

Central Paraparaumu

Developing as a city centre for our district

Central Paraparaumu will be developed, over time, as the city centre for our district. This will give us the facilities and benefits of size you would expect in a city, benefiting our whole community.

Government policy requires councils in urban areas like ours to focus intensification within and around metropolitan centres. Paraparaumu is already our largest centre and at the heart of our district. Focusing development here makes the best use of existing infrastructure and facilities.

Currently, central Paraparaumu includes a lot of undeveloped or lightly developed land. We have the opportunity to avoid more unsustainable sprawl and create a wonderful, compact 'coastal city' with all the benefits that a city can bring to the surrounding district.

Increased density and a bigger population have the potential to support greater 'amenity':

- a fuller range of services – including potentially a hospital and tertiary education facilities
- vibrant spaces for people to meet and gather
- a wider variety of shops
- different forms of housing such as apartments
- improved ability to attract investment and new businesses
- more local employment opportunities.

Central Paraparaumu

- Up to 12 storeys within central Paraparaumu.
 - Up to six storeys within an 800m walkable area (about 10 minutes' walk) of central Paraparaumu and railway station.
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To achieve increased density, we will enable up to 12 storeys within the city centre. There will be expanded mixed use of commercial land – for instance, a building with shops on the ground floor and offices and apartments above. Business land will be retained for business purposes, with the ability to build higher opening up opportunities for apartments.

We are also enabling development up to six storeys within an 800m walkable area (about 10 minutes' walk). This area includes providing for development up to six storeys within a walkable area of the railway station as a rapid transit stop.

There will be easy access to public transport for those commuting or others coming to Paraparaumu from other parts of the district or region. Central Paraparaumu itself will consist of a number of walkable neighbourhoods where residents can walk to a range of services and facilities and link to our network of cycleways and walkways.



