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 bounded 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 2004, a process involving the preparation of a strategic plan for the area, consultation and adoption as Council policy that the land should be developed not only for residential growth, but also to provide local employment for the northern suburbs.

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. It provides a framework for the protection and development of the environment and nature of infrastructure (including transportation links), and other key functions to manage the effects of development.

Further information
Updates on the progress of the structure plan will be posted on the Council website 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).

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.

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Further information
Further information on the structure plan is available from the Council website 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.
Developing the Structure Plan

Overview
The structure plan will set the "house" or key principles of development, while allowing for flexibility over time. The plan below illustrates how the area could be developed to fit these principles.

Environmental fit
An objective of the structure plan is to enhance, protect and link significant landscape, ecological and natural features of the area as a foundation for sustainable urban living.

The structure plan will therefore identify the significant features of the site and ensure that these are protected from development. Native bush, the Belmont Stream Gully and the High Street Stream are important landscape features of the site.

Making the connections: streams and parks
The structure plan will create a network of tracks, along with the protection of significant native bush and streams. Together these create a "Green and Blue" network. The creation of this network provides opportunities for a wide range of recreational activities as well as helping to protect and enhance the ecological features of the site.

Connecting communities
Well connected development and communities are successful. This is recognised in the structure plan which seeks to create and enhance road, cycle and pedestrian links within the site and between the surrounding communities.

Local employment
There are currently low opportunities in the northern suburbs for people to work near where they live. The structure plan provides the opportunity to create a place where people can work locally, thereby providing a wider range of opportunities for the people who live in the area and the need to travel and increasing quality of life.

Connecting the region
The location of the Grenada to Hutt Valley link road has a significant influence on the form of the structure plan. Construction of the link road has been identified as a matter of regional importance as it would provide better east-west connections and relief traffic congestion on Ngauranga Gorge and Hill south of Petone. The road would need to be a relatively high-speed, four-lane road with few intersections. Due to the steep terrain of the potential route, construction of the road will be complex. While the strategic need for the road has been agreed, the project has yet to be set and funding is not assured.

The structure plan will identify a potential route for this road through the site to ensure that it is not compromised by development.

A final decision on whether to construct the road, including the route, timing and how this will be funded, will need to be made by Transit. This will form part of wider decisions on the Wellington Corridor Transmission Gully.

Land use and development
Finally, there will be five different areas of land use within the structure plan:

- Green open space: these have ecological or landscape values or are very steep and therefore considered unsuitable for development. This would include parks, reserves and forest around the site.
- Residential area: this is split into two areas. The land would be developed in stages over a 15 year period. The quality of development would need to be controlled through the use of rules, a design guide and landscaping controls. Types of activity may include low density housing. This would provide the basis of the development area. Quality would be controlled through rules and design guide.
- Residential area: the residential area would be to the back of the developed area. This would provide space for around 450 new homes. These would be developed in stages over 10-15 years.
- Rural residential area: areas for rural residential development. The area would be identified around the fringe of the residential area. This would include about 100 new homes.
- Business Park: this area will provide for a wide range of recreational activities as well as helping to protect and enhance the ecological features of the site.

A Structure Plan for Lincolshire Farm

Plan of the possible development of the Lincolshire Farm area to fit principles of the structure plan

Making the connections: streams and parks
- Protection of the Belmont stream, to be linked to Seton Stream Park
- Track links along the Belmont Stream Gully, through the site towards Belmont Regional Park
- An internal network of tracks to connect internal parks and reserves

Connecting communities
- Internal links: a network of internal connector roads looking to the surrounding communities. Connecting this will be a broad, two-lane "Avenue"
- Mark Avenue, Grenada Village to Churton Park off ramp
- Woodridge Drive extension to the Belmont Stream Gully
- Access to the development area

Land use and development
- Greek open space
- Business Park
- Neighbourhood centre
- Residential area
- Rural residential area
- Business links to area

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Give us your views!

What do you think of the draft structure plan? Please tick the boxes as appropriate and add any comments below. Alternatively, you can make your comments online at www.Wellington.govt.nz.

1. Protection of the environment: the significant ecological and landscape features of the site are sufficiently retained and protected.
2. Tracks and stream links: a strong network of ecological and environmental links has been identified.
3. Connecting communities: the structure plan provides good road connections to the surrounding communities.
4. The following are important local connections:
   - Mark Avenue, Grenada Village to Churton Park off ramp
   - Woodridge Drive extension to the main “Avenue” and link road
   - Jamaica Drive to Grenada North to Mark Avenue
   - Horokiwi Road to the development area

About you
Please return your comments by 19 May 2006.
Name:
Address:
Email:
Organisation/Business (if applicable)
Are you:
Under 18, 18–35, 36–50, 51–65, over 65
Please add me to the mailing list for updates on this project
Please leave me off the mailing list for updates on this project

Thank you for your valuable contribution.