



Shaping the future of Newlands Centre Newlands Centre Plan

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

Adopted April 2010

Absolutely

POSITIVELY

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

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	5
1.3 Newlands – an important district centre	5
1.4 The existing context	6
1.5 Key issues, challenges and opportunities	8
1.6 Strengths and weaknesses, opportunities and threats	8
Part 2: A future vision	10
2.1 Long-term vision for Newlands Centre	10
2.2 Key guiding principles	11
2.3 Newlands Centre concept plans: possible short and long-term development visions	18
2.3.1 Concept Plan demonstrating key elements of the short-term vision	18
2.3.2 Concept Plan demonstrating key elements of the long-term vision	20
Part 3: Achieving the vision – the action plan	22
3.1 Introduction	22
3.2 Roles	23
3.3 Funding	24
3.4 Action Plan	25
3.4.1 Our current actions	25
3.4.2 Priorities for new funding	25
3.4.3 Working with others	27
3.4.4 Working within Council	29
3.4.5 Monitoring and Review	30

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.

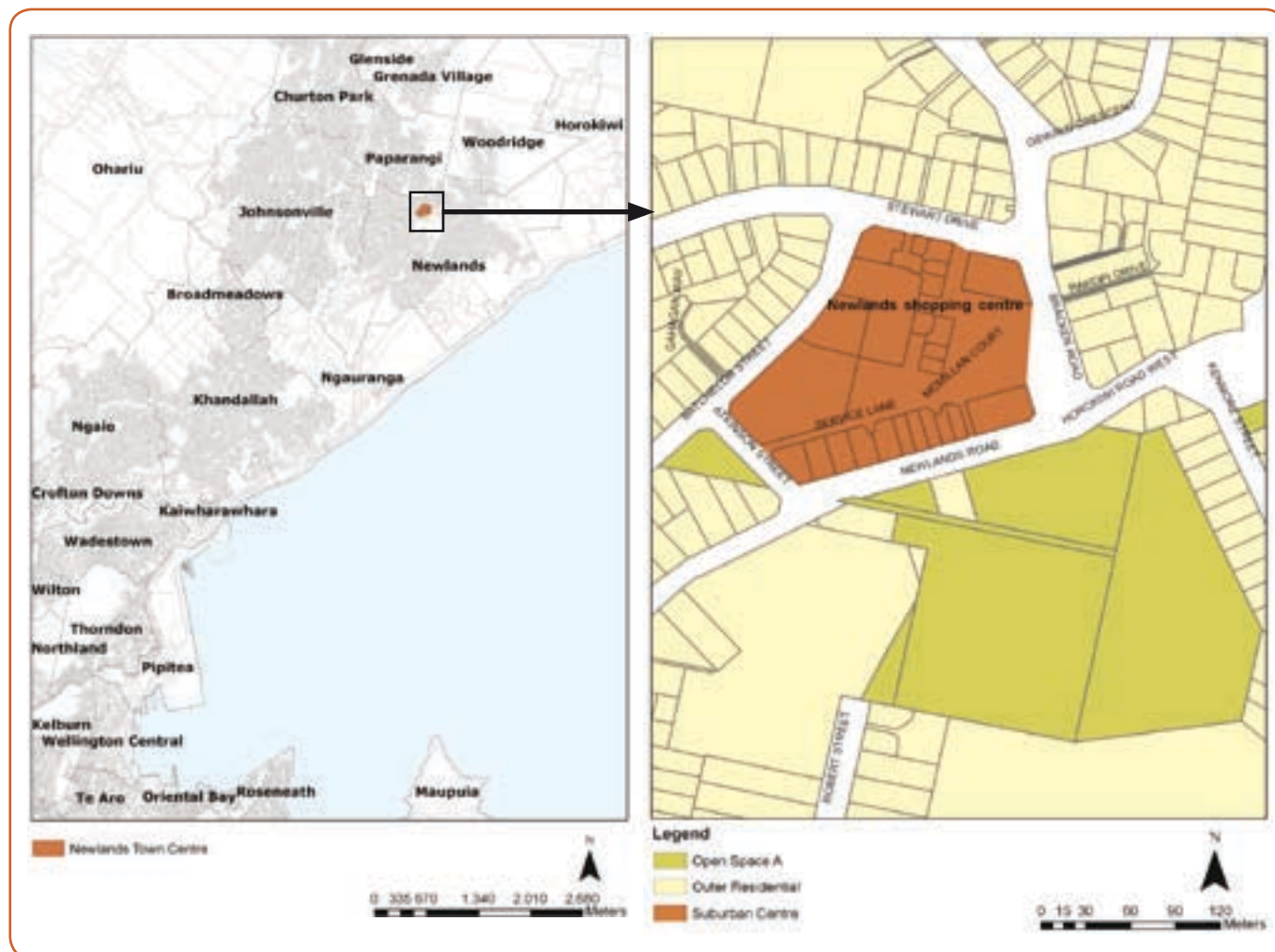
The plan's goal is to ensure future developments take place in a planned and integrated way and help contribute to a more attractive and vibrant centre. It aims to enable and guide private investment and recognises that in order to achieve a better centre, private and public investment and actions need 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 (NGMF) 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 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 now 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, 10,000m² total floorspace) including convenience-based retail servicing for day-to-day needs and a small/medium supermarket
- residential accommodation above the ground floor commercial and retail uses
- community facilities and services
- recreational and entertainment activities
- small-scale professional office use
- 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.

