New Project Manager

Dougall list has recently joined the Council as a Senior Strategic Advisor. He has taken over responsibility for coordinating the Northern Growth Management Framework (NGMF) from John Culliford who has now left the Council.

Dougall will be focusing on moving projects forward and ensuring that stakeholders and the public are kept up to date with the progress of the framework.

Over the next few months, a number of projects will be moving on to the next stage and we will be asking your views and opinions on developments.

For any general queries on the NGMF, please contact Dougall, dougal.list@wcc.govt.nz tel: 801 3105.

Key Projects for 2006

Wellington City is working on a number of key projects to deliver the NGMF in 2006, including:

- proposed plan change to the District Plan covering the future development of existing rural land for urban purposes
- a review of the Council’s Subdivision Design Guide
- development of a structure plan for the Lincolnshire farm area
- a series of new tracks and connections through reserves including Wilf Mexted and Gilberd Bush
- a series of new road connections and links.

A summary of these projects, including likely stages, timeframes and opportunities for input, is given on the following pages.

Please let Dougall know if you don’t wish to receive updates on the framework, or if you know of others who would like to receive them.

Key Northern Growth Management Projects

Proposed District Plan Change

Project

Proposed plan change to the District Plan to provide for the future development of existing rural land for urban purposes.

Purpose

The NGMF identifies areas of future urban development. Much of this land is currently zoned Rural. The plan change proposes a new process so that the development potential of the land will be considered through a structure planning process before being re-zoned. A structure plan for Lincolnshire farm (see page 2) would be the first to be developed.

Key stages and timeframes

The draft plan change was approved for consultation by the Council’s Strategy and Policy committee on 8 December 2005, and is now available for comment. You can obtain this from the Council website www.wellington.govt.nz or the project manager.

Consultation and further discussions with stakeholders are planned for March and April. The plan change will then be reviewed and reported back to Committee in late June for approval for public notification. Following public notification formal submissions may be made and if necessary, a hearing will be held. The Council will then make a final decision on the proposed plan change.

Contact Person

Brett MacKay, Planning Policy Manager
brett.mackay@wcc.govt.nz tel: 801 3511.
Review of Subdivision Design Guide (SDG)

Project

Purpose
The SDG forms part of the District Plan and is being reviewed to improve how it guides the design of subdivision and development. It is proposed to include new content in the guide to more fully reflect the principles and values expressed in the NGMF. This review will link to and inform a review of the Council's Code of Practice for Land Development which is also under way.

Key stages and timeframes
The SDG is currently being reviewed, linked to the District Plan change. Consultation on the review will occur during late April and early May. A further review of the amended SDG will then be undertaken to include the consultation feedback before it is reported to Committee in late June for approval for public notification. Following public notification formal submissions may be made and if necessary, a hearing will be held. The Council will then make a final decision on the proposed changes.

Contact Person
Brett Mackay, Planning Policy Manager
brett.mackay@wcc.govt.nz tel: 801 3511.

ew Road Connections and Links

Project
Ongoing construction of road connections.

Purpose
Post development and future growth of the Northern area requires improved accessibility and connectivity in the local area. The completion of a number of road connections will improve linkages to wider community facilities and activities. It will also provide for public transport routes and improve walking and cycling safety.
New Open Space, Parks and Track Linkages

Project
An area wide track network for walking, cycling and other recreation.

Purpose
Ongoing development of key tracks on Council owned land and links to other areas such as the Outer Green Belt and Belmont regional park. This work will be integrated with the proposals in the Wellington City Council Open Space Access Plan.

Key stages and timeframes
Track upgrade in Wilf Mexted reserve is now completed.
New track development in Gilberd Bush Reserve between Ledbrooke Drive and Fenmaven Drive will be completed in March 2006.
A link track between Kau Kau and Old Coach Road has also been completed. This enables public access from the Outer Green Belt through to Ohariu Valley via Old Coach Road.

Contact Person
Mike Cates, Manager Natural and Botanic Areas
michael.cates@wcc.govt.nz tel: 801 3627.

Key stages and timeframes
John Sims Drive: a concept design has been produced for the connection with housing on the southern side. Clearing of the site is about to begin to allow detailed surveying and geotechnical investigations for the detailed design. Consultation on the concept road design will be undertaken as the project develops.

Westchester to Glenside: a preferred alignment has been established. Negotiations for land acquisitions for the route are taking place but are proving complex. Acquisition will be followed by consents and detailed design work which will take about a year to complete.

Westchester to Marks Avenue: bulk earthworks are nearing completion and detailed design will soon begin with a view to completion of the road in early 2007.

Bing Lucas to Woodman: a new subdivision is proposed incorporating this link road. The consent conditions would require construction of the link before completion of the bulk of the subdivision.

Cotina Avenue to Ohariu Valley Road: earthworks are being carried out for this connection and are expected to be complete by the end of February. Construction of the road will follow. In the longer term, Ohariu Valley Road will be realigned to improve its intersection with Ohariu and Ironside Roads and to connect with the northern end of Westchester Drive.

Contact Person
Stephen Harte, Manager Asset Development
stephen.harte@wcc.govt.nz tel: 801 3256.
Other Council Projects

Construction of Newlands Skate Park

Project
Construction of a new Skate Park facility for the Newlands skating community.

Purpose
Replacement of the limited existing structure, with a technically challenging new skate park to provide a focal point for Newlands skaters.

Key stages and timeframes
The consultation process has been completed, with input from stakeholders incorporated into the final design of the structure and its environs.

Construction has begun with off-site work. Earthworks will be carried out during February/March, with concrete work in early April. Anticipated completion of landscaping is in early May.

Contact Person
John Fitzgerald, Project Manager
john.fitzgerald@wcc.govt.nz tel: 801 3190.

Tawa Centres Development Project

Project
Streetwe works in Tawa and Linden centres.

Purpose
Improve the streetscape of Tawa and Linden.

Key stages and timeframes
Four projects have been approved. These are the White Light Project (completed), the development of the public space outside the Tawa Library, including a heritage trail, information panels and the upgrading of the footpaths at 175-185 Main Road and the Linden Street Frontage, to continue the Tawa theme.

The contract for the project works has been awarded with works scheduled to begin in May, lasting six weeks. Further communications and consultation with affected businesses will be undertaken before the start of the works.

Contact Person
Geoffrey Snedden, Manager Public Space
Geoffrey.Snedden@wcc.govt.nz tel: ph 801 3213.