

# A Structure Plan for Lincolnshire Farm



## Please give us your views

Wellington City Council is planning the development of Lincolnshire Farm. We want your views and input. Please take time to review the attached information or come and see the drop-in sessions (see below) and give us your thoughts. Please send your comments by 19 May.

## Where is Lincolnshire Farm?

Lincolnshire Farm is roughly the area bound by State Highway 1, Grenada North, Woodridge / Newlands and Horokiwi ridge. This area is the largest opportunity for new development in Wellington City. Development of the site potentially includes:

- New road connections between the surrounding communities, as well as recreational and ecological links and protection
- A business park with local employment
- Around 800-900 new households
- A 4-lane link road from Grenada/SH1 to the Hutt Valley/SH2.

## Why develop this land?

The area has been identified for urban development since the 1970s. This was confirmed through the development of the Northern Growth Management Framework (NGMF) in 2003, a process involving extensive public consultation. It was agreed and adopted as Council policy that the land should be developed not only for residential growth, but also to provide local employment for the northern suburbs.

The area includes relatively flat land and has good access to SH1. Also, given the potential for an east-west road from Grenada to the Hutt Valley through the area, it is an excellent location for a business park to provide local employment.

## What is a structure plan?

In general, a structure plan is a series of maps and supporting text to guide the development or redevelopment of a particular area by defining the pattern of development and land uses, areas of open space, community facilities, the layout and nature of infrastructure (including transportation links), and other key features to manage the effects of development.

## Further information

Further information on the structure plan is available from the Council website [www.Wellington.govt.nz](http://www.Wellington.govt.nz) or come along to our display for the chance to discuss your thoughts with officers at the following times and locations:

- Combined Northern Resident's Association Meeting, 7.30pm Monday 8 May at 4 Manderville Crescent, Grenada Village
- Tawa Community Board meeting, 7.30pm Thursday 11 May at 5 Cambridge St, Tawa
- Drop-in sessions, Saturday and Sunday 6/7 May, 1pm-4pm, Johnsonville Community Centre, Moorefield Road, Johnsonville.



The neighbourhood centre would include small parks and medium-density housing.



The gullies and streams of the area would create a network for recreation and ecological protection.



The Avenue would be a broad tree-lined street fronted by shops and businesses.

## Where to from here?

### What will happen to my comments?

The structure plan is still at an early stage. Comments received will be used to guide the final document. The outcomes of the consultation and a draft structure plan will then be reported to the Council on 10 August.

### Implementing the Structure Plan

The structure plan would be implemented by a statutory plan change to the Wellington City District Plan. Depending on the outcomes of this consultation, it is proposed to notify this plan change in September 2006.

Once notified, the plan change will be subject to the statutory consultation process of the Resource Management Act 1991. This provides the opportunity for the public and stakeholders to make formal submissions. Following submissions, a hearing may occur and the Council will then make a decision on the plan change.

### Further information

Updates on the progress of the structure plan will be posted on the Council website [www.Wellington.govt.nz](http://www.Wellington.govt.nz).

If you would like further information on the structure plan, the Northern Growth Management Framework or the current review of the Subdivision Design Guide, please contact the project manager, Dougal List (ph. 801 3105 or email [dougal.list@wcc.govt.nz](mailto:dougal.list@wcc.govt.nz)).

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	No opinion
5. It is important to build a strategic link road between SH1/Grenada and SH2/Hutt Valley.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Creating a strong, high-quality business park for local jobs and regional economic development is important and appropriate for the site.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Additional housing, including a wider range of housing choice, is important and appropriate for the site.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. The land uses proposed for each area are generally about right						
• Areas of protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Employment areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Neighbourhood centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Residential areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Rural residential areas.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. How could the structure plan be altered? (For example, to make new road links, change land uses - including the extent of these to protect or develop more land.)
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