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
-  parking
-  service area
-  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 revitalising and redeveloping Newlands Centre. The vision includes introducing 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 challenges include the impact 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:
 - lack of investment
 - 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
<p>Good access to central city and Johnsonville town centre through road and bus connections</p> <p>Serves a growing population base, particularly with the development of nearby suburbs like Woodridge</p> <p>Good community, education and recreational facilities within close proximity eg new community centre, Newlands Park and skate park, sportsfields, schools</p> <p>Land capacity within the town centre; large area of flat and accessible land</p> <p>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</p> <p>There is a flexible planning regime that does not overly restrict land uses</p> <p>Relatively strong sense of community; more family friendly and slower pace than central city</p> <p>Good level of community support for revitalisation of the centre</p> <p>Good amounts of off-street and on-street parking</p> <p>Contour differences offer potential for underground parking and for varied building heights with minimal impact.</p>	<p>Poorly designed, disjointed and not performing to its full potential</p> <p>No significant retail anchor</p> <p>Many areas of the centre are in a poor state of repair requiring private and/or Council investment to improve</p> <p>Fragmented land ownership and multiple land owners</p> <p>There are several areas where people feel unsafe and there is evidence of tagging and vandalism</p> <p>Pedestrian connections and public open spaces are limited and/or in poor condition</p> <p>Land improvement costs are high compared to land value making it difficult for the market to respond to redevelopment</p> <p>Vehicles and car parking areas dominate the area</p> <p>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</p> <p>Pedestrian routes through the centre are not well defined</p> <p>Lack of housing choice</p> <p>Relatively exposed in all weather conditions</p> <p>Very little after-hours activity</p> <p>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.</p>
Opportunities	Threats
<p>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</p> <p>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</p> <p>Long-term redevelopment opportunity within the retail/commercial area, including residential living above ground floor activities</p> <p>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</p> <p>Significant opportunity to make the centre a lot more pedestrian friendly and to create a new pedestrian-focused area within the main shopping area</p> <p>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</p> <p>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</p> <p>Renovation/redevelopment of the Council housing stock in Batchelor Street</p> <p>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.</p>	<p>Ad-hoc development within the Centre has the potential to significantly constrain redevelopment and revitalisation efforts</p> <p>The level of improvement to the Centre will largely depend on what private investment can be attracted</p> <p>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</p> <p>Economic downturn delays private/commercial investment</p> <p>Lack of buy-in to the future development potential of Newlands Centre by landowners, investors and developers</p> <p>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</p> <p>Growth in vehicle traffic will increase congestion and make conditions for pedestrians unsafe and unpleasant</p> <p>Lack of implementation mechanisms and limited Council funding for new projects</p> <p>Lack of long-term political will and community consensus to achieve the vision.</p>



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:

(a)	role and identity
(b)	land use and activities
(c)	vehicle movement and parking
(d)	public open spaces and the pedestrian cycle network
(e)	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
 - 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, 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 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.



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

(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



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).

- ← - - - - - → North-South pedestrian link
- ← - - - - - → East-West pedestrian link
-  Bus stops



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

- 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.

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/Batchelor 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.













