

Lincoln University

Canterbury

New Zealand



# Lincoln

## A vision for our future

LINCOLN  
UNIVERSITY  
*Te Whare Wānaka O Aoraki*



# **“LINCOLN - A VISION FOR OUR FUTURE”**

a community-participation based envisioning project for the future Lincoln village

facilitated and documented by the Lincoln University Project Team

## **Volume II of II Background Data**

### **Lincoln - A Vision for our Future**

**a joint Selwyn District Council - Lincoln University Project**



**Selwyn**  
DISTRICT  
COUNCIL

**LINCOLN**  
UNIVERSITY  
*Te Whare Wānanga O Aorangi*



**November 1998 - May 2001**



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## PREFACE

*“Lincoln - A Vision for our Future”* is a community participation-based, visioning project begun in October 1999, jointly funded by the Selwyn District Council and Lincoln University, and undertaken by a project team of staff from the University led by landscape architect Anne Steven.

The *aim* of the project is to articulate a set of visions and strategies for the future Lincoln environment derived from community participation and consultation processes.

The Visions and Strategies for Lincoln are presented in *“Lincoln - A Vision for our Future, Volume I”*. This Volume II contains important background material to support Volume I, such as records of the several workshops. Each set of data forms a separate chapter with the list of contents providing an index. This document is a formal record of the process and the information given by the community, and provides more detailed information on selected topics, such as the Millennium Garden concept.

*with thanks to all those who have contributed*

*the Lincoln Project Team*

*All inquiries can be directed to the Lincoln Community Committee Chair, Mr J Baker (tel. 3252 483) or the Secretary Mr G Meijer (tel. 3252 661).*

*Further comments and recommendations will be noted and will be considered by the Lincoln Community Committee.*

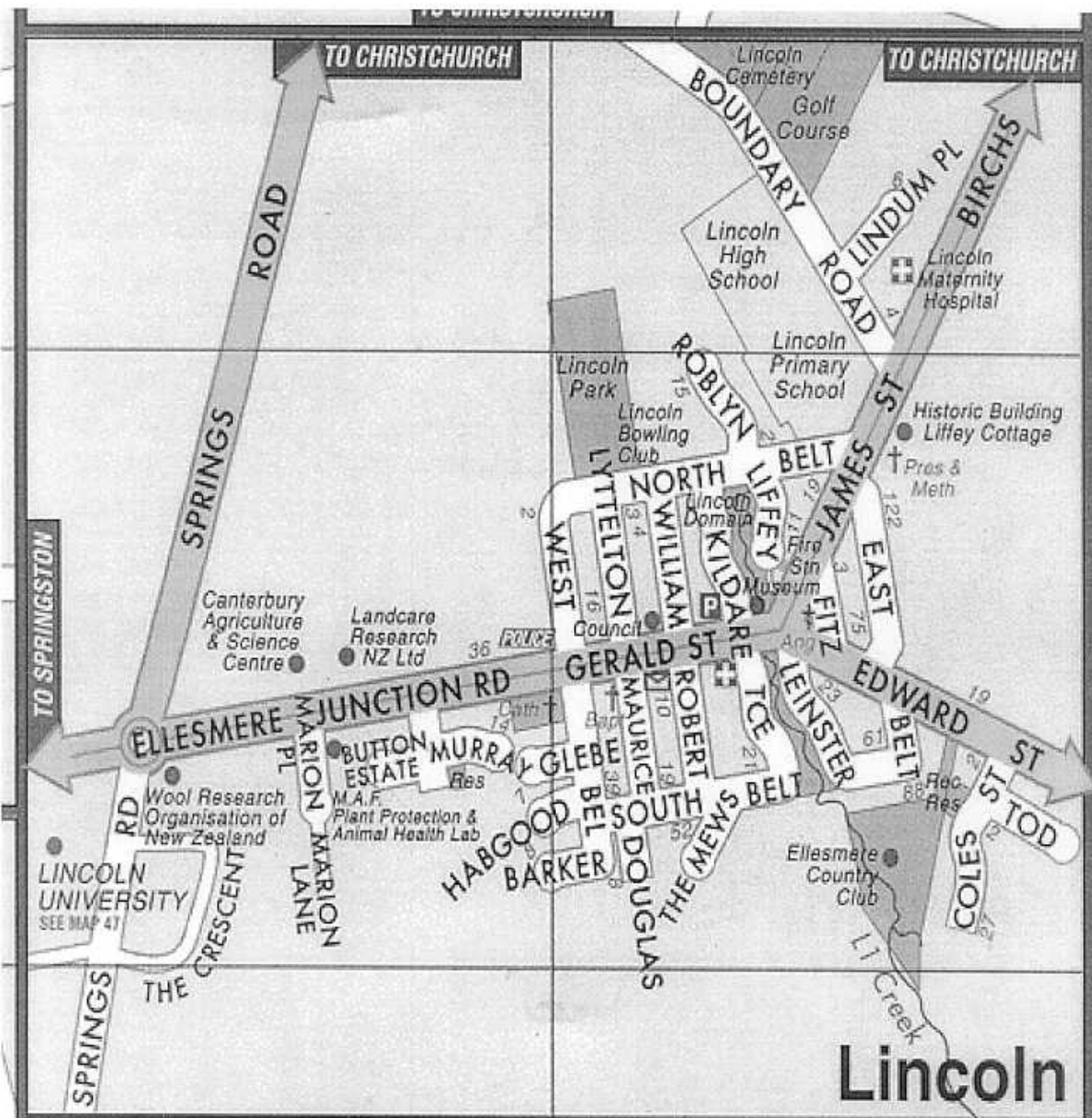
*Any recommendations in Volume I will be duly actioned involving consultation with the Selwyn District Council.*

*the Lincoln Community Committee*





# LINCOLN STREET MAP







## **LINCOLN COMMUNITY GROUPS, CLUBS, etc.**

**As of November 1999**

### **Institutions**

Lincoln University

Landcare Reserach

Crop and Food Research

AgResearch

Plant Variety Rights

HortResearch

Foundation for Arable Research

MAF - National Plant Pest Reference laboratory

Agriquality - Animal Health Laboratory

Wool Research Organisation of NZ

Linclab Technillogy Services

Kimihia Research Centre (Wrightsons)

### **Administrative/Managerial**

Lincoln Community Board (Lincoln Community Committee)	Gerry Meijer	3252661
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Lincoln Domain Board	Gerry Meijer	3252661
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### **Social/Community Interests**

Lincoln Community Care	Jill Abel	
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Lincoln Care and Craft Lincoln Area Senior Citizens	Clem John	3252728
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Lincoln Country Women's Institute	Ruth Moir	3252570
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Masonic Lodge	?	
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Rotary Club of Lincoln Returned Servicemens Ass.	Vern Clark	
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Ellesmere Country Club	?	
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Lincoln Anglican Vestry		3252730
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## **Business**

Businessmens Association	Graeme Gardiner	3252666
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Lincoln Business Centre? (not sure what this is, in phone book)		3252505
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## **Educational**

Lincoln Cubs and Scouts	Andrew Wallace	3252451
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Lincoln Priimary School		3252551
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Lincoln High School		3252121
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Lincoln Child Care Centre		3252287
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Lincoln Kindergarten		3252700
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## **Sports and Recreation]**

Lincoln Bowling Club	Lex Stewart	3252272
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Lincoln Golf Club	Shona Moore	3252585
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Lincoln Netball Club (Netball Association)	Paula Kerr	329578?
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Lincoln Rugby Club	Ian Lauder	3253315
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Tennis Club/Badminton Club	John Morrish	3252377
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Cricket Club	?	
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Lincoln Garden Club	Marion Townsend	3252725
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## **Other**

Lincoln Historical Society	June Switalla	3252078
----------------------------	---------------	---------

Ploughing Association	Alan Coleman	3252879
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Lincoln Red Cross Response Unit	Allan Lilley	3252793
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Lincoln Library/SDC Service Centre		3256166
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## Identifiable Services in Lincoln (by buildings)

Community Care Association } Lincoln Community Centre/Hall  
Plunket }  
Lincoln Playcentre                      next door

Lincoln Library/SDC Service Centre

Challenge Petrol Station/McCormick Motors Lincoln  
Travlon Motors  
Restorations BT Dowty Ltd.,  
Lincoln Grain and Produce

Lincoln Baptist Church  
Lincoln Union Church                      Tel. 3252257  
St Stephens Anglican Church (vicarage opposite)  
St Patricks Church

Lincoln Primary School  
Lincoln High School  
Lincoln Childcare Centre

Ellesmere Country Club &  
Millstream Restaurant/  
Lincoln Rotary (meet Tues 6pm)

Lincoln Masonic Lodge

The Famous Grouse (pub)

Hillyers

Liffey Cottage  
Lincoln Union Parish - the Old Manse  
Coronation Library  
the little cottage by Liffey Bridge

Friends of Lincoln Maternity Hospital  
Liffey Lifestyle Village

Lincoln Medical Centre  
Lincoln Dental Centre

Lincoln Veterinary Centre

Lincoln Cemetery



Lincoln District Substation (opp. High School)  
Lincoln Telecom building (behind library)

Fire Station

Police Station

Lincoln Grange Market Garden

Crop and Food Central Research Area

Landcare Research

MAF National Plant Pest Laboratory

Agriquality NZ Animal Health Lab

Canterbury Agricultural & Science Centre

- Crop & Food Research
- Agresearch
- Plant Variety Rights Office
- Hort Research
- FAR Foundation Arable Research

WRONZ Wool Research Organisation of NZ

Linclab Technology Services

Lincoln Uni Early Childhood Centre

**SECTION 3.0**  
**“Urban Ecology and New Urbanism - Today the World, Tomorrow Lincoln?”**  
(a paper by Roy Montgomery, Lincoln University, 2000)

# Urban Ecology and New Urbanism: Today the World, Tomorrow Lincoln?

Roy Montgomery  
*Environmental Management Group*  
*Lincoln University*  
*Canterbury*  
*New Zealand*

## Introduction

There is nothing particularly novel about the conscious consideration of environmental and ecological matters in the planning of new towns, additions to existing towns, or in redevelopments of existing urban areas. Concepts of “green planning” or “green subdivisions” issue from a tradition of thought and practice that has upheld the vital role of nature in people’s everyday living environment. Garden cities, green belts, eco-villages, eco-cities have been planned, and in some cases constructed over the past century, and in recent times much attention has been directed at “reinhabitation” of highly simplified urban environments, sometimes identified as the “urban ecology” movement.

This discussion focuses upon the recent architect-led movement known as “new urbanism” or “neo-traditionalist” planning. Its proponents claim that it “addresses many of the ills of our current sprawl development patterns, while returning to a cherished (American) icon: that of a compact, close knit community.”<sup>1</sup> Indeed, there is something of a crusading spirit demonstrated by its advocates, lists of principles often being compiled:

- (1) Neighbourhood has a centre and an edge;
- (2) Optimal size of a neighbourhood is a quarter mile from centre to edge;
- (3) The neighbourhood has balanced mix of activities;
- (4) Neighbourhood structures, building sites and traffic on a fine network of interconnecting streets;
- (5) Neighbourhood gives priority to public space and to the appropriate location of civic buildings.<sup>2</sup>

Yet it can be argued that in spite of any ecological or “sustainability” rhetoric that may accompany the designs and arguments put forward by figures such as Calthorpe, Katz, Duany, and others, new urbanism does little more than reflect a certain romanticism about the past, expressing a desire to reclaim some idealised “old ways of living”, and the supposedly cohesive communities that went with them, and indeed, it is this “folk mythology” that has attracted most attention to date.

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<sup>1</sup> Katz, P. 1994. *The New Urbanism: toward an architecture of community*. New York: McGraw-Hill. (p. ix).

<sup>2</sup> Duany, A.; Plater-Zyberk, E. 1994. “The Neighbourhood, the District and the Corridor” (p. xvii) in Katz, P. *The New Urbanism*.

This issue is relevant to New Zealand in so far as, and present economic conditions notwithstanding, the expansion of cities and towns continues apace, with the rural subdivision as one of the key units of change and ecological impact. We are as “sprawl-vulnerable” in this country as is the case in California, and few of us are ignorant of the fact. I am aware that there has already been debate in New Zealand, under the heading of “urban sustainability” for example, of the “sociological” versus the “bio-physical” in arguments concerning the role of nature in densely populated human settlements. Some have suggested that naïve assumptions about social realities, another kind of “folk mythology” perhaps, can distort these discussions.<sup>3</sup> I am also aware that there has been explicit mention of “new urbanism” in print in this country.<sup>4</sup> However, to date discussion has so far been rather minimal here, and in any case there has been little mention of the merits of new urbanism in relation to ecological considerations.

This paper aims to close that gap at least a little. I outline the main principles of new urbanism, illustrating recent urban/suburban concepts such as the “Neo-traditional Neighbourhood” (NTD) and the “Pedestrian Pocket” (PP), and their much touted antithetical relationship to Planned Unit Development (PUDs), one-way entry escapist enclaves, gated communities, and other hallmarks of postwar urban and suburban growth, in other words, the blight of “cul-de-sacs, strip centres, and developer ‘pods’ of the post-World-War II suburb.”<sup>5</sup> This will show that New urbanism indeed clearly seems more “people-friendly”, neighbourly and anti-private automobile.

However, as noted above, the question remains as to whether social sustainability is being promoted over and above a broader ecological sustainability, as some suspect.<sup>6</sup> Therefore, I attempt to address possible tensions between this apparent advance in urban design and biodiversity needs. Furthermore, in order to ground attempts to answer this question I discuss residential land development projects currently proposed in, or around, the township of Lincoln, the degree to which they already reflect new urbanist ideas, and how much these new developments appear to resonate with principles of ecological design.

### What is “New Urbanism”?

Whilst there have been disputes about possible or superficial connections with earlier utopian schemes for “humane” housing and workplace designs, such as those of Ebenezer Howard and the Garden City movement of the early 20th Century, it seems reasonable to say that new urbanism is indeed “new” in canonical terms. The key texts did not appear until the early 1990s, coinciding with the initiation of the “Congress of the New Urbanism” (CNU).<sup>7</sup>

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<sup>3</sup> See, for example, Perkins, H.; Thorns, D. 1999. “Urban sustainability – the basis for a renewed urban planning and management project?” (pp. 3-7) in *Urban Sustainability in New Zealand, Proceedings of a workshop by the Royal Society of New Zealand, the Parliamentary Commissioner for the Environment, held at the Royal Society, October 1998*. Wellington: Royal Society of New Zealand.

<sup>4</sup> See, for example, Lunday, J. “Towards a more sustainable urban form” *Planning Quarterly*, December 1996, pp. 20-23.

<sup>5</sup> Kai-sun Chia, K. 1995. Review of Katz, P. 1994. *The New Urbanism: Toward an Architecture of Community* in *Architectural Record*, January 1995, p. 19.

<sup>6</sup> Cynics would have this as “architect/developer” sustainability above all other considerations.

<sup>7</sup> To date, the most frequently cited sources are Calthorpe, P. 1993. *The Next American Metropolis : ecology, community, and the American dream*. New York: Princeton Architectural Press. and Katz, P. 1994. *The New*



Despite eagerness, at the outset, for manifesto-style writing, if not propaganda, it was only relatively recently, at the 6th CNU in 1996, that a “charter” was produced:

“We represent a broad-based citizenry, composed of public and private sector leaders, community activists, and multidisciplinary professionals. We are committed to reestablishing the relationship between the art of building and the making of community, through citizen-based participatory planning design. We dedicate ourselves to reclaiming our homes, blocks, streets, parks, neighbourhoods, districts, towns, cities, regions, and environment.”<sup>8</sup>

As noted above, “new urbanism” connotes images of small-scale traditional neighbourhoods, where public space social interaction is high, traffic volumes are low, and there is a sense of communal safety and comfort. Leafy village greens are “in”. Strip malls, with their massive parking lots, multi-lane highways, which isolate further people already herded into soul-less dormitories cul-de-sacs, and private properties dominated by sealed forecourts, 3-car garages and/or tall security fences are all “out”.

Those of you who have seen the film “The Truman Show” (with Jim Carrey as the protagonist, who during the course of the movie comes to realise that his whole life has been staged) have already seen an actual executed new urbanist design: Truman’s home town is only a set, a fabrication, in the film, but it in “real life” it is the town of “Seaside”, Florida, created by the Duany and Plater-Zyberk architectural design partnership in 1981.

Figure 1. Seaside, Florida.

While many designs still live only on drawing boards, “towns” and “communities” like Seaside have been built throughout the United States and Canada, now numbering in their hundreds.<sup>9</sup> Many of these are new residential subdivisions, involving “edge” developments to existing, often already sprawling cities. However, there have also been redevelopment schemes for inner city areas and areas where conventional land development has stalled. Advocates such as Duany look approvingly toward old town squares in the centres of large cities like Philadelphia and Washington for models of urban renewal, and are adamant that new urbanism is not simply the continuation of speculative, albeit more Disneyfied, “suburbanism”.

### Reactions to “New Urbanism”

Despite the “newness” of this movement, and the lack of a requisite institutional home such as a University faculty or journal, there has been heated debate as to the merits of new urbanism, much of it transacted in the popular press in the United States. The most frequent criticisms have been in regard to its middle-class exclusiveness, the enforced “tidiness” of

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*Urbanism : toward an architecture of community*. New York: McGraw-Hill. The inaugural Congress for the New Urbanism was on October 8 1993.

<sup>8</sup> Congress of New Urbanism. 1996. “Charter for the New Urbanism.” <http://rossi.arc.miami.edu/cnu/charter.htm>.

<sup>9</sup> Tomalty, R. “New Urbanism and Communities” *Alternatives Journal*, Summer 2000, Vol. 26, No. 3.

