its relationship to its surroundings	Provider					2	Existing LTCCP project COST: \$6m SOURCES: Rates and possible Development Contributions
6. Upgrade Memorial Park and improve the connections to the town centre	Provider					2	New funding COST: \$500,000 – \$1m SOURCES: possible Charles Plimmer bequest funding, and Development Contributions
7. Upgrade Alex Moore Park (sports hub) and improve the connections to the town centre	Provider					2	Costs to be determined, funding from sports clubs
8. Improve bike parking at key points in the town centre	Provider					3	Existing LTCCP project COST: \$ 20,000
9. Improve streetscape and gateway features	Provider					3	To be considered as part of Review of Public Spaces and Centres Development Programme

