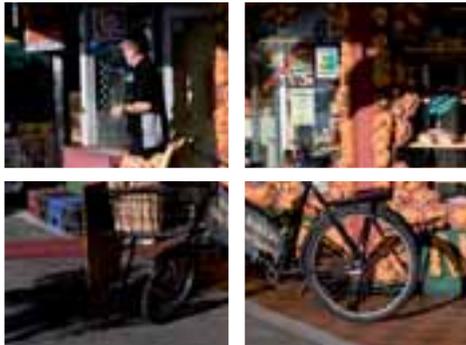


Johnsonville

A number of smaller development sites have led to continued construction in the Johnsonville area with building consents issued for more than 70 new houses in 2006. The Council is working with developers to ensure development in this area is well coordinated. This has included construction of the road link between Cortina Avenue and Ohariu Valley Road. Future links include connecting the two ends of John Sims Drive, and a link between McLintock Avenue and Cortina Avenue. In the longer term, plans include realignment of Ohariu Valley Road to improve its intersection with Ohariu and Ironside roads and to connect to the southern end of Westchester Drive.

The Council is also looking at the future of the Johnsonville town centre to ensure that development, including traffic issues and the proposed redevelopment of the mall, is sustainably managed.



Other Council Projects

Northern Reserves Management Plan

The Council is working to develop a management plan for all reserves in the northern area. This is a key document that will guide the Council's investment, maintenance and acquisition programme as well as how reserve land is used.

Consultation is planned for this around mid-2007. The Council is also developing a biodiversity action plan and reviewing its Mountain Bike policy.

New Tracks

In 2006 tracks were completed in Wilf Mexted Park, Gilberts Bush and Old Coach Road. In 2007 further work is planned for Seton Nossiter Park linking through to Colchester Crescent.

Contact information

For further information on these projects, please visit our website, www.Wellington.govt.nz, or contact project manager Dougal List: email dougal.list@wcc.govt.nz or call (04) 499 4444.



What is the Northern Growth Management Framework?

Wellington City Council is working to manage future development in the northern part of the city – an area that is continuing to grow. Wellington faces the challenge of ensuring that this growth delivers the benefits to existing communities and creates great new places to live and work.

The Council worked with the community and developers to create a growth management plan in 2003 called the Northern Growth Management Framework (NGMF). The framework provides a vision for Wellington's northern suburbs, ensuring that they continue to develop as liveable, sustainable and prosperous communities. It covers a wide range of initiatives – from road construction to open space development.

For more information on the framework, please visit our website: www.Wellington.govt.nz

Update on key projects

As you may be aware, 2006 was one of the wettest on record, slowing many projects – especially those involving earthworks. Despite this, significant progress was still made on a number of key projects as highlighted below. Demand for new homes continues also – building consents were issued for 246 new dwellings, while resource consents were granted for 124 new residential allotments or unit titles in Johnsonville, Churton Park, Tawa, Newlands, Woodridge, Grenada Village and Grenada North.

Northern Growth Management Framework Newsletter Update and Progress

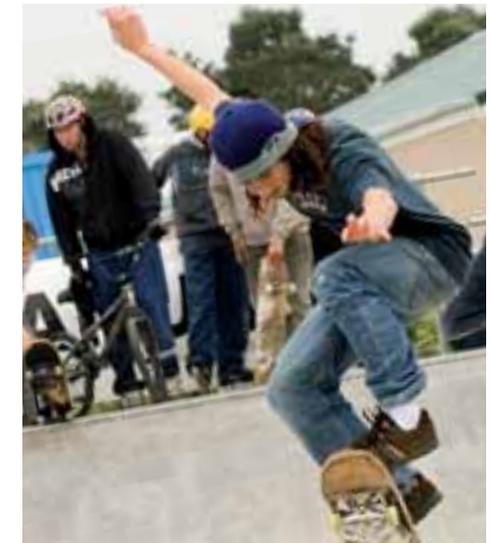
FEBRUARY 2007

Development in your area

Newlands to Grenada North

Newlands skate park

The Newlands skate park was completed and opened in October 2006. This has been a huge success with skaters – many saying it's the best in the region.



Newlands Community Centre

A site has now been chosen for the community centre and construction work is set to begin by mid-2007.



'Lincolnshire Farm' area

The Council has nearly completed planning for the development of Lincolnshire Farm. This is roughly the area bound by State Highway 1, Grenada North, Woodridge / Newlands and Horokiwi ridge. In 2006 the Council developed plans for this area and consulted the public on these. The plans include space for around 1,000 new homes, parks, tracks, rural residential areas and a large new business park.

The plan also includes the proposed link road between State Highway 1 at Grenada North to the Hutt Valley.

The comments received on the plan are being reviewed and if necessary a hearing will be held. If the hearing is favourable, development is likely to begin on the site in the next couple of years.

Grenada Village

Mark Avenue link to State Highway 1

Linked to the Lincolnshire Farm development is the completion of a new road between Mark Avenue and State Highway 1 at Westchester Drive. The Council is working with the land owner to complete the road by the end of 2007.

Tawa / Green Acres

Tawa town centre upgrade

Work was completed in 2006 to support the Tawa town centre. These works included a new heritage trail.

Tawa Community Centre

In March the former Council service centre will start operating as the Tawa Community Centre. This will provide a base for community organisations that operate in Tawa as well as meeting venues available for hire by the public.

Bing Lucas link to Woodman Drive

The very wet weather has delayed the completion of this road. Work is continuing and with some fair weather this road link should be open to the public by April.

Takapu Island

The Council has received an application to rezone this site between SH1, the rail line and the Tawa off-ramp for business purposes. This was notified as a change to the District Plan with the public having the opportunity to make comment. These comments are being reviewed and if necessary a hearing will be held.

Churton Park / Glenside

Ongoing development

Churton Park continues to be the main area of new development in north Wellington with building consents issued for more than 70 new houses in 2006. This continued growth has added to existing pressure on the local school enrolment numbers. The Council has been working with both the school and the Ministry of Education to try to address the issue of demand for school places. Development in the area is expected to continue up the Stebbings Valley where earthworks are already underway and there is provision for around 1,300 more homes.

Neighbourhood centre

Plans are also being developed for a new neighbourhood centre on the corner of Lakewood Avenue and Westchester Drive for shops and services to meet local needs. Initial consultation showed strong support for the centre. Further consultation on the plans will be undertaken early in 2007. Development of the site could begin around 2008.

Westchester Drive connection to Middleton Road / State Highway 1

The Council has been attempting to buy the land required for this new road, but negotiations have proved to be complex. We are still hopeful of a deal being reached early in 2007. However a compulsory acquisition of the land under the Public Works Act may be required which could delay the project by some years.

