



## St Patrick's Silverstream

The St Patrick's land at Silverstream is a significant site located at the southern entrance to the City. The site contains some 40ha of land that is surplus to the requirements of the College campus and grounds. It is privately owned and the College seeks to be able to develop the land to achieve a viable economic return. The land will remain in the ownership of the Silverstream College Trust Board.

### Site Features

Key features of the land include:

- A strategically significant location with good road access to State Highway 2, and excellent public transport access, including the Hutt Valley rail commuter service from the neighbouring Silverstream Railway Station
- A substantial area of undeveloped land in single ownership which enables the site to be comprehensively planned and developed
- Attractive visual and environmental qualities
- Part of the site is affected by the flood plain of the Hutt River

Upper Hutt City Council recognises that this large site represents a regionally significant development opportunity. Its development has potential to achieve long term public and private benefits including the creation of more locally based employment opportunities. Council wants to ensure that best practice concepts in urban design and sustainable management are achieved, and which fit with the attractive visual and environmental qualities of the site.

### Proposed Vision for 'St Patrick's Silverstream'

- A major development which complements the St Patrick's Silverstream College's heritage and reputation for excellence in education, sports and leadership.
- Development could include:
  - A 'Sports or Leisure Hub' featuring sports/recreation/leisure activities
  - A 'Health Hub' with aged care/health/residential/medical/laboratory facilities
  - A 'Science Campus' with research and development activities allied to an office park.
  - Provision for the range of activities currently provided for under the existing zoning of the site
  - Limited Retailing allied with and ancillary to the main uses of the site as a 'Discretionary' activity

## Existing District Plan Provisions

The existing District Plan zoning provisions for the site already provide for a wide range of employment related activities, but exclude most forms of retailing.

The following activities are listed as a Controlled Activity [i.e. subject to a resource consent application and conditions of granting consent, but not actually able to be declined]:-

- *Commercial development, excluding retailing*
- *Business and professional offices*
- *Medical facilities*
- *Residential and visitor accommodation*
- *Active recreation and places of entertainment*
- *Places of assembly (including community facilities), and conference centres*
- *Garden centres*
- *Educational facilities, including child care centres, kindergartens and kohanga reo*
- *Car parks (not including buildings)*

*Passive recreation* is provided for as a Permitted Activity and *Retailing excluding garden centres* is a Non-complying Activity.

Other than retailing the existing District Plan zoning provisions as set out above enable the establishment of a wide range of business development opportunities on the site.

## Should Retailing Be Provided For On This Site?

Over seven years ago the Environment Court declined a proposal to rezone the land to enable the establishment of large scale retailing on this site on the basis of the detrimental effect that it would have on the viability of the Upper Hutt CBD.

The Council is committed to a strong and viable CBD at the Upper Hutt City Centre. The CBD has recently attracted significant investments in redevelopment and renewal, and after many years of uncertainty our City Centre is gaining momentum in moving towards becoming a vibrant city heart for our community. However that momentum would be short lived if alternative locations were to establish for significant retailing including 'Big Box' retailing.

The Retail Centres chapter of this Strategy seeks to reinforce and strengthen the vitality and function of our CBD and suburban neighbourhood shopping centres, and one method to achieve this is by not providing for alternative locations to establish as centres of retailing.

Against the above must be considered the challenges that the College Trust Board has in attracting investors to develop their site. The College Trust Board considers that limited retailing associated with, and ancillary to, the main use of the site is needed to underpin and make the development of the site viable. Examples of ancillary retailing would be ancillary retail activities selling sports/leisure equipment and products in relation to the use of the site as a sports/recreation/leisure hub. Other examples include a cafe or specialist shops alongside the main developed use of the site, or pharmacies associated with a health services hub. Retailing of this nature on the site would not compete with the viability or vitality of the CBD or suburban shopping centres. Limited retailing of this nature could be introduced as a Discretionary Activity with strong Objectives and Policies providing guidance on the retailing issues to be considered in the assessment of any resource consent application.

**Actions:****From Proposal to Development**

Council will introduce a comprehensive plan change to give effect to the vision for the site as a high priority.

The plan change may cover a range of implementation techniques, including:

- Structure Plan
- Review of development and performance standards
- Subdivision rules
- Development of Urban Design Guidelines to achieve and guide good urban design outcomes for future development on the site
- Development of Guidelines and Performance Standards to retain and protect the high visual and environmental qualities of the site

Council is committed to working closely with the land owner and any future developers to realise the potential of the site.