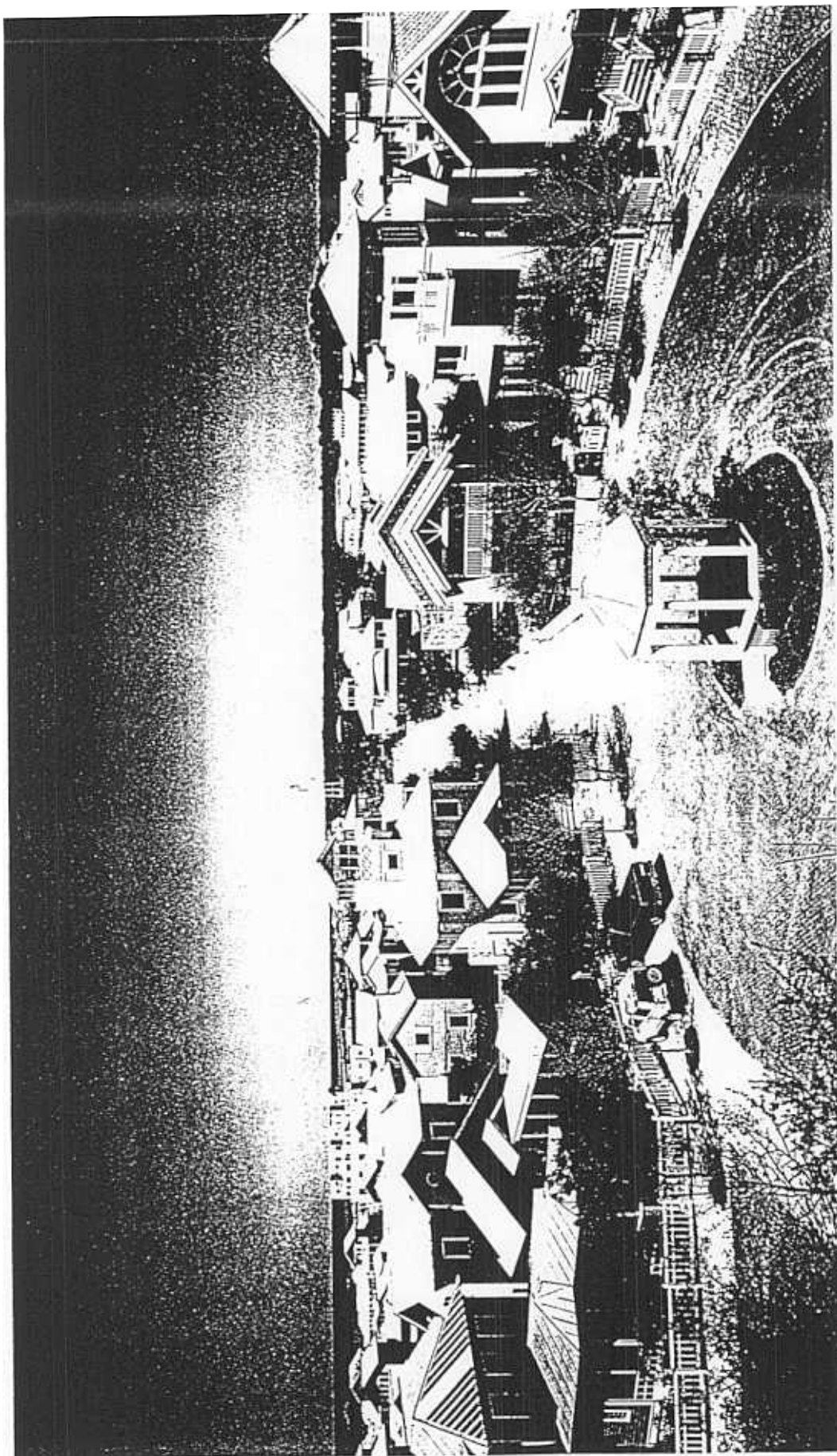


FIGURE 1 SEASIDE LORNA KA THE SEA COASTISM P

designs, the intransigent building codes, its failure to deal with the private automobile dependency and commuting problem, and the naïve, backward-looking character of these land developments and redevelopments in general, reflecting the nostalgic longing of the designers for some non-existent American Dream. Perhaps the most severe criticism is that it reflects some imperious fantasy by its creators who are not interested in trying to integrate diverse values, images and needs.

Much of the early reaction to new urbanist design was aesthetic, or ideological to the extent that it seemed to resuscitate the concept of grand planning (albeit at a smaller scale), and its supporters have worked tirelessly to refute such apparently “knee-jerk” responses. Duany and Plater-Zyberk, for example, have been at pains to point at that designs such as Seaside involved extensive consultation with experts and lay people alike (they used the planning “charette” in this instance). Yet in spite of the relative sophistication of its proponents, most of whom seem to have a fondness for Congresses, charters and public speaking engagements, the discourse has remained trenchantly *non*-intellectual if not downright *anti*-intellectual.

Nevertheless, more recently some of the implied, if not expressed, sociological principles concerning “neighbourhood” and “community” have been scrutinised from an academic perspective. Talen (1999), for example, is concerned about the connection between the decontextualized premises of new urbanism and the now largely discredited behaviourist assumptions associated with environmental sociology.<sup>10</sup> In other words, the same charge that was laid at modernist approaches to planning stands here: How sensible and legitimate is it to try to build communities from scratch and by bricks and mortar alone, ignoring social patterns of behaviour, networks, coping strategies and so forth?

Furthermore, the conveniently atheoretical character of new urbanism has recently been examined and challenged. Shibley (1999) finds strong, but unacknowledged resonances between the rhetoric of new urbanism and the “rule utilitarianism” of John Stuart Mill.<sup>11</sup> Furthermore, and in a more American vein, Shibley sees connections between the philosophy of pragmatism and the relatively practical orientation of new urbanist enthusiasts. Shibley acknowledges the virtues of the pluralist ethos of new urbanists, who have no reluctance in inviting input from diverse disciplines, but he finds the lack of theory, particularly in relation to political theory and power relationships, limiting, if not unwise.

I will leave aside such political and sociological discussion for the purposes of this paper but would note two things. Firstly, from what I have read to date, academic responses are mixed and are by no means wholly condemnatory. The academic message, if there is one, is “to loosen up, get sociologically real and more up-to-date”, but not to give in. The other observation I would make, and I think this applies as much in New Zealand as it does to anywhere else, is the conspicuous absence of planners in the dialogues that have so far taken place. It is tempting to see this both as a reaction to a perception that architects, in concert with developers, have been “poaching” in the territory formerly, if not presently, occupied by

<sup>10</sup> Talen, E. 1999. “Sense of Community and Neighbourhood Form: An Assessment of the Social Doctrine of New Urbanism”. *Urban Studies*. Vol. 36, No.8 (viewed electronically, via host, Lincoln University Library, Expanded Academic Database: <http://web7.infotrac.galegroup.com.itw>)

<sup>11</sup> Shibley, R. 1998. “The complete New Urbanism and the partial practices of placemaking”. *Utopian Studies*. Vol. 9, No.1 (viewed electronically, via host, Lincoln University Library, Expanded Academic Database: <http://web7.infotrac.galegroup.com.itw>)

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CAL HORPE P 1993

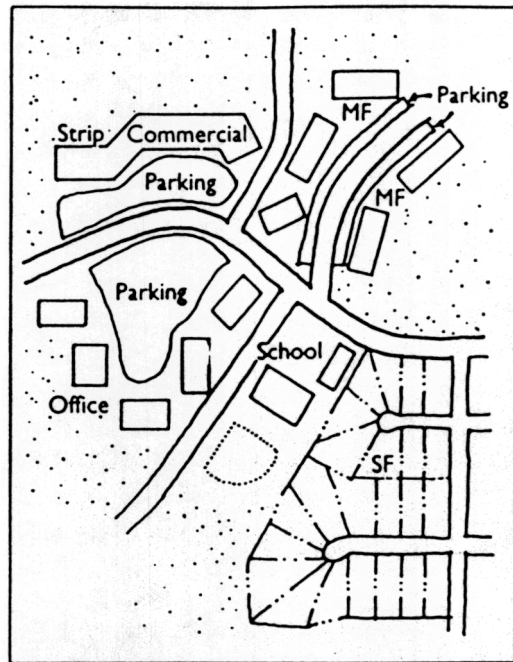
THE NEXT AMERICAN

METROPOLIS: ECOLOGY,

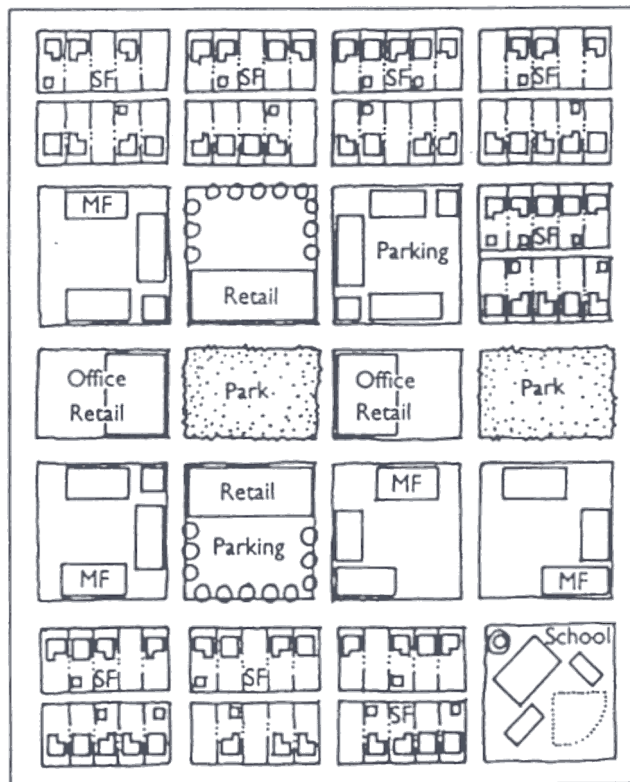
COMMUNITY, & TIME

NY PRINCETON ARCHITECTURAL PRESS

(P.49)



CONVENTIONAL SUBURBAN  
DEVELOPMENT



TRADITIONAL NEIGHBORHOOD DEVELOPMENT

## Gold Country Ranch

Nevada County, California

1993

THE NEW AMERICAN

METROPOLIS

p.60



*The town's variety of housing types and densities will provide new housing opportunities affordable to a broad spectrum of families. The village green is bordered on three sides by commercial and apartments, and on the fourth side by a lake. Above the green is a community college and small-lot single-family neighborhoods. The main commercial area is flanked by office and industrial areas with a golf course. Planned for a population of 10,000, the town would also provide jobs for 8,500.*

Figure 3



planners, and a general wariness of being associated with anything that smacks of grand designs.<sup>12</sup>

## New Urbanism and Ecological Considerations

My interest, as stated at the start of this paper, is in the more ecological or environmental dimensions of new urbanism. Reflecting upon the more encouraging shifts in thinking in urban design during the 90s, Ellin notes in her foreword to *Postmodern Urbanism* that

“the most overarching of the current metaphors is *ecology*. In the words of Sim van der Ryn and Stuart Cowan, ‘It is time to stop designing in the image of the machine and start designing in a way that honors the complexity of life itself... we must mirror nature’s deep interconnections in our own epistemology of design.’<sup>13</sup>

Van der Ryn, whilst not explicitly connected with the movement known as “new urbanism”, has nevertheless co-published with one of its arch-advocates, Peter Calthorpe.<sup>14</sup>

Calthorpe, characteristic of most new urbanists, is a firm believer in the return to “human-scale” neighbourhoods, “pedestrian pockets” (PP), as he terms them. Yet, perhaps moreso than any other new urbanist supporter, he also argues very strongly for urban and suburban design that confronts transportation problems and the ubiquitousness of the private automobile. Recognising the present irreversibility of commuter living, he has championed “transit-oriented development” (TOD), where residential development is linked to mass-transportation nodes which connect to work centres.

Figure 2. Calthorpe’s Traditional Neighborhood Development (TND) vs. Planned Unit Development (PUD).

Note that the conventional design is a subset of the Planned Unit Development referred to at the start of the discussion, the bete noire of new urbanists. What will strike many as odd is the apparent return to gridblocks and rectilinear hard-edged layout, compared to the curved PUD. This may have partly to do with the fondness that new urbanists have for “traditional” neighbourhoods, i.e., blocks in towns and cities, but in any case, what new urbanists stress is not so much the geometry as the *permeability*. At least the gridblocks interconnect easily and can be broken up by details of layout and design. Avoidance of dead-ends, for both humans and other organisms, is paramount.

Figure 3. *Gold Country Ranch*.

This helps to show that there is more of an organic and asymmetrical character than may be assumed from looking at the gridblock image.

<sup>12</sup> I suspect the latter is particularly the case in New Zealand, where the renaissance of laissez-faire liberalism in the 1980s and 1990s, together with the inherent ambiguities of our main planning statute, the Resource Management Act (1991), have helped to make planners, it would seem, rather “gun-shy.”

<sup>13</sup> In Ellin, N. 1996. *Postmodern Urbanism (revised edition)*. New York: Princeton University Press, p. 3. She quotes from Van der Ryn, S.; Cowan, S. 1996. *Ecological Design*. Washington, D.C.: Island Press, p.x.

<sup>14</sup> Van der Ryn, S.; Calthorpe, P. 1991. *Sustainable Communities: A New Design Synthesis for Cities, Suburbs, and Towns*. San Francisco: Sierra Club Books.

Figure 4. Transit-Oriented Development (TOD).

These are the relatively standardised and transport-sensitive units of design created and promoted by Calthorpe, and they show an almost classical kind of asymmetry, if not “organicism”. They feature in the aforementioned *Gold Country Ranch* design.

Calthorpe has also been quick to include “sustainability” and “ecology” in his vision of the new “American Dream”. In his programmatic text from 1993, under a “Guidelines” subheading entitled “Ecology and Habitat”, he has sections devoted to “open space resource protection”, “wastewater treatment and water reclamation”, energy conservation, the use of indigenous species in landscaping, and working within topographical, catchment, drainage or other “natural” parameters.

However, the evidence on the “environmental friendliness” of those new urbanist designs which have moved through to execution is relatively slim, nor has anyone, to my present knowledge, attempted to index the design criteria used for new urbanist developments to any set of rigorous “green” design principles. This is partly due, one suspects, and bearing in mind the earlier comments about the anti-intellectual tone of debates so far, to the largely rhetorical domain in which discussion has taken place, where polemic has been more important than evaluation and cross-referencing.

### Evaluating the Ecological Dimensions of New Urbanism

If one is to begin to compare ecological principles with new urbanism, there is no convenient, universally agreed checklist upon which to rely. However, some possible criteria are nested within the mission statement of “Urban Ecology”, an incorporated society that has been in existence since 1975, and which publishes a periodical of that name:<sup>15</sup>

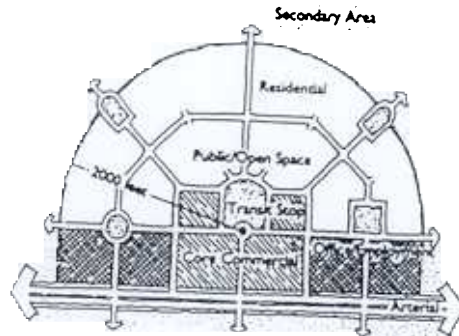
- revise land use priorities to create compact, diverse, green, safe, pleasant, and vital mixed-use communities near transit nodes and other transportation facilities;
- revise transportation priorities to favor foot, bicycle, cart, and transit over autos, and to emphasize “access by proximity”;
- restore damaged urban environments, especially creeks, shore lines, ridgelines, and wetlands;
- create decent, affordable, safe, convenient, and racially and economically mixed housing;
- nurture social justice and create improved opportunities for women, people of color, and the disabled;
- support local agriculture, urban greening projects, and community gardening;
- promote recycling, innovative appropriate technology, and resource conservation while reducing pollution and hazardous wastes;

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<sup>15</sup> This version of *Urban Ecology* ought not to be confused with an earlier journal of that name, which was merged with *Landscape Planning* in the 1980s, and which had a more empirical or scientific focus.

# Transit-Oriented Development (TOD)

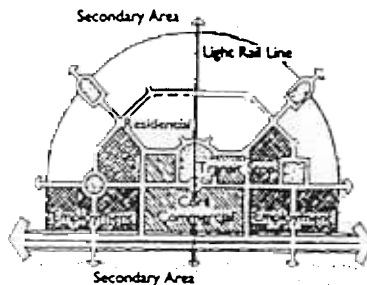
A Transit-Oriented Development (TOD) is a mixed-use community within an average 2,000-foot walking distance of a transit stop and core commercial area. TODs mix residential, retail, office, open space, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car.



## Urban TOD

Urban TODs are located directly on the trunk line transit network: at light rail, heavy rail, or express bus stops. They should be developed with high commercial intensities, job clusters, and moderate to high residential densities.

Each TOD may assume a different character and mix of uses depending on its location within the region, market demands, and the surrounding land uses. Urban TODs are suitable for job-generating and high-intensity uses such as offices, community-serving retail centers, and moderate- to high-density housing because they allow direct access to the transit system without requiring passengers to transfer. Similarly, the intensity of development along the trunk line network should reflect the significant investment necessary to construct the transit system and should generate the greatest number of transit-bound trips.



Special development guidelines are recommended for sites that are highly accessible by trunk line transit to permit higher-density residential development and to encourage a higher percentage of job-generating uses. When Urban TODs are located in existing developed neighborhoods, it may be appropriate to apply the densities and mix of uses recommended by a local planning

effort. Urban TODs are typically sited approximately 1/2 to 1 mile apart to meet station spacing guidelines, although they could be sited closer together, as transit planning and market demand permit.

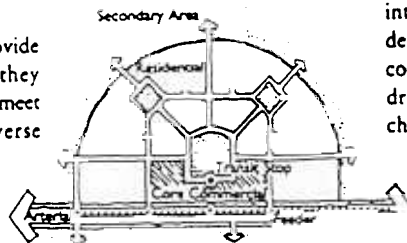
## Neighborhood TOD

Neighborhood TODs are located on a local or feeder bus line within 10 minutes transit travel time (no more than 3 miles) from a trunk line transit stop. They should place an emphasis on moderate density residential, service, retail, entertainment, civic, and recreational uses.

Neighborhood TODs should have a residential and local-serving shopping focus at densities appropriate for its context and lesser transit service level. Where the feeder bus stops are frequent, TODs can be sited close together and form a "corridor" of moderate density, mixed-use nodes.

Neighborhood TODs can help provide affordable communities because they include a variety of housing types to meet the needs of our increasingly diverse

population in a land use pattern that minimizes the need for multiple car ownership. If properly designed, Neighborhood TODs can meet local needs for public facilities and parks, respect the character and quality of existing neighborhoods, and limit inter-community traffic through residential areas. They are also walkable communities, providing access for children, the elderly, and those adults who choose to walk or bike.



CA 700:11, P. 193

The North American

Memorandum

pp 56-57

- work with businesses to support ecologically sound economic activity while discouraging pollution, waste, and the use and production of hazardous materials;
- promote voluntary simplicity and discourage excessive consumption of material goods;
- increase awareness of the local environment and bioregion through activist and educational projects that increase public awareness of ecological sustainability issues.<sup>16</sup>

There are some clear overlaps and some notable silences here. The clearest overlaps are in the area of transportation and amenity. Furthermore, although it is not stated as a design principle *per se*, “frugality” is a much-vaunted ideal amongst new urbanists:

“Certain traditional values - diversity, community, frugality, and human scale - should be the foundation of a new direction...”<sup>17</sup>

However, overall it does seem fair to say that the “ecology” as represented in the classical texts on new urbanism has so far been that with a small “e.” The omissions are significant, and include things like appropriate technology, native or indigenous world-views, community economic development, the specifics of waste reduction and recycling, and explicit ecological restoration components i.e., not just “treading lightly” upon the soil, but pro-actively working to mitigate effects and rehabilitate modified landscapes.

There are other “tell-tale” signs of omission. One of the terms now most commonly associated with urban ecology is “biodiversity”. “Biological diversity” provisions are not made explicit in most new urbanist discussions or plans. The ratios of “green” space to private or developed seems to be based upon human amenity needs, rather than other species minimum critical habitat needs. There is no real discussion of the ecological carrying capacity of areas targeted for development or redevelopment. Similarly, the notion of the “bioregion” does not tend to figure highly. Parks and lawns seem to be givens, irrespective of their hydrological and ecological impacts. Furthermore, and as noted in relation to the Calthorpe example of the neo-traditional neighbourhood block, the grid-block pattern itself, hallmark of the Roman garrison town, is anathema to many, both from an aesthetic and ecological point of view. In other words, if there are “no straight lines in Nature” why impose them?

Nevertheless, new urbanism does seem to embrace the “small is beautiful” principle, and where it is addressed, the rethinking or redirecting of commuter behaviour (creating more combined home/work spaces or substituting public for private transportation wherever possible). Bikeways and park-and-ride facilities are to a certain extent givens. It is also often explicitly “regional” in outlook, if not bioregional.