2.3 Newlands Centre concept plans: possible 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

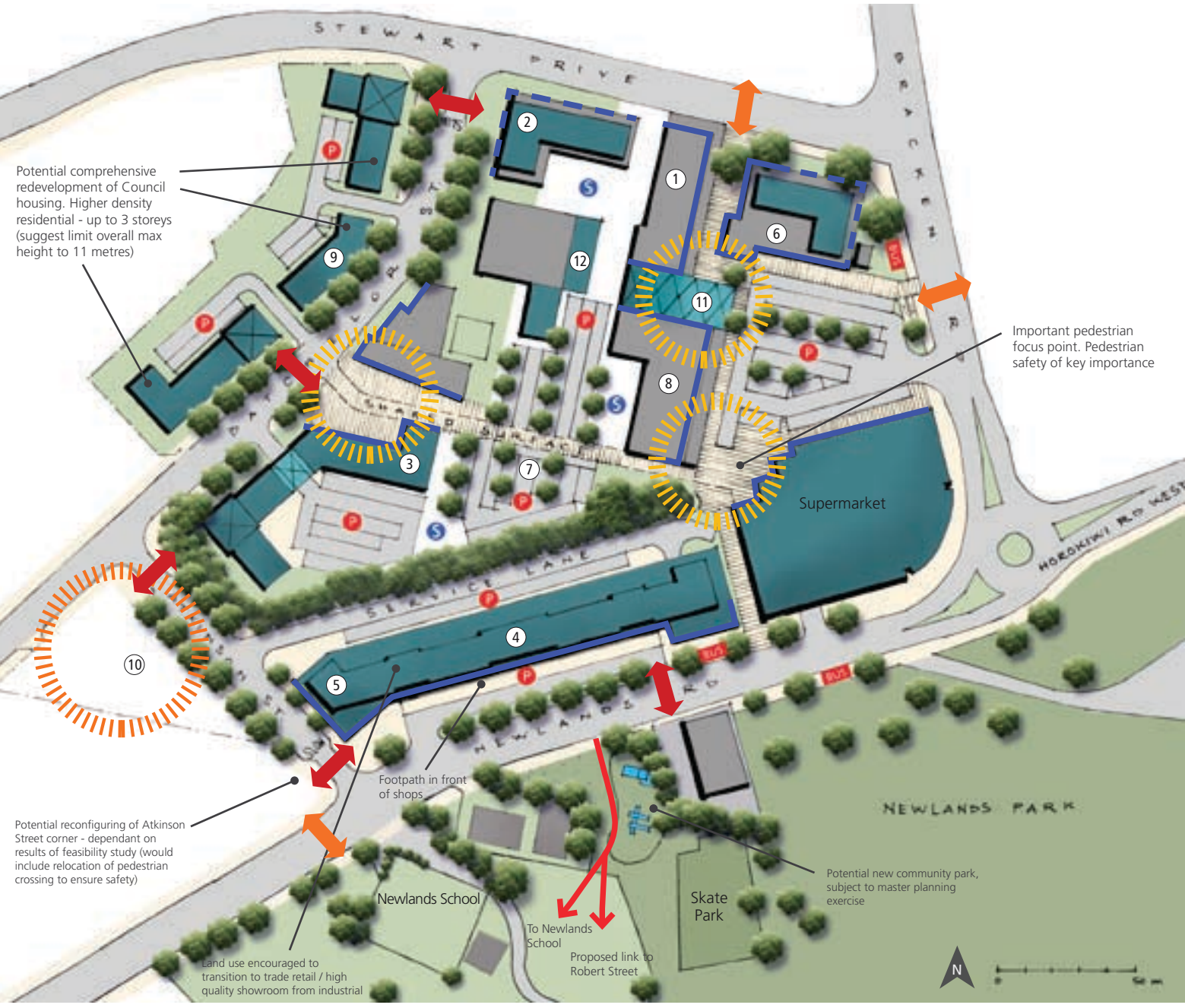
LEGEND

	public open space
	open space
	pedestrian network
	existing buildings
	potential new development
	active frontages
	parking
	service area
	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.

2.3.2 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

- | | |
|---|---|
| <p>① Potential for comprehensive redevelopment of this site as mixed use with retail / commercial focus.</p> <p>② Potential for redevelopment as mixed use with residential focus (could include home offices) : potential for 3 storeys.</p> | <p>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.</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>⑩ Potential redevelopment of Council reserve land - dependant on the results of the feasibility study to be undertaken in years 1-5.</p> <p>⑪ Investigate potential to provide covered all-weather space which could be achieved by extending the existing canopy.</p> <p>⑫ Hindu Temple potential extension</p> |
|---|---|



Part 3: Draft action plan

3.1 Achieving the vision for Newlands Centre

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:

Key stakeholders and 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 creches, 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

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).



3.5 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

	Action	Completion date	Key linkages to Newlands Centre
A1	District Plan review: DPC 73 – suburban centres	Hearing complete in mid 2010	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.
A2	Housing upgrade programme – Batchelor Street flats	Construction scheduled for 2013–18 however proposal to bring forward to 2012/13	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. 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> .
A3	Construction of new public toilets in Centre	Construction due 2011/12, but aligned with supermarket development and McMillan Court car park / public space improvements – see <i>Action A5</i>	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 several years but construction has been delayed in order to integrate with the proposed supermarket development and associated car park and public space improvements.
A4	School travel plan preparation	Within 5 years	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.

