



## Northern Growth Management Framework Newsletter Update and Progress

FEBRUARY 2006

### New Project Manager

Dougal 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.

Dougal 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 Dougal, [dougal.list@wcc.govt.nz](mailto: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 Gilbert 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 Dougal 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](http://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  
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## Review of Subdivision Design Guide (SDG)

### Project

Review of the Council's Subdivision Design Guide (SDG).

### 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  
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## Structure Plan for Lincolnshire Farm Area

### Project

Development of a structure plan to guide future development in the Lincolnshire Farm area (roughly the area between Woodridge and Grenada North).

### Purpose

A structure plan is a framework to guide development of an area by defining future development and land use patterns, areas of open space, community facilities, the layout and nature of infrastructure (including transportation links) and other key features for managing the effects of development. This area,



currently zoned Rural, has been identified for future urban growth. The structure plan, through adoption as part of the District Plan, will be used to assess future applications for development of this land and re-zoning.

### Key stages and timeframes

A draft structure plan is currently under development, building upon the outcomes of previous consultation and the principles of the NGMF. This will be consulted on during late April and early May, before being reviewed and 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 decision on the proposed structure plan.

### Contact Person

Dougal List, Senior Strategic Advisor  
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## New Road Connections and Links

### Project

Ongoing construction of road connections.

### Purpose

Past 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 Gilbert Bush Reserve between Ladbrooke Drive and Fernhaven 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 Oates, Manager Natural and Botanic Areas  
 michael.oates@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. Aquisition 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.

**Cortina 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  
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## 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  
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### *Tawa Centres Development Project*

#### *Project*

Streetscape 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*

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