Furthermore, some of the most recent projects have been promoted on the basis of their in-built resource conservation standards. The housing development of Civano in Tucson, Arizona, designed by Moule and Polyzoides Architects and Planners, boasts the following requirements:

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<sup>16</sup> <http://www.urbanecology.org>

<sup>17</sup> Calthorpe, P. 1993. *The Next American Metropolis : ecology, community, and the American dream*. New York : Princeton Architectural Press. p.16.

“Civano’s 2,600 eventual households must use 50% less energy than specified in the 1995 Model Energy Code; use 54% less potable water than Tucson’s baseline 1990 residential average; generate 30% less solid waste than the local average; and generate 40% fewer trip miles than the local average.”<sup>18</sup>

Critics have been quick to rail against the heavy taxpayer subsidisation, and transport externalities (Civano is some 30 kilometres out of downtown Tucson). For hard-line environmentalists, any increments to the invasion of the Sonoran Desert would be untenable in any case, and it stills seems very much like artificial life-support warfare against the elements. Still, innovations such as RASTRA, 85% recycled polystyrene foam construction blocks, straw-bale wall infill, solar water heating, and roof-runoff rain barrels for backyard watering are used for some of the new houses, albeit only a few. The author of the article laments the fact that what has been created so far in terms of streetscape looks very much like conventional designs and he notes the predilection for order that seems to limit the thinking of new urbanists.

This example at least goes to show that some concrete attempts to answer accusations of ecological insensitivity are being made, and it is perhaps revealing that in a very recent address Andres Duany deliberately invoked a term well-entrenched in the lexicon of ecology:

“Duany presented an alternative anti-sprawl device he calls a ‘transect’... which he defined as ‘an ideal progression from wilderness to a dense urban center.’”<sup>19</sup>

### **New Urbanism, Ecology, and Lincoln’s Future**

In this latter section discussion is mainly in schematic terms. My use of Lincoln as a specific locality stems partly from my involvement in a Lincoln University/Selwyn District Council community consultation project known informally as the “Lincoln Vision Project”.<sup>20</sup>

Lincoln is a small rural New Zealand town, dating back to 1862. Unlike many other small rural centres, it is not decaying in the wake of continued flight toward the cities. The 1996 census shows the population at approximately 2,300, distributed amongst some 582 dwellings.<sup>21</sup> The town has been growing at a rapid pace over the past five years, mostly through relatively small incremental residential subdivisions. While this is to some extent a function of its close proximity to the city of Christchurch, which on some views seems to be sending out its tentacles out to ensnare and eventually enclose the community within its sprawling suburbs, for the time being it must deal with its growth issues as a relatively discreet township, in an entirely separate, and more rurally-focussed territorial authority area,

<sup>18</sup> Cheek, L. “New Urbanism Sees Green” *Architecture*, March 2000, Vol. 89, No. 3.

<sup>19</sup> Leccese, M.; McCormick, K. “Duany’s Portland Vice” *Architecture*, August 2000, Vol. 89 No. 8.

<sup>20</sup> The Lincoln Visions project report is due for release in early 2001. Some of the graphic material in this section was made available thanks to the generosity of Manaaki Whenua Landcare Research, Lincoln, particularly Strategic Planning Group leader Ian Whitehouse, who has asked me to acknowledge “Common Ground” Consultancy as the principal drafters of the concept plan presented here on their behalf.

<sup>21</sup> Department of Statistics. *1996 Census Population and Dwellings, Population and Dwelling Statistics*. Wellington: GP Publications.

the Selwyn District Council. Lincoln has become something of a desirable “rural lifestyle” location, where even if you don’t want to “hobby farm” on a “lifestyle block” you can buy and build in a locality where you can “wake up and smell the pasture”, even if, increasingly, you can’t actually see it. It should be noted that there at least six substantial residential developments, either recently carried out or in-process relating to Lincoln. It is not difficult to see why longer-standing residents are feeling a little besieged, if not thoroughly paranoid.

Figure 5. Terralink Area Map of Lincoln.

Leaving aside such issues for a moment, let us look at a Terralink map of the area, which allows us to see the form and boundaries of the old township (the area within the recti-linear and triangular blocks). From a new urbanist perspective at least, so far so good: an interconnecting grid of streets, but with a nice natural feature, a stream, breaking the symmetry in an acceptable way. From there, however, one can imagine faces starting to lengthen, as it becomes apparent (and here I switch to a different map) that there area has been “cul-de-sacked”, as I will term it.

The more recent increments, the cul-de-sacs, as they have been constructed in Lincoln, are redolent of the tidy, but very private, high-fenced, big-house-relative-to-garden-area suburbs to be found throughout New Zealand. Few of these areas have congregating spaces or pedestrian-oriented channels into the town centre/CBD. One can easily imagine visiting American new urbanists railing against what they would encounter here. In fairness to these “mandarin” commentators, as detractors have labelled new urbanists, I have to report from my own conversations that older residents of Lincoln have frequently commented scornfully upon the height of fences in these new areas, pointing to the seemingly perfunctory, but quite satisfactory, styles of boundary-marking in the older parts of the town i.e., low wire-netting fences or hedges. Indeed, much of the talk within the township about what is to be cherished about Lincoln could come straight from a new urbanist tract: neighbourhood feel, pedestrian-friendly, child-friendly, relaxed, slow, focussed on the village green and so forth. In that respect I do not think that new urbanism is that far removed from human needs and aspirations, even if there is some naïve idealism at large all round.

However, I want to turn now to the question of ecological considerations in what is being planned for Lincoln, and I will do so by way of two extreme, but related examples, involving the largest landowners in the area: one is a modest proposal for what can be termed a “green subdivision” by the Crown Research Institutes (CRI) cluster adjoining the township aka. “Landcare”; the other is what can accurately be described as a “mega-development” planned by Lincoln University.

Now, private landowners everywhere are subdividing large lots for residential purposes, and despite the provisions contained within the RMA relating to ecology and bio-physical matters, one can be forgiven for being sceptical that this has had any positive environmental effects whatsoever. Nevertheless, even private developers are starting to include “natural” features in such things as water discharge engineering e.g., native plantings in swales, and one can point to this in at least one major private application underway at present.

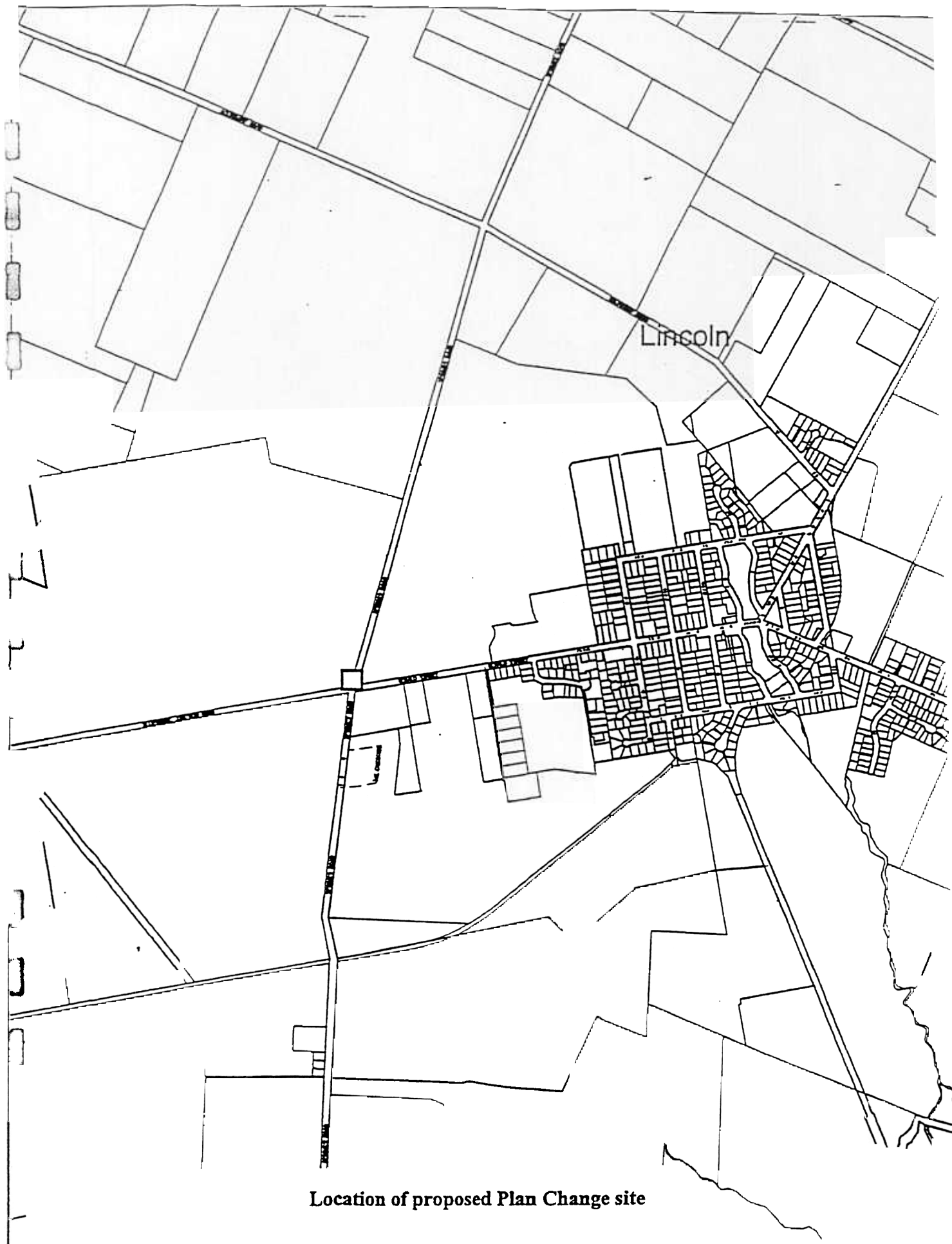


Figure 5.

Scale 1:15000

0 200 400 600 800 1000 1200 1400 1600 1800m



## **Landcare Proposal**

Other contributors to the workshop in which this paper has first been presented will have been better able to comment on the details of the proposal by the CRI, but in essence, the Landcare “Green Subdivision” proposal, as I will call it, is for low-density privately owned housing on land retained in ownership by the CRIs.

Figure 6. Landcare “Green Subdivision” Concept Plan

In terms of conventional new urbanist imagery this does not look very familiar. It seems fair to say that the design appears more “grass-roots” in the literal sense i.e., that natural features have taken first priority. Layout is relatively asymmetrical. However, in common with new urbanist principles, there is a very strong focus on shared, congregating spaces, “clusters” rather “squares”, but communally-oriented nevertheless. There is also provision for different types of housing, “co-housing” and “apartments”, for example, something which new urbanists regard as fundamental to their norm of “diversity. In my own view, the differences are greater than the similarities, but there is good potential for merging the ideas of new urbanism with the ecological design principles illustrated here. I should point out that this is a concept plan and not a notified district plan change or resource consent application. Nevertheless, some consultation has already been carried out in the community, albeit in a low-key manner. Recall that consultation is a touchstone in new urbanist design, in spite of what critics have said.

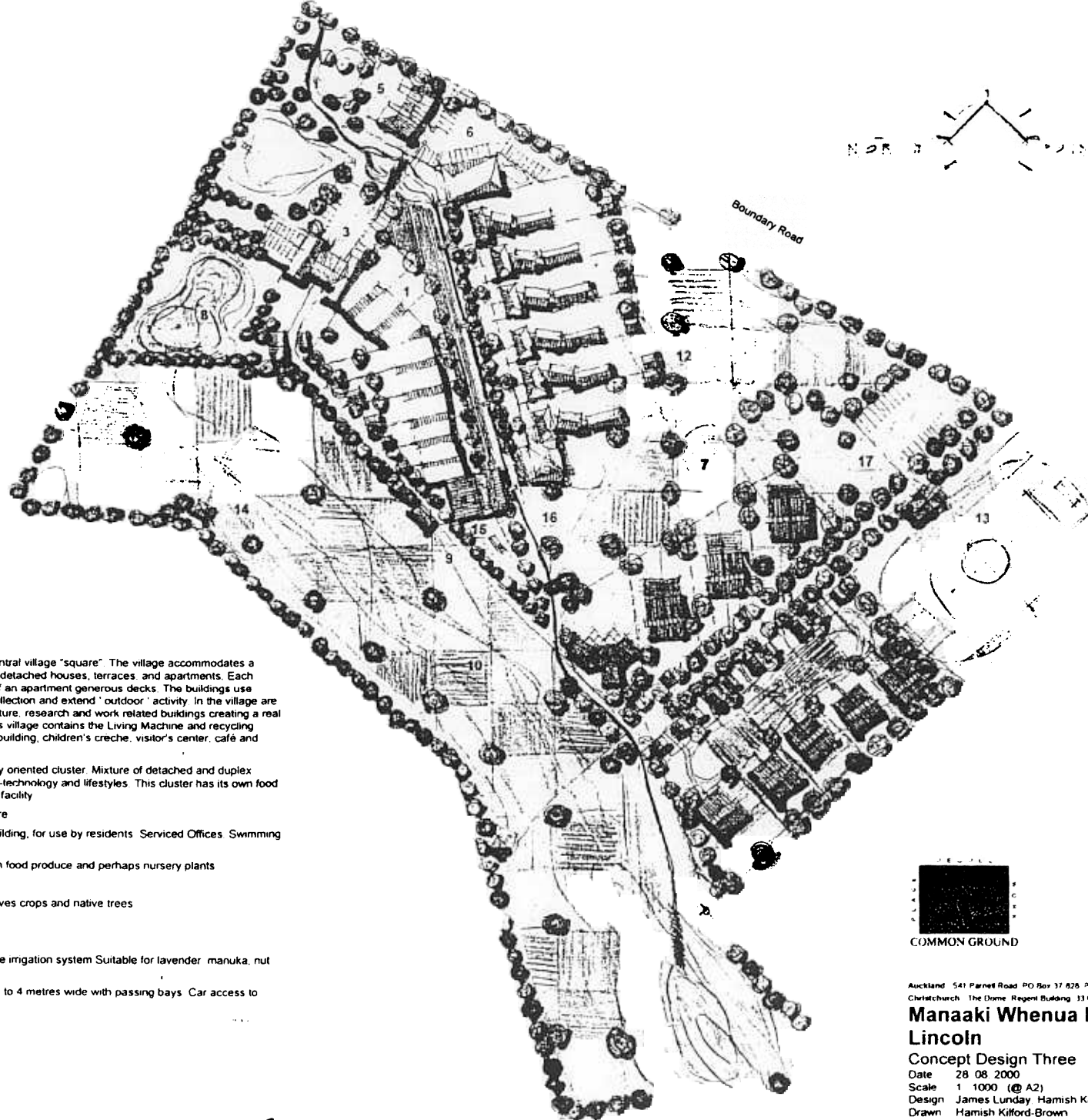
## **Lincoln University Proposal**

I turn now to the Lincoln University project, imaginatively entitled “Plan Change 55”. This is a notified plan change application to “facilitate” the building of some 500 new dwellings, adding another 2000 people to the town’s population over an unspecified period, which if realised would increase the town’s population by some 86%.

It is a very large-scale proposal, but to date has been very short on conceptual detail. This is due, apparently, to the University’s reluctance to dictate consumer preferences in a market-led economy, and is perhaps understandable when such a large initiative is being undertaken. It is envisaged that it will be carried out in “stages”, and will reflect, in terms of housing style and layout, prevailing buyer preferences in those given periods.

The other reason given for the lack of detail has been the need to wait for a more or less formal public consultation process under the RMA, particularly the opportunity afforded by the public submissions process, allowing the residents of Lincoln to help shape the final details. It is interesting to note that, as a tertiary institution boasting much expertise in natural resource engineering, landscape design and environmental management, no internal consultation or feedback has been solicited to date. This has not been the case with regard to the Landcare proposal.

In any case, for our purposes, the only substantive detail to be rendered in graphic form, although not formally attributed to any particular public consultation event, has come in the



#### Design Principles

- Density
- Strong Community Spirit
- Public Realm/Private Realm
- Connectivity/Context
- Diversity
- Ecological Sustainable Design
- Personalisation
- Productivity
- Style / Distinctiveness
- Regenerative

- 1 Village Cluster. Focused upon a central village "square". The village accommodates a variety of housing typologies, semi-detached houses, terraces, and apartments. Each House has a private back yard, or if an apartment generous decks. The buildings use atriums to magnify passive solar collection and extend 'outdoor' activity. In the village are clustered the community, infrastructure, research and work related buildings creating a real sense of scale and community. This village contains the Living Machine and recycling centre, swimming pool/community building, children's creche, visitor's center, café and garden centre.
- 2 Hamlet. Small self-contained Family oriented cluster. Mixture of detached and duplex housing showcasing advanced eco-technology and lifestyles. This cluster has its own food production garden and composting facility.
- 3 Public/ ecological Information Centre
- 4 Recreation Centre – Communal Building, for use by residents. Serviced Offices. Swimming Pool, gym, and leisure activities.
- 5 Commercial Building. Sales of fresh food produce and perhaps nursery plants.
- 6 Nursery Complex
- 7 Productive Land Uses- lavender olives crops and native trees
- 8 Wetlands – polishing water race
- 9 Kowhai Way
- 10 Land for water disposal- sub surface irrigation system Suitable for lavender, manuka, nut trees, or olives.
- 11 Roading. Light gravel roads, limited to 4 metres wide with passing bays. Car access to each complex.
- 12 Paths and Cycle Network
- 13 Soccer Field and pavilion
- 14 Windmill
- 15 Clock tower
- 16 Water pump
- 17 Re-cycling centre



Auckland: 541 Parnell Road, PO Box 37 826, Parnell, Auckland. Ph: 09 377 9936 Fax: 09 377 9936  
Christchurch: The Dome, Regent Building, 33 Cathedral Square, PO Box 578, Christchurch. Ph: 03 377 925 / Fax: 03 377 9254

## Manaaki Whenua Landcare Research Lincoln

### Concept Design Three

Date: 28.08.2000  
Scale: 1:1000 (@ A2)  
Design: James Lunday, Hamish Kilford-Brown  
Drawn: Hamish Kilford-Brown

FIGURE 6

wake of one of a meeting with local residents, facilitated by the University's contracted consultants for the application.<sup>22</sup>

Figure 7. Lincoln University Plan Change 55 Map (unofficial variation No.1).

Some initial observations can be made at least. Although it is not exactly clear whose idea it is (negative resident-feedback to the initial ideas mooted, in all probability) one can see that connected streets have made a modest comeback, mixed section sizes are included, a green corridor is proposed, and there is some designing around natural features. I should point out that the water table in this area is very high, something which has not really been addressed as a "natural feature" in any of the plan change application materials to date, except in so far as "drainage" issues are covered.

Still, from a new urbanist and ecological point of view, one could say that points are scored here on both counts. I reiterate the point, however, that the waters are a little muddy here as to the status of this rendering. It is not, to my knowledge, part of the formally lodged application, and hence has very ambiguous standing in regard to public submissions. In other words, these are still non-committal ideas, derived from community reaction to the absence of detail in the original application. The original application was so non-specific as to defy any kind of conceptual analysis, although ideologically, perhaps, there is room for inference.

