

## **Appendix A: APP12 – Lincolnshire Farm Development Area – Tracked Changes**

**Red underline and ~~strike-out~~**: show additions and deletions to the notified APP12 – Te Rohe Whanake o Te Pāmu o Lincolnshire, APP12 – Lincolnshire Farm Development Area, as recommended in the section 42A Report dated 19 January 2024.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

# APP12 – Te Rohe Whanake o Te Pāmu o Lincolnshire

## APP12 – Lincolnshire Farm Development Area

### Lincolnshire Farm Development Area

Requirements for Lincolnshire Farm Development Area	
<b>Local centre</b>	
<b>DEV2-APP-R1</b>	<ol style="list-style-type: none"> <li>1. A local centre is provided along the principal road in the approximate location indicated on the Development Plan in accordance with the matters outlined in Policy DEV2-P7;</li> <li>2. A public plaza is delivered with a minimum area of 400m<sup>2</sup> which integrates with the pedestrian routes and building entrances and provides a 'spill-out' space for the commercial activities (such as a café or restaurant) and gathering space for community events or casual meet-ups;</li> <li>3. The local centre must provide for:               <ol style="list-style-type: none"> <li>a. A supermarket; and</li> <li>b. At least 6 commercial premises with a ground floor area of less than 250m<sup>2</sup> each; and</li> </ol> </li> <li>4. When assessing applications for construction of buildings in the local centre, consideration will be given to the extent and effect of non-compliance with any effects standards in the Local Centre Zone as specified in the associated assessment criteria for the infringed standard. For the purposes of this requirement, the Lincolnshire Farm local centre will be considered under Height Control Area 1.</li> </ol> <p><i>Note: For guidance, Figure 8 – APP4412: Concept Plan of Local Centre provides an indicative layout of the local centre.</i></p>
<b>School site</b>	
<b>DEV2-APP-R2</b>	<ol style="list-style-type: none"> <li>1. A school site is provided in accordance with the following:               <ol style="list-style-type: none"> <li>a. A site <del>that is flat, as far as practicable</del>, of approximately 3 ha <u>that is flat, as far as practicable, comprising one or more relatively levelled platforms capable of accommodating school buildings</u> must be set aside for the purpose of a school;</li> <li>b. The school site must be centrally located within walking distance of the local centre; and</li> <li>c. The school site must be located on or adjacent to a street with a bus route. There must be separated cycleways along at least one street adjoining the school site, connecting to the wider cycle network.</li> </ol> </li> </ol>
<b>Community facilities</b>	
<b>DEV2-APP-R3</b>	<ol style="list-style-type: none"> <li>1. 0.3 ha of land that is flat as far as practicable shall be set aside for community facilities within 5 minutes walking distance to the school and local centre.</li> </ol>

*Note: The community facilities building/s will be designed and built by the Council and is/are expected to provide a place where people in the community can gather for meetings, classes, performances, and other community activities.*

### Open spaces

#### DEV2-APP-R4

1. A high-quality fit-for-purpose open space network shall be provided progressively alongside residential development so that residents have access to open spaces when they move into the area, this includes:
  - a. A path and track network, track and reserve entrances, and connections to the wider reserve network are to be developed when designing the street network and subdivision layout. This includes cul de sac connections and frequent pedestrian connections to Significant Natural Areas, Belmont Gully, Seton Nossitor Park, Caribbean Reserve, Belmont Regional Park, Waihinahina Reserve at a minimum of every 400m;
  - b. Integration of the land underneath transmission lines into the open space network so it can be used by the public for recreation purposes;
  - c. Eight neighbourhood parks of at least 0.25 ha must be provided in the approximate locations shown on the Development Plan or so that every dwelling is within 400m walking distance to a neighbourhood park. They must be large enough for a range of activities, be flexible and able to adapt to different uses as local needs and demographics change;
  - d. All neighbourhood reserves must include:
    - i. A reasonably flat grassed area no smaller than 30m x 30m for informal games and kick about activities;
    - ii. Play equipment;
    - iii. Large shade trees;
    - iv. Seats; and
    - v. Pedestrian access paths/tracks;
  - e. Neighbourhood parks can also include:
    - i. Opportunity for community garden; and
    - ii. Connections to natural open spaces where possible;
    - iii. One of the neighbourhood parks must include, in addition to those items in DEV2-APP-4.c:
    - iv. A fenced dog exercise area a minimum of 0.4 ha in size;
  - f. One of the neighbourhood parks must include, in addition to those items in DEV2-APP-4.c:
    - i. At least one sports field for junior and informal sport of approximately 110m x 60m; and
    - ii. A hard court for basketball or netball;
  - g. One Community Sports and Active Recreation Reserve of between 4 to 6 ha must be provided in the approximate location on the Development Plan and must include:
    - i. Minimum 3ha comprising one or more levelled platforms of flat field space that enables a range of sports fields and surfaces to compliment provision at Grenada North and Alex Moore Park;
    - ii. Hard courts;
    - iii. Seats;
    - iv. Paths/tracks;
    - v. Large shade trees;
    - vi. Play equipment; and
    - vii. Skatepark;
  - h. The Community Sports and Active Recreation Reserve must be located:
    - i. In a central position near the neighbourhood centre; and
    - ii. On or near a main road and bus route; and
  - i. The neighbourhood parks required by DEV2-APP-R4.c to DEV2-APP-R4.e must be constructed and accessible for public use at the time the 100<sup>th</sup> dwelling within the relevant neighbourhood park catchment area shown on the Development Plan maps as catchment areas A to J, is constructed.

### General Industrial activity area

DEV2-APP-R5	1. Approximately 12 hectares of general industrial land must be provided within the Lincolnshire Farm Development Area.
<b>Bus services</b>	
DEV2-APP-R6	1. The design and construction of the principal road and collector roads shall include: <ol style="list-style-type: none"> <li>a. Bus shelters every 400m; and</li> <li>b. Bus turnarounds when and where necessary to enable staged extension of the bus route as the area is being developed.</li> </ol> Note: Greater Wellington Regional Council should be consulted with to ensure bus infrastructure meets their requirements to extend the bus service into this area.

**Figure 8 – APP12: Concept plan of Local Centre**