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

	Action	When	Priority	Resources	Potential partners
A5	<p>McMillan Court car park upgrade and public space improvements including improvements to:</p> <ul style="list-style-type: none"> • the main shopping centre entranceway from Bracken Road • the pedestrian access ramp and steps up from Bracken Road into the shopping centre • the key north-south pedestrian route (the link from Stewart Drive past the existing shops to Newlands Road) • the junction of the north-south and east-west pedestrian routes between the end of the existing shops and the proposed supermarket. <p>Also includes implementation of parking restrictions within McMillan Court to support shoppers and short-stay visitors.</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"> • Indicative cost estimate: \$600k approx. (requires further work to finalise estimate for Annual Plan consideration in 2011/12) <p>Requires input from Infrastructure, Urban Design, Property, Development Planning, City Planning and Parks and Gardens.</p>	Businesses, landowners

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
A6	<p>Undertake additional planning studies to establish the feasibility and design of the following proposed projects:</p> <p>(a) The proposed 'shared street' connection between Batchelor Street and the main McMillan Court shopping area (east-west link)</p> <p>(b) The formalisation and upgrade of other car parking areas within the centre including the Council-owned land adjacent to the Tavern</p> <p>(c) Upgrade/improvement of the key pedestrian focal point/public space area 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
A7	<p>Investigate other pedestrian improvements in and around Newlands Centre including:</p> <ul style="list-style-type: none"> • 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 • kerb extensions to increase pavement widths and reduce road widths at key pedestrian crossing/ access points and corners • squaring off of the Bracken Road/Stewart Drive corner to help reduce vehicle speeds and improve pedestrian safety. 	1-5 years (short term)	Priority 2	<p>New funding required.</p> <p>Some elements may be able to be funded from existing roading improvement and pedestrian safety budgets.</p> <p>Requires input from Infrastructure and Urban Design.</p>	Landowners

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

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

TABLE 5: WORKING WITH KEY STAKEHOLDERS

	Action	When	Priority	Resources	Potential partners
A9	<p>Liaise with key public sector agencies to ensure consistency with the Centre Plan aims, including:</p> <p>a. Greater Wellington and local bus companies to ensure integration and consistency with bus network plans.</p> <p>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.</p> <p>c. Housing NZ (and housing trusts) and developers to investigate opportunities to provide affordable housing and quality medium density housing within and around the Centre.</p>	<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>
A10	<p>As part of new private sector development proposals, work with landowners, business owners and operators to:</p> <p>a. Ensure active building frontages and good quality pedestrian provisions</p> <p>b. Ensure good design and layout of vehicle access, servicing and car parking</p> <p>c. Ensure good quality landscaping, planting and surface treatments</p> <p>d. 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.</p> <p>e. Work with landowners to ensure good design proposals for any redevelopment of the following key sites:</p> <ul style="list-style-type: none"> • the corner of Newlands Road and Atkinson Street, and along the northbound Newlands Road frontage • the corner of Bracken Road and Newlands Road • the eastern corner of Stewart Drive and Batchelor Street. 	<p>Ongoing – as private development proposals are proposed</p> <p>5-20 years (long term) Dependant on private sector development proposals</p> <p>5-20 years (long term) Dependant on private sector development proposals</p>	<p>Priority 2</p> <p>Priority 3</p> <p>Priority 3</p>	<p>Existing resources.</p> <p>Requires input from Urban Design, Development Planning, Infrastructure, City Planning</p> <p>Existing resources. Any subsequent roading construction works could require new funding.</p> <p>Requires input from Urban Design, Infrastructure, Development Planning, City Planning</p> <p>Existing resources.</p> <p>Requires input from Urban Design, Development Planning, Infrastructure, City Planning</p>	<p>Landowners, business owners / operators</p> <p>Landowners, business owners / operators</p> <p>Landowners, business owners / operators</p>

TABLE 6: CENTRE PLAN COMMUNICATION

	Action	When	Priority	Resources	Potential partners
A11	<p>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).</p>	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

	Action	When	Priority	Resources	Potential partners
A12	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.	
A13	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
A14	Review Council's development contributions approach for Newlands Centre to ensure the growth component of new infrastructure is adequately included.	1-5 years (short term)	Priority 2	Existing resources. Requires input from Policy, Finance and Parks and Gardens.	Landowners, property developers
A15	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
A16	Investigate specific opportunities to improve the utilisation and efficiency of Council property assets to help achieve the revitalisation goals of the Centre Plan, including: <ul style="list-style-type: none"> a. Investigating the opportunities and their feasibility for the use and/or redevelopment of the former Community House site (Council-owned reserve land). b. Investigating the feasibility of re-opening Atkinson Street to limited vehicle traffic (e.g. left-in left-out). c. Working with the Newlands Volunteer Fire Brigade to explore the relocation of the Newlands Fire Station to a larger, more fit-for-purpose site. 	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. 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.	Landowners, Business owners/operators
		1-5 years (short term)	Priority 2		
		1-5 years (short term)	Priority 3		

	Action	When	Priority	Resources	Potential partners
A17	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
A18	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 (Action A2).	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

	Action	Completion date	Key linkages to Newlands Centre
A19	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.