Cynics could be forgiven for thinking that this is the worst of all possible worlds. At least new urbanists have a coherent vision and a principled agenda; even if one does not agree with it there is something to disagree with. In ecological engineering and environmental management terms, and for all its academic and research horsepower in those dimensions, it is difficult to avoid the gloomy conclusion that when it comes to a choice between fiscal expedience on the one hand, and a proactive sense of environmental responsibility on the other, Lincoln University is prepared to run with the hounds, trumpeting organic farm business initiatives with corporate exporters at the same time it is preparing to liquidate other assets in an ad hoc, albeit hard-nosed, manner without much concern for the environmental and social ethics and impacts.

## Conclusion

In the context of such a brief discussion I could not hope to present an unequivocal argument for or against the ecological robustness of new urbanism. I do hope, however, that I gave you some indication of where things have come from and where things are headed. Even with the limited and cursory look at Lincoln township one can see a certain degree of convergence. In the more international context, it is perhaps a positive indicator in itself to see that in a recent issue of *Urban Ecology*, one author approvingly cites Peter Calthorpe's new urbanist transportation ethos his desired residential density formula compared to post-War urban and suburban averages: aim for 80 to 250 dwelling units per acre rather than the urban norm of 18

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<sup>22</sup> I should add that despite claims of broad notification and consultation I had to retrieve a copy of the map from the local Fish and Chip window. The only other one that I could find in the town was on a town noticeboard.





or the suburban average of 5 or 6 units per acre.<sup>23</sup> While new urbanism may still have Disney-esque trappings, it also appears to have sufficient common-sense links to social and ecological concerns which, on my view, warrants taking it more seriously now than has routinely been the case in the past. With regard to the performance of government institutions in this country that have an environmental management responsibility if not credo, I have to say that the local examples cited here are a cause for both optimism, in the case of the Crown Research Institutes, or Landcare, and puzzlement, if not outright exasperation, with regard to Lincoln University, eager as it is, at least in terms of its publicity and marketing, to be seen as a good environmental citizen.

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**Townscape Plan**  
 Work is underway on the eagerly awaited development plan for the village. The study team has met twice with the LCC to initiate and progress the process. The last two months have been spent gathering and digesting background information. A period of consultation with the wider Lincoln Community is planned from January 29th to February 1st. This is to gather the community's collective ideas and news on the future growth and development of Lincoln Village. Further details will be provided in January. So mark your calendars and diaries now for Jan 29 - Feb 1 to have your say about the village!

*LCC newsletter Dec '99*

Canterbury Times January 11 2000  
 11 January 2000

# elwyn

## RICHT COUNCIL

### Lincoln - A Vision for the Future

Lincoln folk are being asked how they would like their village landscape to develop. The Lincoln Community Committee wants local people to help them come up with a vision plan to protect and enhance the village landscape while also providing a long term perspective for future development, planning and resource consent decisions. The process will also strengthen links between the village and Lincoln University whose Environmental Management and Design Division will help prepare the plan under the leadership of Steven. Public architect Anne will be held later this month. Ideas from these workshops will go into a draft visionary plan which will then be presented back to the community for comment before the final plan is produced. For more information contact Anne Steven on 355 6189.

# Vision for Lincoln village

## - consultation process supported by University

**Like many small rural centres in Canterbury the township of Lincoln is experiencing growth and change that is impacting on its identity and character and affecting its amenity values.**

Many of the services and activities associated with the founding and early function of the town have long since changed. The original spatial focus of the township, Market Square, is now an empty space, the focus of commercial activity having shifted west along the main street into a space for which it wasn't designed. The growth of Lincoln University and the local primary and high schools has contributed to traffic problems. The few remaining old buildings stand in contrast to the larger, more modern "anywhere" buildings around them.

There are a number of individual projects happening in the village, all with their own merits but not part of any overall coordinated scheme.

At the same time residents, among whom are a large number of University staff and students, are looking at their landscape and seeing possibilities. There is a growing desire to recognise what is special, such as the Liffey, the green gem of Lincoln, and to have a stronger role in determining the character and quality of the future environment.

The community of Lincoln township,

through the Lincoln Community Committee approached Lincoln University's Environmental Management and Design Division for help in formulating a vision for the village of Lincoln.

A contract with Selwyn District Council to do this work was formalised towards the end of last year.

The vision is intended to be a guide and reference point for future development. It will serve to integrate future projects and encourage positive contributions to a "bigger picture". Part of the process will involve looking back to *An Environmental Plan for Lincoln Village*, a document prepared in 1974 by the then Lincoln College and its Landscape Consulting Service. There have also been other projects and smaller "visions" for the Lincoln area, such as the Millennium Garden, which will be referred to.

A team of staff members from the Environmental Management and Design Division, led by consulting landscape architect **Anne Steven** of Christchurch, a Lincoln landscape graduate of 1988, began work on the visioning project in October last year. Key team members are **Roy Montgomery**, **Dr Stefanie Rixecker**, **Dr Jacky Bowring**, **Dr Maria Ignatieva** and **Professor Chris Kissling**.

Full community participation in the visioning process is hoped for. To start the process a public workshop aimed at

getting people to think about Lincoln township and how they would like it to be, is scheduled for the afternoon of **Saturday 29 January** in the **Lincoln Community Hall**. The workshop will be repeated on the evening of **Tuesday 1 February**.

Lincoln University staff and students are seen as part of the Lincoln community and their participation in the visioning process is welcomed and encouraged.

Draft "visions" will be prepared and presented back to the community for endorsement before an agreed final vision is prepared and presented to the Lincoln Community Committee and Selwyn District Council in June this year.

The visioning process is regarded as timely for the people of Lincoln township as it will assist them in their response to the proposed Selwyn District Plan to be released later this year.

Funding and resources for the project have come jointly from Selwyn District Council and Lincoln University. For University staff the work is seen as a valuable opportunity to apply knowledge and skills and undertake research. There will also be opportunities for student projects which may contribute to the visioning process.

For further information about "*Lincoln - A Vision For Our Village*" you can contact Anne Steven phone 3556189 or any of the team members named above.

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Note contributions should be typed without centering or any other formatting.

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# 'Lincoln - A Vision For Our Future'...

## update on workshops

The local initiative and community project, "Lincoln - A Vision For Our Future," continues to progress as the Project Team prepares its next stage of theme-based workshops.

These workshops will be based on the information gathered during the two public visioning workshops (29 January and 1 February) and other consultation mechanisms, such as street interviews in Lincoln township and a stream-side meeting about Millstream Reserve.

The two visioning workshops, the first consultation effort with the Lincoln community, had an open aim: to start to find out what members of the community thought about Lincoln and how they would like Lincoln to be. This required a visioning process, and the Project Team designed an interactive nominal group process, whereby participants worked independently to organise their thoughts and then shared these within smaller groups and (ultimately) in the large group. The focus of the activities was on creating a postcard - both a drawing and text - which indicated each participant's vision of Lincoln from the perspective of 20 years hence. Thus the postcards depicted the participants' preferences for Lincoln township by 2020. The ideas were then shared in a small group which also had to prioritise the suggestions prior to sharing them with the larger group. The participants were enthusiastic and creative, and a number of visions emerged.

Some common themes from the wide range of "visions" were put to paper and discussed.

These themes included:

### THE LIFFEY

Seen as a valuable asset and key feature of Lincoln

Woods care and enhancement by a keen group of people

Could be extended north and south with provision of walkways, extra crossings and more play areas

Balance of native and exotic

### 'VILLAGE' CHARACTER

Important to maintain and enhance 'village' character

Semi-rural feel, small compact form, 'greenness and openness', 'green belt' and historic buildings contribute to 'village' character

Section size and housing style also impact on 'village' character therefore need to be in keeping with it

Maintain relaxed, friendly, quiet atmosphere

### TRAFFIC MANAGEMENT

Heavy traffic bypass

Slow traffic and make it safer for pedestrians and cyclists

Look to servicing of future subdivisions

Provision of adequate parking

Better public transport services

### WALKWAYS, CYCLEWAYS, etc

Develop a 'green' link between village, CRIs and University

Greater provision of safe and attractive routes for walking, cycling, rollerblading, skateboards, etc

### SENSE OF COMMUNITY

Foster greater community spirit, with all members contributing and benefiting

Foster strong 'partnership' between university and village, eg. joint projects, town and gown events

Self-help and self-determination, get people involved

Embrace 'multi-culturality'

Be a welcoming community to newcomers

### FACILITIES & SERVICES

Adequate provision of community care, and recreational, educational and entertainment facilities

Particular emphasis on elderly and early childhood sectors, eg. play rounds

Provide for growth of schools

Provide for dogs

### IDENTITY

Lincoln should be a unique and distinctive place, not a part of Christchurch, a destination in its own right

Relationship with the University and village character help create uniqueness and give identity

Distinctive approaches to the town desired

Distinctive colour scheme

Economic independence desired, not dormitory suburb

### PRESERVATION OF HERITAGE

The protection and enhancement of the cultural and natural heritage of Lincoln, 'heritage trail' idea

### STREETSCAPE ENHANCEMENT

Improvement in appearance and functioning of streets, eg. tree planting, sealing, footpaths on both sides, provision of safe cycling routes, no wires overhead

### MARKET SQUARE & SHOPPING AREA

Town focus, needs upgrading and smartening to realise potential

Better parking provision, public toilets, traffic control

Provision for expansion to North? South? West?

### THE DOMAIN

Town asset but needs redevelopment and expansion to provide for multi-use and resolve parking and access

### WASTE MANAGEMENT

Aim for zero-waste, have a functioning recycling programme

Composting programme, dog waste control

Clean air, water conservation, community care for resources

(continued overleaf)



The summary above indicates the likely themes for the theme-based workshops. However, further consultation is needed with community members who were not well represented in the initial Visioning Workshops before it can be certain that the full complement of themes has been identified. This is to be done over the next month or so.

In the interim, we will be looking at the Liffey Stream corridor as the residents see this as a pressing issue for a number of reasons. A stream-side meeting took place on 11 April at Millstream Reserve where local residents, the Project Team, members of the Lincoln Community Committee, and representatives of Landcare Research, Selwyn District Council, Christchurch City Council, and the Department of Conservation discussed the reserve's landscape enhancement and ecological restoration possibilities. From this public meeting, it was decided that the residents of Millstream Drive would participate in an evening design session with Project Team members on 19 April. The intent was to draft some possible landscape scenarios for this area which will then be part of a larger public workshop on the Liffey which will be notified once details are finalised.

The team is grateful to everyone who has already given their time and energy to the consultation process. We still welcome any comments or suggestions as this is an ongoing process of consultation. You can contact the Team leader, Anne Steven, on 355-6189 (email: [anne@etive.southern.co.nz](mailto:anne@etive.southern.co.nz)), or feel free to contact any of the following Project Team members: Jacky Bowring, Chris Kissling, Maria Ignatieva, Roy Montgomery, Stefanie Rixecker.

### COPY DEADLINES

All contributions for the next Infolinc close at 5pm Wednesday 17 May. Please ensure your contribution arrives by the deadline as contributions will not be accepted after that. Please send contributions by email to [kahu@infolinc](mailto:kahu@infolinc) or drop them in to the Strategic Communications Centre.

The Strategic Communications Centre offers no guarantee for publication and reserves the right to edit all material submitted. Infolinc is produced by the Strategic Communications Centre, graphics by the Design Section, Information Technology Services and is printed by the Lincoln University Print and Copy Centre.

## NEWS FROM Soil, Plant and Ecological Sciences

Welcome to Peter Jones who commenced work at the Field Service Centre in February. He is a full-time replacement for Kim McLean who has gone on parental leave. Peter is from Queensland and his partner, Kylie Galway, is undertaking a PhD in the Ecology and Entomology Group under the supervision of Dr Rowan Emberson.

David Given was recently away on an around the world whirl which provided good opportunities for making Lincoln University better known. This included five days at White Oaks Plantation in northern Florida to take part in the Executive Meeting, and Strategic Planning Workshop of the IUCN Species Survival Commission. This was followed by a three-day workshop in Rome, and two-day workshop to develop a global plant conservation initiative through the Convention on Biodiversity in the Canary Islands.

Professor Sung-Do Oh of the Faculty of Biological Resources Science, College of Agriculture, Chonbuk National University in Korea will be on sabbatical leave in the Plant Sciences Group during 2000. Professor Oh will be working with Associate Professor David McNeil on nashi pears.

Professor Stan Howell of Michigan State University was once again a familiar face among the members of the viticulture group during February and March. Stan spent a sabbatical at Lincoln a few years ago and set up a joint collaboration between the two universities in viticulture research. Stan has since returned to the USA.

Also working in the Plant Sciences Group during 2000 is Les Davidson of Shirley Boys' High School, Christchurch. Les is the recipient of a Royal Society of New Zealand Teachers Fellowship. He will be working with Peter Jarvis and Mike Morley-Bunker on fast plant brassicas as a revolutionary tool for biology and horticulture teachers.

Professor Frank Bisby, the International Legume Database and Information Service (ILDIS) Co-ordinator from Reading University, U.K., visited Associate Professor George Hill and Mr Roy Edwards to discuss Lincoln's continued participation as the New Zealand and the Pacific Regional Centre for ILDIS.

Maria Wollkopf, from Leipzig in eastern Germany, visited the Plant Sciences Group during February and March. Maria will be starting university study in Germany later this year. She took a year off to visit Australia and New Zealand, after leaving school, to improve her English language skills and to obtain work experience in horticulture. While here, Maria worked with Cristina Null at the Horticultural Research Area.

## NEWS FROM Strategic Communications Centre

The University's marketing, publicity and information arm, the Strategic Communications Centre, would like to introduce five staff members who have joined the team in recent times. Just before Christmas, Dale Harris was appointed to the Secretary part of Heather McCorkindale's Secretary/ Receptionist position and Shahra Walsh was appointed to the Receptionist part with added duties as Office Assistant. Earlier this month Jo Townsend was appointed Liaison Officer, replacing Andrea Millward who has gone overseas, and last week Michelle Ash took up the role of Employment Adviser, filling the position previously held by Robbie McDougall. And in case we overlooked it at the time, Lorraine Weir who had been a regular part-timer in a number of capacities over a number of years at Lincoln won a permanent position towards the end of last year as Liaison Assistant, the position previously occupied by Jenny Butcher. A warm, official welcome to them all!



## LINCOLN - A VISION FOR OUR FUTURE

### Stage 2 Workshops

A second round of public workshops on Lincoln village will get underway this month. They will pick up on the key themes from the earlier workshops in which village visions and issues were discussed. Each theme will be explored in more detail so that ways of achieving the visions can be planned and prioritised, and resources for implementing them can be identified. From this, a "draft vision" for Lincoln will be prepared for community comment.

Everyone is warmly invited to any or all of the workshops, each of which will last for 1-2 hours. The three June workshops will be held in the John Hayward Room in the John Burton Building at Lincoln University. A campus map will be pinned up on the Lincoln community noticeboard and in the Lincoln library.

**Mon 19 June, 7:00pm**

**Theme:** The Liffey and other Green Spaces for Lincoln - how should they look?  
**Facilitator:** Maria Ignatiewa

**Wed 21 June, 7:30pm**

**Theme:** Lincoln's streetscapes and village approaches - how should they function and look?  
**Facilitator:** Anne Steven

**Fri 30 June, 7:00pm**

**Theme:** Moving around - what is needed for vehicles, pedestrians, cycles, rollerblades etc. and public and private transport?  
**Facilitator:** Chris Kissling

A final round of workshops will be held in August, looking at recreational needs, sense of community and cultural history. Details of these will be published later. For more information, ring **Anne Steven** on 355-6189 or email her at [anne@etive.southern.co.nz](mailto:anne@etive.southern.co.nz) or contact any of the other workshop facilitators at Lincoln University.

*Central Canterbury News 5/6/2000*

## LINCOLN - A VISION FOR OUR FUTURE

The Lincoln Project Team thanks all those who have participated in the recent round of theme workshops for the Lincoln Visioning Project.

**The next round of public theme workshops will be in August, as follows:**

**Wednesday, 9 August.** A workshop on recreation in Lincoln is scheduled for 7pm in the John Hayward Room on campus. This will include "visioning" for the provision of play areas and activities for teenagers.

**The week starting 14 August.** Two workshops will focus on visions for the cultural history and social aspects of Lincoln.

**Saturday, 26 August.** A final workshop will look at the overall land use of Lincoln and begin to pull together the findings of previous workshops. Dates, times and venues will be advertised when details are confirmed. The findings of the June workshops will be summarised in an interim report for everyone to read at the Lincoln Service Centre. Comment forms will also be available for you to make comments on any aspect of Lincoln's future.

You can also contact Anne Steven on 355 6189 or at [anne@etive.southern.co.nz](mailto:anne@etive.southern.co.nz) for comments or queries.

*Central Canterbury News 10/7/2000*

Selwyn District Council  
Private Bag 1, Leeston

LINCOLN SERVICE CENTRE  
GERALD STREET,  
PH 325 3288

### Lincoln – A Vision for our Future

The Project Team wishes to thank all those who participated in the recent workshop for the Lincoln Village Vision project. We received clear direction on what the priority visions for Lincoln are. Although this was the last public workshop it is not the end of public consultation. Your comments and thoughts are welcomed at any time.

So where from here? We are working on a draft Visioning report for Lincoln, based on the information we have gathered from all the workshops and other forms of consultation we have undertaken. This will be made available for public comment in late October/early November with the intention of producing the final version before Christmas. If you have any queries or comments please contact Anne Steven, Team Leader, tel. 3556 189, fax 3556 429.

Maria Ignatieva has also started her 3rd year students of landscape architecture on an ecological design exercise looking at green corridors and ecological design for the Lincoln area. The students begin the project looking at the district of Lincoln and its links to the Port Hills and Te Waihora, and they will complete the exercise by preparing an ecological design for Mill Stream reserve as a detailed example of their overall design.

The students will be presenting their work on Wednesday October 4 from 8:30-10:30am in the Lincoln Community Hall. Anyone is very welcome to listen to the students' presentations and view their work. Please let Maria know if you would like to come along, tel. 3253 804.

## LINCOLN COMMUNITY COMMITTEE NEWSLETTER SEPTEMBER 2000

Committee office bearers are as follows:

Jim Baker	chairman	325 2483
Alan Stevens	vice chairman	325 3066
Lindsay Philps	publicity officer	325 2130
Gerry Meijer	secretary/treasurer	325 2661

Contact any committee member if you have suggestions or queries regarding maintenance or development issues to be considered by the Selwyn District Council (SDC).

Please note that the first fifteen minutes of every meeting may be scheduled for members of the public to speak on matters of concern. If you wish to speak please contact the secretary or chairman so that time can be scheduled. Meetings are normally held on the second Monday in the month, in the Selwyn District Council Service Centre.

### Plan Change 55

Two workshops have been held. On Thursday 31 August some thirty-five people attended. On Saturday 2 September only seven people attended.

### This is insufficient consultation.

If you wish to have an input into this new development another opportunity is to be given. An extra workshop has been arranged:

**Wednesday 13 September**  
**Lincoln Community Centre**  
**7pm, in the theatre.**

A final public meeting presenting residents ideas will be held at the Community Centre on Thursday 21 September.

### Esplanade Reserve – Ryelands subdivision

Selwyn District Council (SDC) voted 7-1 to approve Kajens application for dispensation for a reduced esplanade reserve. This matter is now before the Minister of Conservation for consideration.



