

SUBMISSIONS ON PROPOSED REGIONAL POLICY STATEMENT FOR WELLINGTON

To: Chief Executive Officer
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Name of Submitter: Coastlands Shopping Limited

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1. The full details of the submission and the decisions sought from the council are contained in the attached paper.
2. Coastlands wishes to be heard in support of this submission.
3. Coastlands would be prepared to consider presenting its submission in a joint case with others making a similar submission at any hearing

.....*pp. DR/UA*.....

Chris Hansen
Authorised Agent for Coastlands

.....*8/6/09*.....

Date

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1 Coastlands interest in the Wellington Region

The Coastland's shopping centre is a major physical resource in the Paraparaumu Township, and contributes significantly to the social and economic wellbeing to the District. Coastlands intends to sustainably manage this resource, in terms of the purpose and principles of the Resource Management Act 1991 (RMA). Therefore, Coastlands are a major stakeholder in any Proposed Regional Policy Statement (RPS) that influences the Wellington region.

The Proposed Greater Wellington RPS will in the most part be in accordance with the interests of Coastlands, and will assist in promoting the sustainability of its physical resource. In particular Coastlands supports the intention of the 'significant centres/ regional focus areas' provisions as they are considered effective management and will protect existing retail and the town centre and promote future development in these identified areas (Paraparaumu being one of these).

2 General Comments

Coastlands have assessed the proposed Plan in detail in relation to its interests outlined above.

Overall the intent of the proposed Plan is generally **supported** by Coastlands. However, there are a number of specific matters relating to new provisions being introduced that Coastlands would like to raise. These are detailed in the following specific submission points.

3 Specific Submissions on Proposed Regional Policy Statement (RPS)

3.1 Regional Form, Design and Function

3.1.1 Objective 21

Submission:

Coastlands is supportive of Greater Wellington Regional Council being proactive about strategic planning that seeks to promote development within main centres, whereby other smaller centres are then able to focus on supporting the main centres. Objective 21 is viewed positively, especially as it aligns with Coastlands' interests to promote a range of activities in Paraparaumu Town Centre which is regionally significant.

Coastlands seek the following decision from Council:

- Retain Objective 21.

3.1.2 Regionally Significant Centres

Submission:

Coastlands are supportive in principle of Greater Wellington Regional Council including Policy 29 and its associated Methods (1, 41 and 42) in the RPS. Encouraging a range of activities that maintain and enhance the viability and vibrancy of centres with regional significance is an aspiration of Coastlands for Paraparaumu Town Centre. However, it will be important to ensure Policy 29 is implemented in a positive and enabling manner, through the Kapiti Coast District Plan, and that useful visions and principles are developed.

Therefore Coastlands would be interested in being involved in the development of the vision and principles for Paraparaumu Town Centre.

Coastlands seek the following decision from Council:

- Retain in principle Policy 29 and Methods 41 and 42.
- Encourage local councils to engage in consultation with key stakeholders when Regionally Significant Centres create their vision and principles.

3.1.3 Industrial Based Locations

Submission:

Coastlands are supportive of Greater Wellington Regional Council including Policy 31 and Method 43 in the RPS. Coastlands consider that industrially zoned land should be protected from inappropriate and sporadic development of retail and ad hoc commercial areas. Coastlands raised similar points when submitting on Plan Change 72a and Plan Change 78.

Coastlands seek the following decision from Council:

- Retain Policy 31 and Method 43.

3.1.4 Compact Urban Form

Submission:

Coastlands are supportive of the range of policies relating to compact urban form in the RPS. Policies 30, 32, 54, 56, 57, and 67 all encourage regional urban form to be compact and well defined, with integrated transport and infrastructure. While Coastlands supports these policies, Coastlands would like to see that the associated Methods 1 and 4 apply flexibility when implementing the regulatory policies.

Coastlands seek the following decision from Council:

- Support in principle Policies 30, 32, 54, 56, 57 and 67.
- Review Policies 30, 32, 54, 56, 57 and 67 to take a flexible approach when applying these policies to managing new developments.

3.1.5 Regional Focus Areas

Submission:

Coastlands are supportive in principle of Greater Wellington Regional Council including Policy 58 and associated Methods 4 and 45. Coastlands support the inclusion of Paraparaumu to Paraparaumu Beach and its intensification intent. However, Coastlands considers that there is a lack of clarity regarding the goals of the focus area meaning the implications for Coastlands are difficult to anticipate. Coastlands seeks further clarity regarding the Paraparaumu to Paraparaumu Beach focus area.

Method 45 aims to develop planning frameworks for each Regional Focus Area to achieve Policy 58. Coastlands would like to see the formation of planning frameworks as an open process so that key stakeholders can be involved in the frameworks development.

Coastlands seek the following decision from Council:

- Support in principle the intent of Policy 58.
- Review the goals for the Paraparaumu to Paraparaumu Beach to resolve the lack of clarity.
- Review Method 45 to consider consultation in the development of planning frameworks for each Regional Focus Area.

3.2 Natural Hazards

Submission:

Coastlands are supportive in principle of Greater Wellington Regional Council including a section in the RPS on Natural Hazards (Objectives 18-20; Policies 28, 50, 51; Method 1, 4, 14, 22). Coastlands would be interested in being involved in the development of any plan changes in relation to natural hazards.

Coastlands seek the following decision from Council:

- Retain in principle the relevant objectives, policies and methods in the Natural Hazards section.
- Encourage wide consultation when developing plan changes in relation to natural hazards.