

The Wellington Company  
Todd Building Ground Floor/93 Customhouse Quay  
Te Aro  
Wellington 6011

Friday 19 April 2024

Tena koe,

**Re: 77 Kapiti Road development (New Central Park)**

The Kāpiti Coast District is experiencing rapid growth which is resulting in a need for new housing typology options, increased employment opportunities and greater access to local services and amenities to support the needs of our growing community.

With an increase of over 22,000 residents forecasted over the next 30 years, ensuring that we are well prepared across our District to meet the needs of community now and into the future is a key focus for the Kāpiti Coast District Council (Council).

Council is currently undertaking work with our community to ensure we have a future vision for the district and our local centres including Paraparaumu, which is an important centre for the wider district providing access to a wide range of local services and employment opportunities.

The proposed development is located within the Paraparaumu Town Centre with zoning that enables a wide range of uses to support the creation of a vibrant and active town centre environment. The planning for this development undertaken by The Wellington Company (TWC) with input from Council has indicated an intent for a mixed-use development that includes residential, retail, commercial and aged care uses.

The mixed-use aspects of this development proposal aligns with the Metropolitan Centre Zoning in the district plan and Council is supportive of the approach to include well designed medium and high-density development particularly in town centres and close to public transport hubs.

It is important that the Town Centre is developed in a coordinated approach to maximise outcomes and ensure wider community benefits. Council is a significant landowner adjacent

to the proposed development, with aspects of the development connecting directly with Council owned land. Council has therefore been working with TWC to ensure that any issues are worked through proactively, separate to planning or regulatory requirements.

This has included maximising opportunities for improved linkages to and through the proposed development that will contribute toward activating the town centre but also relieving current roading pressures on the main arterial routes.

Inadequate east-west connections are currently limiting economic development opportunities and productivity in the Paraparaumu Town Centre area. Council has identified the need for a “Link Road” that will contribute toward alleviating congestion on Kāpiti Road and any future congestion as an outcome of growth and increased density in the Town Centre. This is a critical piece of enabling infrastructure that has been included in Council’s Long-Term Plan since 2015.

Council and The Wellington Company intend to continue working closely throughout the design phase and construction phase to ensure a link road will function as required. The creation of these new road linkages will also ensure connection to public transport hubs and encourage increased cycling and walking.

The planned development has potential to have wider positive environmental benefits. The proposed realignment of the Wharemaukū Stream will move the corridor from its artificially straightened alignment to a naturalised stream with side channels. The Wharemaukū Stream is an important waterway and appropriate restoration of the stream will be important to mana whenua and the wider community.

Embedded within the proposed development is the Whale Song Sculpture Park (‘Whale Song’), which would be New Zealand’s largest public art sculpture and a significant opportunity for the local community. TWC have worked proactively with the Whale Song Trust to incorporate Whale Song into the proposed development, with Council support of the approach that has been undertaken to date.

Council continues to discuss the infrastructure requirements for the development with TWC, so that the infrastructure requirements are well understood and the proposed development does not impact community resiliency.

Should there be any questions in relation to matters discussed in this letter, please do not hesitate to contact Darryn Grant at s 9(2)(a)

Ngā mihi nui



Kris Pervan  
Group Manager Strategy & Growth  
Te Kaihautū Rautaki me te Tupu