## **LINCOLN TOWNSCAPE PROJECT- VISIONS FOR THE FUTURE**

### **Meeting of Lincoln Community Committee and the Project Team**

*Venue:* Lincoln Library

*Date:* 3rd November 1999

*Time:* 2 pm

*Present:* (Project Leader) Anne Steven, (LCC) Gerry Meijer and Lindsay Philps, (Transport) Chris Kissling, (Architecture / Urban Design) Katherine Riley, (Ecology) Maria Ignatieva, (Visual Character & Values) Jacky Bowring, (Community and Culture) Stefanie Rixecker and Roy Montgomery, (Transcriber) John Visser.

*Apologies:* (LCC) Jim Baker and Allen Stevens

#### **Background and overall objective:**

Gerry outlined how the project began and of its scope to enhance the environment they live in, as a community. It also provides an opportunity to enhance the relationship with Lincoln University.

The large degree of input by Lincoln University, was raised in conjunction to community perceptions. This was not of any concern by the community and was seen as a knowledge pool that would benefit all concerned.

The need for a suitable project name was raised by Anne. The removal of the word *townscape* was tabled and many key words were identified. eg. Lincoln, Community, Futures, Vision, Horizon. No conclusive title for the project was confirmed and all were encouraged to seek community input.

Public participation was seen by all as imperative. Lindsay suggested the local newsletter should be used to keep the community involved in this project at all stages. It was agreed that a pool of information must be built up, before any public meetings were held.

#### **Timing:**

No set deadlines were made for the major project, however, Gerry felt it would be beneficial if selected areas were planted next winter. This would show the public that things were under way. Anne would like to see a draft vision set by Christmas and consultations with the community in January / February. It was felt the project could be run in parallel with student projects at Lincoln University. Anne would like to see the project completed by 20 June, but this may need to be extended . Flexibility is the key.

#### **Relationship to the District Plan:**

It was agreed the project is not a planning exercise and should not duplicate the district plan. However, the project may have implications related to the district plan. A draft district plan is currently being formulated and is still at an early stage. Copies are to be made available to all and will be located at a central resource room (Lincoln University).

Having a draft district plan, would provide the opportunity for this project to make submissions and was seen to be beneficial.

#### **What are the Issues, Problems, Desires and Opportunities:**

##### *Traffic:*

Gerald Street is seen as being a busy road, used by all weights of traffic and of concern by residents. Fortunately, the network of roads leading to Lincoln University, means Gerald Street is only one of many routes to the university. The maximum carrying capacity has not been reached.

Recently, traffic calming mounds were installed in the central town area, but these have been damaged by heavy vehicles. Commercial interests within Lincoln would like to see traffic stop, but concede most traffic does not. The idea of a traffic by-pass was raised, this would reduce traffic flows, but may have an adverse effect on local businesses. Further consultations with all parties concerned was necessary. It was agreed planning must take place now to address provisions regarding traffic flows.



### *The Liffey Domain:*

The Liffey Domain was seen by many to be the jewel in the crown. The Liffey stream has created a dramatic valley, which has an English woodland quality. Tracks have naturally formed by users and meanders through intermittent native areas. Initially the bottom section was planted in natives and the top exotics, but this has relaxed over time. Many plants have self-seeded and a planting structure currently does not exist.

Should the wild feel be retained? A management plan is currently being discussed by the LCC.

Water quality of the Liffey Stream is very good, due to being spring fed north of the site.

### *Historical Sites:*

Coronation Library, Pioneer Hall and the Cottage, are all under the care of the Lincoln Historical Society and have significant historical value to the community.

As part of a millennium project, Architect Alex McDonald has designed new railings for the Liffey bridge. These will compliment the recently modernised church near by.

### *Developers:*

Many areas of good farming land connected to the town, are currently being pursued by developers. A decision by the environmental court, on a large area of land south of Liffey Domain is due very soon.

Most land around Lincoln is institutionally owned, which limits private development.

### *Other issues:*

The question of public feelings towards providing a small village or letting Lincoln grow was raised. Gerry felt a 50 / 50 mix prevailed and additional surveys are necessary.

Septic tanks are no longer used in Lincoln. Waste is partially treated in a pond close to Lincoln and pumped to Christchurch City via Springs Road.

The question of community feeling towards the introduction of GMF by Crop and Foods and threatening signs were raised (No Trespassers). No community concerns were evident at this stage and the protesters were not from the Lincoln Community.

The possibility of additional waterscapes to compliment the Liffey stream was seen as positive, as it contributes to the environment.

Stormwater and sprayed ditches may provide opportunities.

Landcare is seen as a model for native flora. Maria views this as providing great scope and believes it is necessary to determine what the community is thinking.

Lincoln was once serviced by a rail link to Christchurch City. Unfortunately, the land once occupied by the track is now privately owned, reducing the opportunity to use this area to create additional green belts. Abutments are still visible in Liffey Street.

Two distinctive street layouts have evolved, grid and cul-de-sac. Within the new cul-de-sacs, large new houses are being built, to the maximum allowable site coverage.

Concerns were raised about the lack of thought towards pedestrians and cyclists. Murray Drive is a good example of this. A better network for pedestrians and cyclists is required.

Community services appear to be scattered, but it was agreed that centralisation of existing structures may not be possible, but provision may be possible for new businesses.

The present streetscape consists of mainly seal and curb. A need for more green space and a reduction of traffic (90% pedestrians 10% vehicles) was suggested by Gerry. Further public consultation would be required, to determine the desired relationship between vehicles and pedestrians. Traffic would need to be redistributed in

order to alleviate conflicts.

Lincoln is currently without a symbol and has no formal entrance. Do you need to create an identity?

The connection with Lincoln University is seen as unique, also the establishment of a Science Park, but the Technology Centre has not eventuated. A plough has recently been installed by the historical society. This was locally crafted by blacksmiths.

An Irish connection also exists with Liffey.

Lincoln is considered a safe community with little crime, however, waves of vandalism that tend to coincide with University celebrations occur.

The LCC are currently working towards implementing a skateboard area for young people.

Lincoln is well endowed with many sporting facilities from tennis to bowls. The need for safe areas to jog, walk or rollerblade was raised. This could be achieved through designed paths (tracks).

#### **Who is the Community/ Stake holders:**

Many were identified. eg. Crop and Foods, local farmers, service clubs (Rotary), sports clubs. A list is to be compiled to endeavour to contact as many people as possible. The local business association, holds a very successful Christmas float street parade.

Lincoln's role in providing supply services has changed over time, with many people shopping in Christchurch City. Information on where people live, in relation to where they trade, is needed. This will help establish the extent of the community.

#### **Geographic area:**

How far do you study?

It was agreed you must keep an open mind. The LCC have written in their constitution *to have the interests of Lincoln and surrounding districts at heart.*

One solution was to ask the community to draw a mental map. This would provide an indication of how far people perceive Lincoln to extend. The local voluntary fire brigade travel as far as Little River. The local dump should also be included within the area.

#### **Useful resources and contacts:**

June Switalla, of the Historical Society and Brian Carter (local identity), were two names put forward.

The Community Committee provides an excellent resource base and have people involved within the council. Local schools also provide a wonderful resource. Many children travel from Christchurch to Lincoln to attend school. The kindergarten has a long waiting list and is intending to expand.

Gerry sees Lincoln as a Christian community on the whole, with good ethnic diversity.

Four denominations are located within Lincoln township, Anglican, Catholic, Union and Baptist. The reason for the ethnic diversity is believed to be the CRI and University.

No racial problems exist.

A list of sporting clubs and service clubs is to be compiled.

The local school has a swimming pool that is utilised by the community during summer.

The community structure is mixed. Recent development of retirement homes is currently being experienced.

#### **Next Meeting:**

The next Lincoln Community meeting is to be held on the 13th of December, the second Monday of the month. Evening meetings for the project team were considered better for community members but, may not suit those from the University. The Lincoln Community Centre has been kindly made available for meetings.

Anne suggests a progress meeting in two weeks time. All involved will be contacted by email.

*Meeting concluded at 4.30 pm.*

## Meeting Notes - LCC Meeting 13 Dec 1999

(present chair Jim Baker, Lindsay Philps, Nancy Borrie, June Switalla, Debra Hasson, Warren Hardwick, Allan Stevens, Alistair Fiecken, Jim Connolly, Jill Abel, Gerry Meijer, George Agnew)

Introduced myself and the team.

### 2. Summary of what was discussed at last meeting:

**Re title** - perhaps drop the word "project" as indicates a start and finite finish, this is more of an on-going thing. Also there are a number of projects going on, confusion. Perhaps Lincoln Village - Visions for our Future"? No consensus, keep thinking on it.

**Re timing** - relate to funding rounds from SDC, in July. Applications go in about now. There is \$30k for implementation next year. No problems with a flexible programme but aim to complete in June still.

**The issues** - initially seeking alternatives to road edge sealing that would enhance the village atmosphere, and the facade of commercial premises.

Councillor Hadden expressed concern that we were being too inclusive eg looking at sewerage. Suggestion is that these sorts of aspects needn't be part of public consultation but info gained through consultation with SDC staff, esp. the Asset Manager, Ray Anderson. Information has already been gained through previous surveys and studies. Issue of commercial growth - previous consultation with Max Barber planning consultant. There is a feeling that growth should occur to the south with only a narrow band along the north side of Gerald Street, or perhaps west towards the University. Zoning indicates where growth might occur. Need to meet Council requirements eg re parking. Parking is an issue - not enough or appropriately sited to maximise commercial use. A survey was done but poor time, not true result. Request that it be done again when students back.

Important to protect what people value yet provide for things like this, eg wouldn't want parking along the Liffey. Problem that residential growth has been to the south yet schools and community facilities are to the north separated by a busy road. Poor connections. Need for walkways.

**The domain** - underutilised and expensive to maintain. Should look at this. The SDC is preparing a reserve management plan - must not duplicate that work but need to know what is planned and how it can be incorporated. A graduate, Alan Maxwell, is completing the plan.

There are a number of planting areas proposed. Talk to Lindsay for those eg, town entrances, Mill Stream. Need to direct these to ensure will fit into overall vision. Need to hold off implementation until vision drafted at least. SDC have requested that Chris Glasson do a landscape plan for the Mill Stream reserve since he was the consultant for the subdivision opposite. This however will go ahead in advance of the community study.

Railway corridor - ownership? Extent?

**The community** - agreed that it was not just the people that lived there, also from other towns and villages, the university people come and go.

**Re team membership** - some concern over absence of urban design/heritage person (Katherine). Explained the gap will be filled as will other gaps no doubt where further information required.

**Re proposed consultation time** - felt that 17-24 January too early in that people still away on holiday. Better to do it after school starts. High school has around 1000 pupils, 300-400 I think for primary. Late Jan early Feb better.

Advertising? Notice into the local newsletter before Xmas. Council Call in the district paper. Mail out. Primary school newsletter.

**Venue** - the community hall is best, neutral, well-known.

Need to supply slide projector, overhead projector etc.



**LINCOLN - A VISION FOR OUR FUTURE**  
**FULL RECORD OF VISIONING WORKSHOPS**  
**Saturday 29 January and Tuesday 1 February**

**Lincoln University**

**Selwyn District Council and the Lincoln Community Committee**

**April 2000**

**LINCOLN - A VISION FOR OUR FUTURE**  
**FULL RECORD OF VISIONING WORKSHOPS**  
**Saturday 29 January and Tuesday 1 February 1**  
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# LINCOLN - A VISION for our VILLAGE

The Lincoln Community Committee has asked  
Lincoln University's Environmental Management  
and Design Division to prepare a  
**Vision for Lincoln Village**  
(the Lincoln Townscape Plan)

to do this we need you, the people of Lincoln,  
to tell us what you think about Lincoln and  
how you would like it to be

50 □ □ □ come along to the Lincoln  
Community Hall

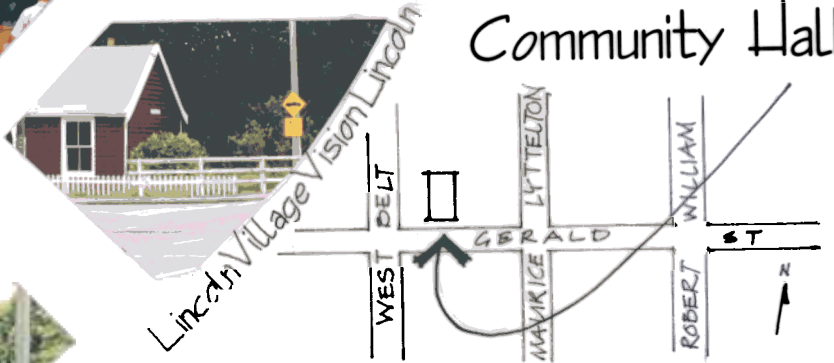
Sat 29 Jan 1 pm - 5pm  
or Tues 1 Feb 5:30 - 9:30pm

and tell us about your ideas and visions for Lincoln

Everybody welcome  
Activities for children over 4  
Food and Drinks provided  
Raffle Prize

We look forward to seeing you there!  
Roy Montgomery, Stefanie Rixecker, Jacky Bowring,  
Chris Kissling (Lincoln University EMDD)  
Anne Steven (Team Leader, Landscape Architect)

for further information, tel. Anne Steven 3556-189





## Lincoln - A Vision for our Future

### A Background to the Process

Changes to the landscape in and around Lincoln over recent years, together with a need to resolve a number of issues (for example, management of the Liffey stream corridor) and the existence of several individual projects planned about the town (eg, Liffey bridge project) has led to the perception that what is required now is an overall vision, a "bigger picture", for the way the community would like the village landscape to develop over the coming years. Such a vision would provide a framework to link everything together, and provide a way of making sure new developments contributed positively to overall goals.

This is not to say that there haven't been integrating initiatives in the past. For example, an "environmental plan" for Lincoln was prepared back in 1974, by the Landscape Consulting Service of Lincoln College. However, despite comprehensive analysis of information and substantial surveying of residents at the time, its recommendations were for the most part not implemented, and many of the issues identified then have been eclipsed as time has passed. In any case, this was not a vision-setting exercise, and many developments have taken place over the past 25 years, prompting a more concerted effort to map out a future for the town from within the community.

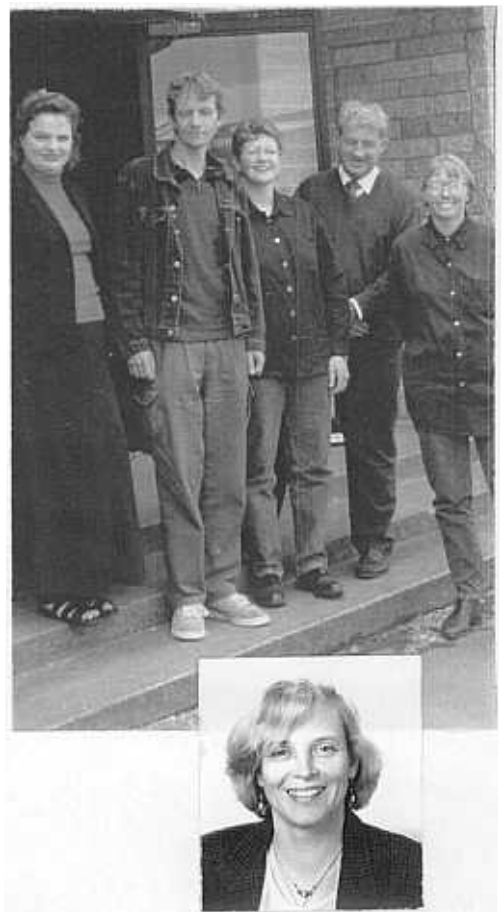
With this need in mind, the Lincoln Community Committee, supported by the Selwyn District Council, approached Lincoln University in 1998 to prepare a Townscape Plan for Lincoln. The University's Environmental Management and Design Division accepted the proposal, and counter-offered to match the budget provided by the Selwyn District Council, seeing valuable opportunities for staff research and student projects, and for improving the relationship between village and university to the benefit of both.

The initial idea of a "townscape plan" evolved into the development of a "vision" for Lincoln. A "townscape plan" was considered too limited in its scope to achieve what the community needed. The "vision" is broader in its thinking and aims to consider all aspects of the environment together. It is a process rather than a distinct project, and will give the community the power to keep it on-going, and to keep up with changes in both the

environment, technology and community values over time.

It has taken some time to finalise the brief, staffing and resources for the process, but since September/October 1999 the Lincoln Vision Team has been at work, gaining background materials and developing a strategy. This workshop is the first public enactment of that strategy and we hope that you participate in it and enjoy it!

### **The Lincoln Vision Team**



#### **Team Members:**

(left to right)

Jacky Bowring (Landscape Group, LU)

Roy Montgomery (Env. Management Group LU)

Stefanie Rixecker (Env. Management Group, LU)

Chris Kissling (Transport Group, LU)

Anne Steven (Team Leader, Landscape Architect)

Insert: Maria Ignatieva (Landscape Group, LU)  
(not present at workshops)

# LINCOLN VILLAGE VISION

## Background

### **Perceived need for an OVERALL VISION (the "bigger picture")**

to guide the way the community would like the village landscape to be in coming years

to provide a framework to link everything together

providing a way for individual projects and developments to contribute positively to desired goals

## What has Happened until Now

Lincoln Community Committee approached Lincoln University  
with funding approved by Selwyn District Council

University's Environmental Management and Design Division (EMDD)  
accepted the proposal and counter-offered to match project budget

initial idea for a "townscape plan" evolved  
into the idea of generating a broader,  
all-encompassing "vision" for Lincoln based  
on Community Values, ideas, and visions

a process rather than a project, on-going  
continued by the community

setting the brief, collecting information and resources,  
planning workshops

running the workshops

This is the first main consultation effort with the community  
**Welcome, and enjoy this workshop!**

# ***LINCOLN—A VISION FOR OUR FUTURE***

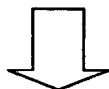
**BRIEF AGREED TO BETWEEN LINCOLN COMMUNITY COMMITTEE  
& LINCOLN PROJECT TEAM (LPT)**



**LPT MEETS WITH LCC REPRESENTATIVES,  
HISTORICAL SOCIETY REPRESENTATIVES  
& BEGINS INFO GATHERING**



**PUBLIC VISIONING WORKSHOPS**



**LPT REVIEWS INFORMATION &  
EXTENDS INFORMATION GATHERING**

- Synthesis, analysis & review of responses from Visioning Workshops
- Report responses and conclusions to Community via media and newsletters
- Open Door Policy to Community in order to supplement/gather further information
- Establish visioning & feedback sessions with Schools via curriculum/activities
- Add another Visioning Workshop, if necessary
- Develop second set of Project-based Workshops



**LPT PRODUCES INTERIM REPORT**

- Based on Visioning Workshops and all other community-provided information to date
- Interim Report includes the preferred/prioritized projects for Lincoln Village
- Prioritized Projects become the focus for second Workshop series: Project-based Workshops



### **LPT FACILITATES PROJECT-BASED WORKSHOPS**

- Community Participants develop identified themes into manageable projects
- Projects ranked according to feasibility, need, and preference



### **LPT PREPARES SECOND DRAFT OF VISION FOR LINCOLN VILLAGE**

- Based upon responses from Workshop Round #2
- Report includes a Concept Plan and Project Breakdown (Types, Order, and Priority)



### **IMPLEMENTATION OF VISION(S)**

# A VISION FOR OUR FUTURE

## PUBLIC PARTICIPATION WORKSHOPS 1 & 2-- ENVISIONING OUR FUTURE

### SUMMARY OUTLINE:

- I. INTRODUCTIONS & BRIEF (20 min)
  - II. PARTICIPANT INTRODUCTIONS (25 min)
  - III. ENVISIONING PROCESS (45 min)
  - IV. SHARING & PRIORITISING PROCESS (60 min)
  - V. BREAK--AFTERNOON TEA/SUPPER (30 min)
  - VI. FULL GROUP SHARING & SYNTHESIS SESSION (50 min)
  - VII. CONCLUSIONS, NEXT STEPS & FAREWELLS (10 min)
- 

### INTRODUCTIONS & BRIEF (20 min)

- A. Lincoln Village Project Team introduce themselves
- B. Project Team Establishes Context for Workshop
- C. Explain Workshop Purpose, Goals & Itinerary

### II. PARTICIPANT INTRODUCTIONS (up to 25 min)

- A. Participant Introductions (15-20 min)
  - 1. State Name & Additional information and/or identifying feature  
(NOTE: This may be done in small groups, if the large group is too big)
- B. Establish Small Groups (5 min)
  - 1. Each participant counts off, so there are Numbered Groups (5-7 members per group). Please remember your number for future use.

## **II. ENVISIONING PROCESS (45 min)**

### **A. Independent Thinking, Writing, Mapping Time (45 minutes)**

1. Each participant works independently to address the Key Question/Purpose regarding the Project. The brief is provided as a separate handout.
2. You will be provided w/ a (post)card upon which you can write your key ideas/suggestions and draw your vision(s). The postcards will be "posted" at the end of the Workshop in the letter box stationed in the Foyer.

## **IV. SHARING & PRIORITISING PROCESS (60 min)**

### **A. Working in Groups & Sharing Ideas (25 minutes)**

1. Participants meet in numbered Groups provided earlier in Workshop.
2. One Volunteer for Writer/Scribe needed—any volunteers?
3. Each Group member shares their ideas in a round-robin manner; the Scribe records each idea on the large sheet of paper (provided).
4. No discussion is to occur at this stage--ONLY sharing transpires

### **B. Clarification Session (20 minutes)**

1. Participants may ask one another questions about the listed ideas to clarify points--NOT to offer judgment of the ideas

### **C. Ranking/Prioritisation Session (15 minutes)**

1. Each participant spends 5 minutes independently listing their top 5 concerns from those listed by the group; the list is to be identified independently at first, NOT as a group
2. Each participant ranks their listed concerns according to priority (1 to 5, 1 being most important)
3. Once Steps C1 & C2 are complete, participants place stickers/dots alongside their selections on the large pieces of paper
4. Participants discuss the selected items and try to produce one list of the Group's top 5 concerns/issues/visions and their associated ranking/priority

## **V. BREAK--AFTERNOON TEA/SUPPER BREAK (30 min)**

## **VI. FULL GROUP SHARING & SYNTHESIS SESSION (50 min)**

### **A. Feedback & Synthesis (50 minutes)**

1. Each Group nominates a spokesperson who provides the Group's 5 prioritised items.
2. Workshop facilitators synthesise/list the Groups' prioritised rankings
3. Workshop facilitators facilitate discussion regarding the priorities with the intent of synthesising and focusing the list to 5-7 items/areas
4. Items from A3 become the target areas for subsequent Workshops

## **V. CONCLUSIONS, NEXT STEPS, FAREWELLS (5-10 MIN)**

### **A. Conclusions & Next Steps**

1. Project Team members conclude Workshop
2. Information about Subsequent Workshops & Additional Feedback mechanisms
3. Contacts for Project Team Members reviewed

### **B. Farewells**

1. Project Team provides Closing Comments & Thank You
2. Please post your Postcards & Evaluation Forms in the Foyer as you leave



## **LINCOLN VILLAGE VISIONING WORKSHOPS 29 Jan and 1 Feb 2000 SUMMARY OF PRIORITIES IDENTIFIED BY PARTICIPANTS IN GROUP**

The following is a list of the priorities identified by workshop participants. Items are in no particular order within each section. A full transcript of participants' records will be included in an appendix to reports produced.

In conclusion, an attempt is made to identify overall priorities simply by looking at frequency of identified priority combined with status (P1, etc).

### **PRIORITY ONE (P1)**

retain existing semi-rural character and environment  
a walkway of trees linking village and CRI's etc.  
community development, values and virtues - relationship building, people as contributors not merely consumers, providing activities, facilities and services  
traffic bypass so no heavy traffic in main street/heavy traffic diversion  
retention of cultural and natural heritage, maintain as "village"  
retain small town/village atmosphere by provision of green belt, and no high density housing  
beautification and landscaping of streets with parking  
maintain and enhance the Liffey reserve with extended native planting  
Liffey stream as focal point  
environment, recycling education/awareness, green trend aligned to, maintain village character with more green landscapes spaces, parking provision

### **PRIORITY TWO (P2)**

- village centre/market square (redevelopment, enhancement)
- planned not ad hoc development and not developer-driven
- heavy traffic bypass and access to future large subdivision
- accommodation, care and provisions for elderly
- smartening and enhancement of market square and shops area
- development of green spaces along the Liffey corridor south of South Belt and north of North Belt, retain what is there but also maintain and extend
- take care of the Liffey domain
- maintain and improve the Liffey domain
- community care (elderly, early childhood education)
- relief of congestion around Domain with alternative access

### **PRIORITY THREE (P3)**

- provide for through traffic and pedestrianisation
- restrictions on 2-storey housing, larger sections only
- town planning, restricted subdivision, keep section sizes smaller closer to the centre and larger further out
- recycling and composting
- traffic control and parking, pedestrian circulation

- sections - larger ones desirable
- have footpaths on both sides of streets
- landscaped walkways and cycleways linking to the university and other institutions
- new shopping mall of sensitive design with off-street parking
- people movement - walkways developed, rollerblading, skateboarding

#### **PRIORITY FOUR (P4)**

- land linkage - retain links to farming, acknowledge the Liffey
- Domain to be developed with multipurpose facilities
- science theme/identity of Lincoln
- preservation of heritage
- designated light industrial area for job creation
- provision for education, recreation, living and retirement
- facilities for youth
- planting trees on streets to soften buildings with green link between village and uni
- environmental planning - clean air, rainwater conservation
- organic vege growing in collaboration with uni
- integration of Uni students and the community through community projects

#### **PRIORITY FIVE (P5)**

- greater development of the Domain and reserves for all ages
- traffic control
- partnership - uni projects, cultural sports, information technology, farming
- Liffey reserve and heritage conservation
- a few high rise blocks
- plan for traffic
- Liffey reserve, extend south with development
- historic heritage conservation

# OVERALL PRIORITIES BY NUMBER OF "HITS"

Item	P1	P2	P3	P4	P5	total
Liffey reserve - maintain, enhance, extend	xx	xxX		x	xx	8
Traffic	xxx	xx	xxx		xx	10
- Pedestrian, cycling etc provision, link to uni	x		xxxx	x		6
- parking provision	xx		X			3
Social - community development, services, facilities, elderly care	x	xx		xx		5
- relationship building, link with uni				xx	x	3
Heritage conservation	x			x	xx	4
Retention of semi-rural character/environment	xxxx			x		5
Retention of village character						
Identity/science link/knowledge centre				x		1
Beautification, tree planting, landscaping	x		X	x		3
Market square redevelopment		xx	x			3
Domain redevelopment		X		x	x	3
Planned development not ad hoc		x				1
Recycling, clean air, water conservation etc	x		x	x		3
Section sizes and housing issues	X		xxx		x	5
Light industry				x		1

**RESULTS OF LINCOLN FIELD TRIP**  
**ERST 601 ADVANCED THEORY IN RESOURCE STUDIES**  
**LINCOLN UNIVERSITY, Environmental Management and Design Division**

**Lincoln Visions for our Future Project - “Results” from a student fieldtrip 17/3/2000**

**Background to Project**

The principal case study for Erst 601 in 2000 is centred upon the community and infrastructure of Lincoln (situated near the University). A “community visioning” process has recently been initiated in the township (with major involvement by staff from the Environmental Management and Design Division), and this is intended as a non-statutory “planning” exercise, allowing for a number of present and potential resource issues to be addressed (see background information). Two workshops have already been conducted in the community, and more are scheduled.

As postgraduate students you will be given the opportunity to ask residents of the town about their visions of the future of Lincoln (we will of course take due account of the fact that even merely as University attendees we are nevertheless members of the community - and some of you may reside there in any case). It will be approached from the point of view of trying to gain a “Lincoln in 2020” response from residents you encounter during your day in Lincoln. You will also be given time to form your own impressions of issues surrounding the future of the town by way of a “solo walkabout” period.

Please note that this was not intended as a methodologically or empirically robust exercise. I have summarised and interpreted the findings to a great extent here (although some of the original materials are available for scrutiny by arrangement).

**Approach:**

As anticipated we spent a day in Lincoln interviewing residents and visitors during regular hours of business (10:00 am to 3:00pm in our case). The thirteen students worked mostly in pairs to conduct the interviews. Most interviewing took place in the town centre, but some students waited to the east on Gerald Street to capture pedestrian traffic between township and CRIs/University, and others took up positions in more out of the way places such as the Liffey Domain or the Lincoln University campus. The students working in pairs averaged between 10 and 15 interviews per pair, giving an approximate total of 75 interviews. Interviews varied in length from 2-3 minutes to 30 minutes. Students were asked to produce a 1500-word journal-style fieldtrip report within four days of the event, together with an individual five-minute class presentation based on the views expressed by one or more of the respondents encountered on the day of the fieldtrip.

**Responses:**

Many residents responded initially that they had never been asked anything like this before and some were quite self-effacing. Generally, however, everyone had something to say about the future of the town. In contrast to the earlier workshops which were attended by residents of more mature years, the interviewees were more evenly spread in age range, the youngest tending to be University students. A number of younger mothers were spoken to in this exercise.

In general concerns are similar to those that have been expressed in workshops and at earlier times. Nevertheless, it was helpful to hear concerns about traffic expressed from the point of view of mothers with young children, where general road safety, rather than convenience or noise or shopping centre parking, was highlighted.

A number of respondents thought “more trees” was an obvious need. However, there was some variation when it came to the Liffey Reserve, where concern was voiced about the enclosed or overgrown feel of some parts of the Reserve and how this gave the place a slightly “unsafe” atmosphere (at least one student interviewee noted this). In any case, the Liffey stream and reserve came up several times as something that was an asset to the town but which needed greater care (people have been pruning trees as citizens on an ad hoc basis for example because they don’t perceive the local authority to be actively managing the reserve). The matter of public access to the southern end of the Liffey, where new residential subdivisions are planned or underway, was raised by some respondents, and appropriate streamside planting was also a concern.

There seemed to be a strong feeling that the town’s relaxed character was a good thing but that this was under threat. Even some of the more throwaway comments made by students regarding what facilities were lacking were tempered by remarks that it was a good place to study in and it was peaceful at night.

Traffic and parking problems were consistently highlighted. Congestion, parking, noise and speed were frequently cited as main causes. Safe cycle routes were mentioned a few times. Motels and a camping ground were suggested by one person.

There was also frequent mention of a “walkway” connection linking town and gown. Recycling was mentioned as something to be provided, along with new playgrounds and facilities such as skateboard ramps and other things for teenagers (this was raised by older residents who felt their younger relatives might be more willing to visit them if it had more teen appeal).

The building housing the Chinese Takeaway was identified as an “eyesore” by a number of respondents (this echoes views in the early 1970s when it was the “pharmacy building” that “had to go”).

By way of overview it seems that the thing that is most liked about Lincoln is the “small town feel”. Only one respondent thought that facilities should be just like those in a city. Many respondents thought it vital that Lincoln not be swallowed by an expanding Christchurch. Nevertheless, there was a sense that some facilities need upgrading and, while it was not suggested that further subdivision be prevented, any future residential growth should be better managed. In essence, community spirit, identity and a village atmosphere emerged as important qualities to be built, re-built, preserved or enhanced.

# Lincoln:

## A vision for our future

### Workshop: Envisioning process

Participants to be supplied with large postcard-sized piece of card, "rough" paper, pens, other media as available.

## Postcards from the future

Imagine yourself in Lincoln village, 20 years from now. What would you hope has changed, what has stayed the same? Write yourself a postcard from the year 2020, back to the present day, describing your vision. Please feel free to make notes and sketch out ideas before writing on the postcard.

On the reverse of the postcard record some visual representation of your vision - it might be a map or a drawing of what you hope the village will look like.

At the end of the workshop today we would like you to "post" your postcard in the postbox provided. These will form part of the foundation for developing the range of visions for the village. We hope there will be an opportunity to display the postcards publicly, so you may choose to give yourself a pseudonym, or remain anonymous.

# Lincoln - A Vision for our Future

## Summary of Postcards

The postcard exercise involved workshop participants projecting themselves into the future, and writing a postcard from the year 2020 back to the present. Participants were also encouraged to illustrate their vision through using the "picture" side of the postcard to draw a map or impression of how Lincoln would look 20 years into the future. The majority of the responses were not wildly futuristic, and focussed on the achievement of some realistic goals. In fact, most of the respondents envisaged and desired very little change at all. The postcards will all be scanned to enable them to be electronically archived, and will provide an important contribution to the development of the Lincoln community vision.

The visions can be grouped under a range of headings, as summarised below:

### **1. Desired amenity features**

- Lack of litter
- Seats and trees along the main drag
- Domain extension
- Parking and picnic facilities along Liffey
- New combination bus shelter-toilet
- Long avenues of trees on approaches
- Green belt around village
- Play areas and parks
- Native and exotic trees
- A town square as a place for entertainment
- Imposing building in commercial area removed (presently Chinese takeaways)
- Link to university with trees
- Removal of power lines
- Modern community centre and play centre
- Cinema
- Large mall within Gerald, Kildare, Robert and South Belt
- Matching colour scheme
- Bridge across Liffey linking South Belt and Leinster Terrace
- Landsaped entrances
- Lights on bridge
- Park like setting
- Better footpaths
- Daffodils, camellias & rhododendrons along the Liffey
- Control of dogs
- Greenness
- Linear "millennium" path

### **2. Desired recreational facilities**

- Skateboarding and roller blading area
- Walking tracks along Liffey
- Biking tracks
- 18 hole golf course
- Sports facilities improved in Domain area
- Mountain biking (in the pit where the retirement village used to be)
- Go-Karting

### **3. Sustainability**

- Zero-waste policy nearly achieved



Economic and environmental sustainability  
Compost production  
Reduced use of coal and household chemicals  
Smog reduction

#### **4. Lincoln identity**

"Little village oasis"  
Separate from Christchurch  
Country area between Prebbleton and Lincoln  
Repeated emphasis on "village" qualities  
Building style to suit semi-rural village concept  
Friendly relaxed village atmosphere  
Rural atmosphere  
Distinct NZ feel - not American  
Friendly  
More like Sumner  
Expression of identity in art - footpath markers, environmental art work

#### **5. Transport**

Ring bus service connecting to Christchurch and other rural towns  
No heavy traffic  
Extensive traffic calming  
Ring road/ by-pass  
Free electric bus to university  
Less cars

#### **6. Heritage**

Preservation of historic buildings  
Historic/heritage trail

#### **7. Institutional**

Lincoln University committed to village  
Visits to university

#### **8. Community**

Mixture of people  
Safety  
Niche employment - not just a dormitory suburb  
University has closed and now provides a good small business area and cheap accommodation  
Multi-cultural

#### **9. Building layout**

Fix a ratio of house size to property size - no big houses on small sections  
Housing in clumps rather than concentrated bulk  
High rise buildings to allow views  
Schools able to spread  
No more infill, cross-leasing etc  
Single storey housing within town belt

#### **10. Statutory**

Resource Management Act has been shelved

## "VISIONS" FOR LINCOLN

### A Full Transcript of the Work Sheets Completed by Each Group

The following is a full word for word transcript of all the group worksheets completed at the two visioning workshops for Lincoln. They are in no particular order.

- \* Shuttle bus to Rolleston and Springston
  - \* A safe community for people to move around. The opposite of siege mentality of security devices
  - \* A population cap to preserve elite soils and retain the village character
  - \* Responsible and law abiding dog owners
  - \* Ring road outside village
  - \* Retain existing Lincoln semi-rural character and environment
  - \* Recycling system for village
  - \* Development of green spaces along Liffey corridor (South of South Belt and North of North Belt) and retain what is already there
  - \* Pedestrian area for central hub of Lincoln
  - \* No through traffic for business area - more shopper/pedestrian friendly
  - \* Integration of the university students with the community through community projects
  - \* Greater development of the Domain area and reserves to include recreation for all ages
  - \* Physical integration of the village and Lincoln University with a landscaped walkway
  - \* Efficient public transport system to Christchurch
- 
- \* Walkway and trees linking Village and University, DSIR, e.t.c
  - \* Allow two story housing on larger sections only
  - \* Take care of the Liffey Domain
  - \* Keep the rural atmosphere as it is as much as possible
  - \* Less use of chemical control of weeds in Village
  - \* Encourage volunteer community work
  - \* Encourage organic vegetable growing in Lincoln community in collaboration with Lincoln University
  - \* Make provision for a ring road to divert traffic around the village
  - \* Plaques to identify places of historical interest
- 
- \* Town Square - passive area
  - \* No through traffic (business district)
  - \* Public transport
  - \* Car parking
  - \* Restricted subdivision - small sections close to shops - to larger on periphery. Green corridor
  - \* Community development - relationship building - "people as contributors, not merely consumers"
  - \* Values and virtues
  - \* Recreation - domain
  - \* Childhood education
  - \* Care of the elderly
  - \* Partnership in University projects i.e. cultural, sports, information technology, farming
  - \* Waste management - a resource, not a liability

- \* Clean air
- \* Conserve rainwater

#### Liffey Domain

- \* Maintained and improved
- \* Pathways, bridges and steps widened for wheel chairs and extended south east of the Country Club
- \* Noxious weeds removed
- \* Dogs on leashes - with pooper scoopers and bin

#### Historical - keep as village - no suburbs

- \* Square (Market or Fitzgerald)
- \* Pioneer Hall
- \* Coronation Library
- \* Union and Anglican churches and Catholic and Baptist
- \* Liffey Cottage
- \* Significant trees
- \* Planting trees along village streets to soften buildings. Green belt between village and university on Gerald Street
- \* Traffic - motorised - ring road for trucks and commuters  
More car parks. Green belt to contain village  
Foot (see domain above). Less sandwich boards on pavements
- \* People: clubs for all ages; leisure activities, golf  
Shops, library come information centre, community care, medical centre extending to cover elderly growth, employment

#### TRAFFIC

- \* By-pass so no heavy traffic in Main Street
- \* Avenues of trees planted down Edward Street and Birches Road and Gerald Street (all main approaches) to perhaps help slow traffic down
- \* Common area to be developed in village centre, i.e. seating with trees (small play area?)
- \* Traffic congestion around Lincoln Domain (sports area) to be addressed by maybe making access through to Boundary Road - more parking through to Boundary Road
- \* "Traffic-calming" methods needed for James Street and North Belt outside school entrances and in the case of North Belt - right through to Domain at end of street
- \* Walking tracks from North Belt to Millstream Drive on the Liffey Domain. Also, better footpaths around residential areas - very unsatisfactory at present!
- \* Easy access and provision to be made for elderly and infirm to be included in the community centre
- \* Combined toilet and bus shelter - preferably bullet-proof, graffiti-proof e.t.c
- \* Much greater encouragement for composting, recycling (perhaps a depot?) and re-using.
- \* Facilities for youth - playground in Lincoln Domain, skateboarding/cycling/rollerblading area in Boundary Road pit?
- \* Preservation of the beautiful Liffey River area, and somehow, a better method of keeping it litter-and-pollution free
- \* Preservation of historic buildings
- \* Liffey reserve to be maintained and extended with native planting areas
- \* Need for landscaped walkways/cycle ways within the village and to nearby organisations
- \* Centralised business/shopping area with good parking - landscaped
- \* Provision for heavy traffic bypass and access to future large subdivisions
- \* Retention of small-town village atmosphere by provision of green belt/no high density housing

- \* Well-maintained amenities
- \* Provision for education, living, recreation and retirement
  
- \* Heavy traffic to be diverted from township (ring road)
- \* Connect both ends of south belt with bridge
- \* More street lights on springs road (between Lincoln and Prebbleton)
- \* Footpaths on both sides of road/streets
- \* Ban traffic from market square
- \* A few high-rise blocks
- \* Provision for older persons to live in Lincoln
- \* Provision of walkways
- \* Provision of safe recreation for children including indoor all season swimming pool
- \* Attractive entrance-ways to township
- \* Underground wiring
- \* Upgrade shops (fronts and backs)
- \* Promote people working in Lincoln, to live in Lincoln, e.g. University and C.R.I.S...
- \* Designated light industrial area for job creation

## **N.Z Day 2000 + 20**

### **VISIONS**

1. Footpaths nearly finished !!!
2. Beautification of streets with provision for parking
3. Continuous planting between WRONZ and the village similar to that opposite the University on Ellesmere Junction Road
4. Ban all in-fill housing
5. New shopping mall of sensitive design with off-street parking with toilets
6. The Domain area to be developed as a multi-purpose sports facility
7. Skate-boarding and mountain-bike facilities - could be at Delpeko area
8. Bridge over Liffey - of sensitive design in keeping with the "feel" of the village
9. Approaches to the Village - clearly marked - with appropriate planting - no narrowing restrictions
10. Removal of old Pharmacy, now Chinese take-away
11. Subdivisions must include playgrounds. See no. 6 & 7
12. Remove overhead power lines
13. Street parties to be encouraged
14. By-pass south of Lincoln - from Edward Street to lower Springs Road - university and heavy traffic
15. Designated walkways
16. Liffey Reserve be extended South as more land is developed
17. Resource management Act has been shelved, and Councils may now plan how villages are developed
18. Further large subdivisions - has the Council solved the problems of access and egress without harming the Village?
19. Development planned not ad hoc - and developer driven
20. All residents must talk to and WELCOME new arrivals!
21. Decent Public Toilets

### **Lincoln in 2010 (as a spider diagram):**

- \* Leave enough green space before filling up the sections
- \* Expanded market square, move the medical centre, by the pub carpark and flats
- \* Replace toilets
- \* Smarten up the shops - a market square like overseas
- \* Shared public frontages

- \* Public spaces part of a unified theme
  - \* A 'new' library, no money saved, or maybe a new school library
  - \* New shops
  - \* Stop the pollution in the Liffey stream
  - \* No ugly big fences in front of attractive houses
  - \* Garden competitions
  - \* Shared public frontages
  - \* Reversing the trend of infilling of sections
  - \* Lincoln music/art Festival
  - \* Family sized sections
  - \* Plan for traffic - ring route, judder bars
  - \* Open days at the CRIs - easier access to grounds
  - \* What should main industry be?
  - \* Coordination of all of the halls??
  - \* Science theme (unique) identity of Lincoln, preservation of heritage
  - \* Liffey stream as a focal point - develop the picnic areas
  - \* Enhanced Liffey walkway linking lower Millstream Drive and the golf club (increase length from 1/2 km to 2km) - include area around Landcare - old railway line - a circuit for walking - and for the hospital and university, safe cycleways, recreational facilities for teenagers
  - \* Build on the strengths of the community
- 
- \* Land linkage - agricultural - farming base, green Liffey area, more greeny - acknowledge this
  - \* Centre of excellence for agriculture. Development has not crowded out these core businesses (traditionally). Roadway between Christchurch and Lincoln is improved, intersection development much improved
  - \* Shopping Centre is larger. A new mall in Robert Street - Market Street join together
  - \* More seats for the elderly
  - \* Business becomes a large market square - closed to traffic. Designation of the land tree planting committee!
  - \* More planting/flowers around the streets. Drive in car park in the business area. Traffic lights installed on the main streets
  - \* New community centre is opened next to market square - smaller rooms, multi functioned, well used
  - \* Picture theatre/entertainment centre
  - \* Sewage pond area developed as a recreation area. Develop village atmosphere
  - \* Walkway developed
  - \* 5-16 yrs of age entertainment - rollerblade and skateboard centre
  - \* Colour co-ordination in keeping with the positioning statement
  - \* Chinese takeaway demolished!
  - \* Cafe tables everywhere
  - \* Heart of the village developed as Central theme, organic zone, GE free
  - \* Trail - historic attracts visitors - sense of pride, publication detailing buildings
  - \* Main Street - limited traffic flow
  - \* Foot bridge for walkway
  - \* Recycling education awareness, green trend aligned to
  - \* Village character - more green, landscaped car parks
  - \* Define a "centre" in town (not just define arrival and department points, gates frame the village)
  - \* Shop frontage design
  - \* Chinese takeaway relocated or demolished
  - \* "Lincoln Village" create this not suburban shopping centre
  - \* Create something like Oxford Terrace - outside tables

**RECORD OF DISCUSSION DURING LARGE GROUP SESSION  
AT WORKSHOP # 2 1 February 2000**

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- idea that need new residential development to encourage the higher academic staff to live at Lincoln, influence the Uni to make 51 acres available, for the "high posts" to live in. Need for growth in order to support facilities. (Response: send a message to the VC). Also some do live here although they prefer the larger lifestyle type blocks.

Q put of title why Lincoln University rather than the Uni of Lincoln (originated in Hist. Society)

- the parkland opp. The uni on EJ Rd, part of a parkland avenue proposed right down to the village, C&F were going to donate land. Problem of winter icing with the conifers. Need for street redevelopment where the CRI's are.

- Lincoln is different - or is it? - do outsiders see Lincoln as unique or is it an internal view only? Is it just a doorway to other parts of Canterbury?. Need to get people to stop in Lincoln, make L the destination.  
- uniqueness is due to the link with the university.

- need of a "community positioning statement" something like Palmerstons' "Knowledge City", need to make Lincoln special, find out what it is that makes Lincoln unique, provide gateways to the town.

- Not dealing with social issues (eg, crime) therefore can get on with the village issues

- idea of a festival or show, based on the uni and the CRI's, town and gown stuff

- high proportion of international students, makes Lincoln special

- idea of an "axis of association" (Chris K)

- how about a town and gown evening at the beginning of every academic year, where the first years used to meet the residents

- according to NZPost, Lincoln is a suburb of CHRISTCHURCH

- Lincoln is small, needs to grow, it stagnates, the people who influence Lincoln live elsewhere (refer to opening statement) (Hubert)

- need for community togetherness, street gatherings

- there are a lot of churches in Lincoln who do community work

- proximity of CHRISTCHURCH good and bad. Good in its accessibility to cultural events, but bad in the sense there are no organisations in Lincoln eg dramatics club (response: but there are small groups who do this and that)

Lincoln is not small town NZ - a quiet country village (or shouldn't be?). Seems nothing much individual can happen within 12km of the Square.

- Need for a green belt, there are no rules to enforce this, development can continue and loss of GB

- questions about development - is it intimacy or development, the developers have a role.



**RECORD OF DISCUSSION DURING LARGE GROUP SESSION  
AT WORKSHOP # 1 29 January 2000**

- Business development only on one side of the road as a traffic safety problem if on both sides
- power lines are ugly
- what about a bridge across the Liffey where the newer development is?
- streetscape improvement is required eg get rid of shingle edges
- bus system - poorly used, needs revising?

(Jens Christiansen)

no shopping on the north side was advocated 20-30 years ago

(Margaret Bayliss)

- need for long term vision, avoid regrets of short term planning
- need some new blood and resources to work on the Liffey Domain, someone paid to do the work, there are maintenance issues

(Huan)

need adoption of wider theme of responsibility re dogs, people can all contribute, all are responsible

(Nancy Borrie)

- present bus system OK but think outside the square, what about demand-responsive buses and door-to-door transit?

(Chris K)

the bus is the teenagers lifeline into the city ( Nancy Borrie)

up to the community to ask for different kinds of transport (Chris)

-idea of a resident's association, in Halswell the problem is looking at the domain including looking at the surrounding land, meeting the community's needs

suggestion for another access into the Domain, as North belt gets so congested at times

- Recycling - not well followed through but believe could be successful. Depend on the wheelie bins at present, feeling of guilt at not recycling.

(Nancy)

invitation to help with a trial in waste recycling (Huan)

- what do people do with their compost? No room on sections to store it, can't use it all on their gardens. Need to look at the whole process.

(Nancy)

are Councillor's aware of project themes?

(Jens)

- use the newsletter (Alistair Fiecken)
- suggestion to do a short questionnaire to capture visitors and workers "what would you like to see?"
- use the children - eg, postcard idea contact high and primary schools
- becoming more difficult to see whether L is part of CHRISTCHURCH city or not. It is a matter of deciding whether to make something of the community. Set up a local residents association, give it a name, seek identity. The "low key" -ness may be a virtue.
- need to get the community activated up and doing things.
- links to 1974 Plan? It was then looking forward to 1994 and beyond ie, now. Common themes?

**NOTES TAKEN BY ROY MONTGOMERY (Lincoln Project Team) DURING  
GROUP ORAL PRESENTATION & POST-PRESENTATION OPEN FORUM**

**Lincoln Vision Project**

Saturday 29/1/2000

*Themes derived from oral presentations by groups:*

Retention of semi-rural character

Liffey “corridor” maintained and enhanced

Greater pedestrian focus

Greater town and gown links

Better management and development of Domain

Better traffic management:

- by-pass/ring-road
- domain parking
- main avenue
- “calming” in sports/schools areas

Community spirit/development enhanced

Greater attention to historic buildings

(the above were mentioned more than once)

Town identity reinforced by green belt

Better waste management, including recycling (tried 4 years ago but stopped)

*Open forum comments:*

- buses underutilised
- Millstream Drive needs linking (pedestrian walkway back to town via Liffey or bridge for traffic?)
- relocate all shops to south side of Gerald Street (mooted 30 years ago apparently)
- remove telephone/power poles
- streetscaping needed
- Liffey Domain needs more than working bees to maintain it
- make sure the (sports) Domain is protected and enhanced

## **Lincoln Vision Project**

Tuesday 1/2/2000

*Themes derived from oral presentations by groups.*

Liffey Reserve - southern "exit" for traffic

Development should be planned and not ad hoc or developer-driven

New arrivals should be made to feel welcomed

Better "recreation" in the town:

- extended Liffey walkway
- teenager facilities
- sports centre
- cycleways
- walkways to Crown Research Institutes/University

Central Business District improved:

- Market Square
- Toilets

Residential development better integrated:

- infill housing
- shared frontages
- subdivisions more managed

Build on the uniqueness of the town

Resolve traffic problems

More underground wiring

*Open forum comments.*

- attract wealthy academics to live in Lincoln
- recognise the good aspects such as low crime levels
- more town and gown events
- Lincoln is becoming a suburb of Christchurch in NZ Post terms when it should be R.D. Canterbury
- the lack of a green belt makes it hard to build community
- What is it that is unique about the town? People come back to settle but why?

**LINCOLN - a Vision for our Future**

**LIST OF WORKSHOP PARTICIPANTS**

work shop no.	name	address	phone	association with Lincoln (eg, resident, club member)
1	Joan Hewett	52a South Belt, Lincoln	3256108	resident
1	Margaret and Arthur Bayliss	19a South Belt, Lincoln	3252703	resident
1	J Gelens	50 South Belt, Lincoln	3253364	resident
1	Cr. Jens Christiansen	70 South Belt, Lincoln	3253302	resident, SDC councillor
2	Brian and Mollie Gardiner	48 South Belt, Lincoln	3252877	residents
1	George Agnew	10 Roblyn Place, Lincoln	3252328	resident
1	Sue and Matt Bowie	8 Roblyn Place, Lincoln	3253310	resident and uni staff, cub
1	Isobel Hollick	Flat 1, 14 Kildare Terrace, Lincoln	3252260	resident
1	Frances Fox	32 Kildare Terrace, Lincoln	3282616	resident
2	Paul Comrie, Lis Buck	8 Kildare Terrace, Lincoln	3253155	residents
1	Nancy Borrie	5 William Street, Lincoln	3252602	resident, LCC member
2	Neal Borrie	5 William Street, Lincoln	3252602	resident
1	Jim Baker			resident, LCC Chair
1	Faye Parfitt	Ellesmere Road	3227580 3252889	
1	Gerry Meijer			resident, LCC sec
1	Jill Harris	97 East Belt, Lincoln	3256109	resident
1	Marion Townsend	4 Edward Street, Lincoln	3252725	resident, Garden Club
1	Nina Perez	14 West Belt, Lincoln	3253165	resident
1	Paul Maunsell	3A West Belt, Lincoln	3256141	resident
2	Rob and Margaret McPherson	8a West Belt, Lincoln	3252797	residents

1	Juan Fernando Velo	84 Ellesmere Junction Road	3253007	resident
1	Kathy Beresford	4 Charlesworth Street, CHCH	3840223	university
2	Karolyn Wallace	2b West Belt, Lincoln	3252451	resident
1	B. Dhakal	20 Maurice St, Lincoln	3253020	uni student
1	N. J. and Ruth Maunsell	10 Maurice St, Lincoln	3252735	resident
2	Neville and Marion Moar	8 Maurice Street, Lincoln	3252798	Residents
1	Ilan and Netta Egoz	9 Fitz Place, Lincoln	3256014	resident
1/2	B and June Switalla	13 Liffey Place, Lincoln	3252078	residents, Hist Soc, LCC
1	Lindsay Philps	14 Lyttelton Street, Lincoln	3252130	resident, LCC
2	Jim Connolly	6 Lyttelton Street, Lincoln	3252832	resident, BMA
2	Peter and Shirley Habgood	5 Glebe Close, Lincoln	3252213	resident
2	Russell Englefield	Lincoln University	3253612	uni
2	Alistair Fiecken	Tai Tapu Road, Lincoln	3296798	Councillor
2	Jane Raker	36 Edward Street, Lincoln	3252483	resident
2	Hubert Kraak	37 Edward Street, Lincoln	3252110	resident
2	Patricia McGraw	Lincoln University	3253411	education
2	Anne-Marie Donnelly	Ladbrooks, R D 4, CHCH	3252852	Ladbrooks resident
2	Dick Chilcott	12 James Street, Lincoln	325272	resident
2	Stanley and Yvonne Barnes	20 James Street, Lincoln	3252257	resident
2	Rod Lawrence	17 James Street, Lincoln	3252099	resident
2	Errol Wood	16 Millstream Drive, Lincoln	3252193	resident
2	Gladys Mathias	14 Morris Street, Lincoln	3252314	resident
2	Bruce Guy	Kimihia Research Centre	3252416	employee
2	Betty Johnston	5a Tod Place, Lincoln	3252697	resident
2	Janet Biurke	17a Millstream Drive, Lincoln	3252285	resident
2	Michael McEvedy	Selwyn District Council	3243859	Mayor
2	Kerry O'Brien	10 Murray Place, Lincoln	3252547	resident
2	Lyn Minchington	10 Murray Place, Lincoln	3252547	resident



2	John Richardson	18 The Mews, Lincoln	3252496	resident
2	Lee Smit	39 Leinster Terrace, Lincoln	3253187	resident
2	Clive and Jean Marshall	Greenpark, 2 R D, CHCH	3252926	resident
2	Linda Tame	Lincoln High School	3252121	Principal
2	Claire Wratten	1 Marion Place, Lincoln	325 2955	resident
2	Graeme Gardiner	8 Gerard Street, Lincoln	3252666	resident

1 = Workshop No. 1, Saturday afternoon, 29<sup>th</sup> January

2 = Workshop No. 2. Tuesday evening, 1st February

## WORKSHOP EVALUATION SHEET

Thank you for making the time to attend today's workshop. In order to determine which sectors of the community attended and to improve future workshops, we would appreciate your comments on this brief evaluation form. Please drop it off in the "post box" at the end of the Workshop (in the Foyer). If you decide to fill it out at home, please forward to: Stefanie Rixecker, Environmental Management and Design Division, Lincoln University, PO Box 84, Lincoln.

Once again, thank you for your participation! We look forward to meeting you again.

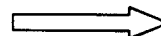
The Project Team for *Lincoln--A Vision for Our Future*

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1. Are you a current resident of the Lincoln community?
2. If you are a current resident, how long have you lived in Lincoln? If not, where do you reside?
3. How do you describe your occupation?
4. What is your age? (please circle a range)

4-10	31-40	61-70	91-100
11-20	41-50	71-80	100+
21-30	51-60	81-90	
5. What is your gender (male or female)?

Please Turn Over



6. How did you hear about today's Workshop? (e.g., flyer, friend, newsletter)

7. How might we improve advertising future Workshops and other items related to the Project?
8. What were your expectations for today's Workshop?
9. Did the Workshop meet your expectations?
10. How might we improve future Workshops?
11. If you wish to share any other comments or suggestions with respect to the Workshop or the Project, please feel free to do so here.

## WORKSHOP #1 EVALUATIONS

**Total # of Workshop Participants:** 28

**Total Evaluation Responses:** 18

**Response Rate:** 64% (When N=24, P=75%)

**Q1: Are you a current resident of the Lincoln community?**

N=18

Yes 89% (f=16)  
No 11% (f=2)

**Q2a: If current resident, how long have you lived in Lincoln?**

N=16  
AVG: 11.25 years  
Low: 1.5 years  
High: 46 years

[Results (all in years): 1.5, 2, 2, 2.5, 3, 3, 3, 6, 6, 8, 12, 13, 16, 18, 40, 46]

**Q2b: If you are not a Lincoln resident, where do you reside?**

N=2  
Christchurch  
Ellesmere Road between Halswell & Lincoln

**Q3: How do you describe what you do (occupation)?**

N=17

**Descriptors:** Real Estate Agent; Project Manager-Cooperative Education; Retired (x5); Student Service Administration; General Helping Hand; Self-employed Landscape Architect; Self-employed; Property Developer/District Councilor; Homemaker; Semi-retired; Student (x3).

**Q4: What is your age?**

N=18

**Percentages:**

4-10 (0)	31-40 (22%)	61-70 (22%)	91-100 (0)
11-20 (0)	41-50 (17%)	71-80 (17%)	100+ (0)

21-30 (5%)    51-60 (17%)    81-90 (0)

**Frequencies:**

4-10 (0)	31-40 (4)	61-70 (4)	91-100 (0)
11-20 (0)	41-50 (3)	71-80 (3)	100+ (0)
21-30 (1)	51-60 (3)	81-90 (0)	

**Q5: Are you male or female?**

N=18

**Percentages:**

Males:	39% (f=7)
Females:	61% (f=11)

**Q6: How did you hear about today's workshop?**

N=18 (note that respondents could give more than 1 response)

Email (3)  
Newsletter (3)  
Flyer (10)  
LCC  
Newspaper (Pre-christmas) (2)  
Phone call (Domain Board Secretary)

**Q7: How might we improve advertising future workshops and other items related to the Project?**

[Verbatim responses]

Local newspapers  
Univ newsletters, e.g., Caclin, InfoLinc  
Radio  
CHTV Notice Board  
On e-mail at Uni?  
School newsletter (our friends didn't get a flyer as they live rurally)  
Perhaps a little earlier, e.g., twice (I know expensive)

**Q7: How might we improve advertising future workshops and other items related to the Project? (continued)**

[Verbatim responses]

More notices (posters) around the community  
Large posters  
Newsletters  
I think the flyer should be graphically simple and emphasize on a real outcome from these workshops  
Not much else  
A flyer in every shop window  
Not sure Kiwis are known as Knockers not Doers!  
Ok as is  
Word of mouth? I don't know. I received the information. It would be much better to ask someone who didn't hear about the workshop.

You asked very vague things to do within short time. If you had specify the nature of vision you were looking to that would help to contribute more productive things

**Q8: What were your expectations for today's workshop?**

[verbatim responses]

More discussion. People would have come with some vision from their home (will prepare) other people would comment on it.  
Serve in the process of community building  
Discussion of community problems  
I believed that it may have been a rolling workshop where ideas would be discussed individually with the facilitators  
To be able to give my opinions hear others and come to a greater understanding  
No ideas  
Worthwhile  
Not sure!  
To make links and promote community groups (community as contributors not as takers)  
Did not know what to expect  
Uncertain—that people would have ideas/concerns  
Thought—long to listen to someone to hear what is going to happen!  
I thought it would just be displays which could be considered, i.e., a passive thing  
To simply be able to participate & contribute  
Gaining ideas  
Consultation  
To learn more about the Lincoln community and its residents aspirations

**Q9: did the workshop meet your expectations?**

[verbatim responses, same order as Q8]

Partially. But many vital points were missed due to weak facilitation. Make the environment to have creative and more interesting presentation.  
/ Yes, I noted it did!  
/ Yes  
/ Reserve decision until after attendance at full meeting (only here for 1&1/2 hours)  
/ Yes  
/ Yes  
/ Yes, by far  
/ Yes  
/ Very interesting  
/ More or less  
/ Yes  
/ Probably exceeded them  
/ This has been so much better than thought! Very interesting & I hope constructive for you.  
/ Much better than expected  
/ Oh yes, and some!  
/ Yes  
/ Yes  
/ Yes

**Q10: How might we improve future workshops?**



[verbatim responses]

Start on time

Food provided & hourly breaks

Keep it up

Somehow get more people, especially younger

Run professionally-thank you. On yellow flyer—state it is a WORKSHOP

It was very good—but shorten the Intro—let people get into it

Role plays; Brainstorm could be organised in areas

No ideas

Attract more people

NA

OK as is

Increase number of participants, different ages, etc

Reflect different important areas listed in priority. Because all important things can not come in people's mind at a time. If you give some guidance then can remember.

**Q11: If you wish to share any other comments or suggestions with respect to the Workshop or the project, please feel free to do so here.**

[Verbatim Responses]

Thank you!

Well done

Excellent facilitation from Stephanie

If Lincoln is to expand (and it must or it dies) it must offer people a good reason to move here—its uniqueness is its space and rural atmosphere

## WORKSHOP #2 EVALUATIONS

**Total # of Workshop Participants:** 39

**Total Evaluation Responses:** 35

**Response Rate:** 90%

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**Q1: Are you a current resident of the Lincoln community?**

N=35

Yes 91% (f=32)

No 9% (f=3)

**Q2a: If current resident, how long have you lived in Lincoln?**

N=32

AVG: 20.25 years

Low: 3 weeks

High: 52 years

[Results: 3 weeks; 6 weeks (x2); 7 months; 8 months; 1(x2); 5(x2); 6; 7(x4); 15; 17; 20; 22; 28(x3); 29; 30; 32; 34.5; 36 42; 43; 44; 50(x2); 52]

**Q2b: If you are not a Lincoln resident, where do you reside?**

N=3

1=Christchurch

2=No response

**Q3: How do you describe what you do (occupation)?**

N=35

**Descriptors:**

Accountant

Dentist

Engineer  
 Farmer/Councillor  
 HealthCare  
 Homemaker  
 Housekeeper  
 Housewife (x2)  
 LAN Administrator  
 Lecturer at LU  
 Librarian at Landcare Research  
 Local Govt Employee (CCC)  
 Marketing Consultant  
 Minister of Religion  
 Mum/Housewife  
 Polytech Student  
 Registered nurse working in city  
 Research Agronomist  
 Retired (x6)  
 Retired: Arts & Crafts & Gym  
 Retired, but Research Associate at Landcare  
 Retired Engineer  
 Retired Professional Engineer  
 Scientist  
 Scientist-Agriculture  
 Section Maintenance: gardening, house painting, gen. Repairs  
 Student of Landscape Architecture  
 Superannuitant  
 Teacher EFL

#### Q4: What is your age?

N=35

##### Percentages:

4-10	(0)	31-40	(3%)	61-70	(17%)	91-100	(0)
11-20	(3%)	41-50	(28%)	71-80	(20%)	100+	(0)
21-30	(3%)	51-60	(23%)	81-90	(3%)		

##### Frequencies:

4-10	(0)	31-40	(1)	61-70	(6)	91-100	(0)
11-20	(1)	41-50	(10)	71-80	(7)	100+	(0)
21-30	(1)	51-60	(8)	81-90	(1)		

#### Q5: Are you male or female?

N=35

##### Percentages:

Males: 60% (f=21)  
 Females: 40% (f=14)

**Q6: How did you hear about today's workshop?**

N=35 (note that respondents could give more than 1 response)

Email	(2)
Newsletter	(2)
Flyer	(27)
Friend	(1)
Friends at Church	(1)
Central Canterbury News	(1)
Letter of Invitation	(1)
Ad in Shop Window	(2)
Mother	(1)
Lincoln Community Cmte	(1)

**Q7: How might we improve advertising future workshops and other items related to the Project?**

[Verbatim responses]

Publish results of workshops in local newspaper

Follow-up flyer & report outlining suggestions from participants

You've done pretty well as a first time—as this has been a success, do the same again & probably word of mouth from people who've attended these workshops will help

Don't know

Advertising okay; content could be improved—better description of what was going to take place, i.e., 4 hr workshop

Already ok

TV advertising—on Holmes!

Flyers & posters

Newsletter drop

Flyer & advertising

A little more time as some organisations need more than a week to notify members

No suggestions—I saw the notice in various places

Flyer had too much information on it—not easy to find the key information

Done very well

Letterbox & CC News

Send letter out earlier: rcvd letter 30/1/00

Notice in the Diary at Lincoln; Church notices

Have more meetings—maybe shorter duration

Persuade people who have been to these workshops to talk at meetings, e.g., Country Women's Institute, Churches, Toastmasters

Through Lincoln Community Cmte

Local newspapers (x2)

Put on the flyer it is actually a workshop & we are needed to stay for the whole time

Letterbox flyers are good; local newspapers; ongoing information similarly delivered & reported  
In weekly central canty magazine  
For me, a flyer was good  
Flyer & advertise in a local paper, CCN

#### **Q8: What were your expectations for today's workshop?**

[verbatim responses]

Wasn't really sure  
A chance to express my ideas & opinions about the development of Lincoln University Success for Lincoln development  
Learn more about my family's new community and how it works  
To hear suggestions from different groups  
Hoped to find what overall wishes of other residents for future development of our village  
I thought there would be a plan already formed to present to us  
I hoped we could help in planning our future  
To hear other people's point of view  
Airing of views  
I expected to enjoy today, as we had been told how good Saturday's session was  
Finding out what people's views about Lincoln development are  
To learn about "Vision Workshop" process as part of landscape architecture; to provide ideas for "Vision" for Lincoln because I have lived here for 30 years and wish to see it change constructively  
Hear & express ideas of future development  
Very good  
Hopeful, but uncertain because of 1974 result  
Surpassed  
A chance to air key ideas for Lincoln's future  
That some good ideas, capable of immediate implementation would come forward  
Not sure what I expected  
To improve Lincoln & make it grow  
To have an input into the future direction of Lincoln University  
Unknown as this was my first  
Influence Lincoln's future  
Glean information on other people's comments; suggestions taken by the workshop team who had authority to implement them  
Wanted to have a say & have an influence in Lincoln's future  
What the programme provided  
A brief information gathering exercise such as a survey  
10 minute browse & discussion  
Hope  
I hope the SD Council takes a bit of notice!  
Sadly I wasn't really aware of this enterprise. Very pleased to attend and impressed with the format  
Had not expected workshop to be so rewarding

#### **Q9: did the workshop meet your expectations?**

[verbatim responses, same order as Q8]

Yes. Very informative & most interesting.

Yes

Yes

Yes

Yes

More than—(nearly scared off in initial stages, though. Got less scary when into second gear!)

Better—good to have interaction at the grassroots level

Yes

Yes

Yes

Could not hear most speakers

Yes

Oh, yes

Yes!!

Yes

Partially—will be interested in outcomes

Yes—had no expectations

Yes and much more

Yes +

Yes—some good ideas came out

Yes, very worthwhile and encouraging

Yes, particularly group involvement

Yes

Yes

?

Hope it will

Yes

Yes, but only a definite yes if something happens to better define the village

Yes

Different from my expectations, actually better

More than

Yes

Better than

Yes

And more

## **Q10: How might we improve future workshops?**

[verbatim responses]

Would suggest a controversial issue that will stir up the people to come, e.g., traffic (one way streets, bypass)

Don't alter it—great

OK as is

Improve advertising to manage expectations; appeal to 30-40 yr age group

Speak louder for oldies—some speakers only!

Well done as it was (try to get more participants)

Provide 2-3 options for town plan that can be discussed & voted on

Stick to the main topic/subjects

Well done having 2 sessions

You are doing fine



A good show tonight—it would be great to get more local participation, but I'm not sure how to attract more. Maybe promote the most exciting proposals before the next workshop.  
 The timing over tea time not ideal—it would have been helpful to advertise that food provided to the extent that it was given that it was over the tea hour & that may have attracted other people  
 Tonite was good. Keep short and newzy  
 Four hours is too long for me!  
 Shorter & more of them  
 Greater time notice; change day and or time of meeting  
 It was excellent  
 Keep going as you are  
 Sound system  
 Have another one soon!  
 Encourage more people to attend  
 Thought it was well done  
 Couldn't!  
 This seemed good  
 What was done for this workshop was wonderful. Another like this would be great.

**Q11: If you wish to share any other comments or suggestions with respect to the Workshop or the project, please feel free to do so here.**

[Verbatim Responses]

Sorry—misinterpreted the invitation, so arrived late & missed the group workshops. However, appreciated the feedback.  
 Think the plans for Lincoln Township need to be integrated with the plans for Lincoln University and the surrounding CRIs—i.e., centres of excellence, types of research—what keeps them here and how much they expect to expand/contract in next 20 years  
 I thought of something I wish I'd put on my postcard: "I now feel less vulnerable because there is a St John's Ambulance service in Lincoln. I have never lived anywhere without one before."  
 It is always a bit difficult to convince some males that females have worthwhile ideas.  
 To make a village grow residents must shop & live in district  
 This is great but when it comes to the crunch if a developer wishes to develop with the community bearing the costs in loss of amenities narrow esplanade strips, etc he is going to get so much more profit he will spend the money on appeals etc that the community can't afford  
 I have really enjoyed this experience; it has been nice to meet and mix with other people  
 How do we know that these workshops will improve Lincoln development? This sort of idea has been done before!  
 Where to from here—will there be some action as to ideas put forward; it would have been useful to have got more people present at the session  
 I am excited by the concept of a Lincoln Walkway network (diagram attached)  
 Unless the population grows, shops won't come without shops—it will remain stagnated  
 Involve council at early stages; environmental responsibility of council—recycle please!  
 2+ people at our table drive to the city to recycle—this is a failing in our community  
 If Lincoln is to grow, it needs to become self-dependent, rather than depend, maybe slightly, on Christchurch  
 Focus on University & CRIs; provide facilities to cater for Uni & CRI staff—family accommodation—short & long term; restaurants; parkland settings, e.g., seating in Liffey; student accommodation; computer centres; designated housing around Uni & CRI; recreation areas for specific activities, e.g., gliding, horse riding, sports  
 Darfield has a wonderful café bar. If there was something similar in Lincoln it would really draw people

& a positive response

Thank you for your work—thank you too for the eats; a very pleasant atmosphere

Good grub-thanks

As above

A similar workshop to present people with issues here presented and to get consensus of opinion.

# LINCOLN - A VISION FOR OUR FUTURE



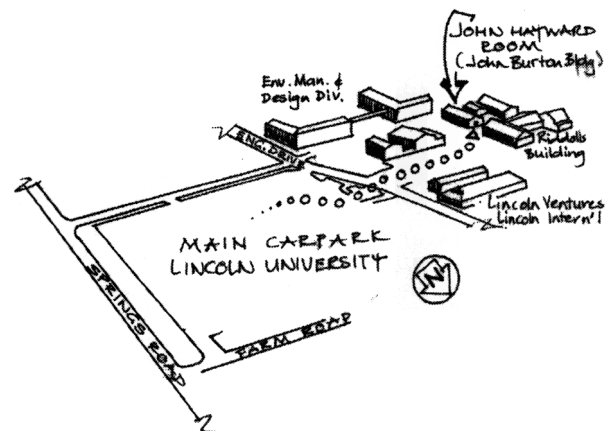
## STAGE II PUBLIC WORKSHOPS FOR AUGUST

The second round of workshops promised at the end of the public workshops earlier this year is underway! The aim of these workshops is to work through the main themes in the “visions” described at the previous workshops, to give them greater definition and depth. With this and other information we have collected, we will be able to prepare a “draft Vision” for Lincoln, which you will be invited to comment on.

### Schedule of August Workshops:

<b>Wednesday 9 August 7:00pm</b>	<b>Recreation and Play in Lincoln</b> recreational and play needs and visions for future facilities (Facilitator: Chrys Horn)
<b>Monday 14 August 7:00pm</b>	<b>Cultural Heritage</b> exploring Lincoln's cultural history and visions for expression and recognition (Facilitator: Roy Montgomery)
<b>Wednesday 16 August 7:00pm</b>	<b>Community Spirit</b> community togetherness, vitality and empowerment, town and gown, social services (Facilitator: Stefanie Rixecker)
<b>Saturday 26 August 10am on</b>	<b>Bringing It All Together</b> visions for village futures as a whole (Facilitator: Jacky Bowring) (To be held in Community Hall)

*The first three of these workshops will be held in*  
John Hayward Room,  
John Burton Building, Lincoln University



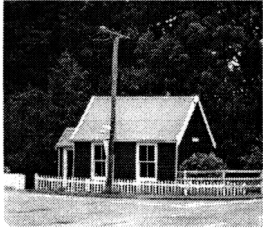
All are warmly invited to attend any or all of the workshops, each of which will be different. Each workshop will last 1-2 hours, please arrive at the beginning of the session if you can.

For further information please contact Anne Steven  
tel. 3556-189 email [anne@etive.southern.co.nz](mailto:anne@etive.southern.co.nz)  
or any of the workshop facilitators at Lincoln University

**WE LOOK FORWARD TO SEEING YOU AT THE WORKSHOPS!**

**THE LINCOLN PROJECT TEAM**

# LINCOLN - A VISION FOR OUR FUTURE



## STAGE II PUBLIC WORKSHOPS

The second round of workshops promised at the end of the public workshops earlier this year is underway! The aim of these workshops is to work through the main themes in the “visions” described at the previous workshops, to give them greater definition and depth. With this and other information we have collected, we will be able to prepare a “draft Vision” for Lincoln, which you will be invited to comment on.

### Schedule of June Workshops:

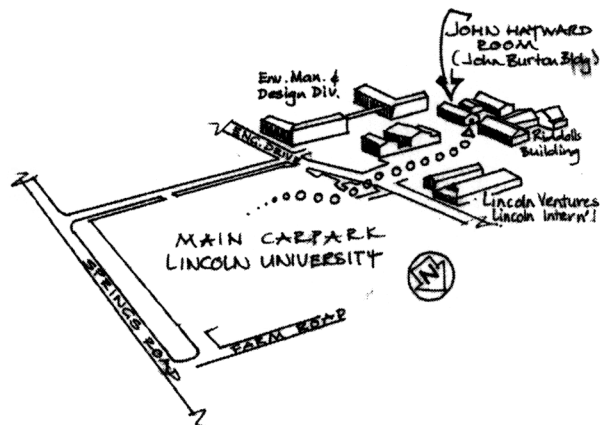
**Mon 19 June 7:00pm** **The Liffey and Other Green Spaces for Lincoln**  
how would you like the Liffey to be and what visions do you have for other green spaces for Lincoln? (Facilitator: Maria Ignatieva)

**Wed 21 June 7:30pm** **Lincoln's Streetscapes and Village Approaches**  
How would you like the streets of Lincoln to function and to look, and what ideas do you have for the entrances to the village? (Facilitator: Anne Steven)

**Fri 30 June 7:00pm** **Moving Around Lincoln**  
possible transport futures for Lincoln including vehicular, pedestrian, cycles, rollerblades and private and public transport (Facilitator: Chris Kissling)

*All of these workshops will be held in*

**John Hayward Room,  
John Burton Building,  
at Lincoln University**



All are warmly invited to attend any or all of the workshops, each of which will be different. Each workshop will last 1-2 hours, please arrive at the beginning of the session if you can.

For further information please contact Anne Steven  
tel. 3556-189 email [anne@etive.southern.co.nz](mailto:anne@etive.southern.co.nz)  
or any of the workshop facilitators at Lincoln University

**WE LOOK FORWARD TO SEEING YOU AT THE WORKSHOPS!**

**THE LINCOLN PROJECT TEAM**

# **LINCOLN - A VISION FOR OUR FUTURE**

**Interim Report on Stage II Theme Workshops,  
held in June**

- 1. The Liffey and Other Green Spaces for Lincoln  
(Facilitator : Maria Ignatieva)**
- 2. Lincoln's Street Scapes and Village Approaches  
(Facilitator: Anne Steven)**
- 3. Moving Around Lincoln  
(Facilitator : Chris Kissling)**

**The Lincoln Village Vision Project Team**

**July 2000**

# **LINCOLN - A VISION FOR OUR FUTURE**

## **Interim Report on June Stage II Workshops**

### **Background**

The 3 public community workshops run in June are 3 of 7 planned for a Stage II workshop round. These follow on from the results of consultation undertaken to date, mainly the first public workshops held earlier this year, and are based on themes drawn from those results.

These workshops are an opportunity for members of the Lincoln community to explore further the broad visions described in the earlier public workshop, to find some shared “community” visions, and to inform the Lincoln project team of those visions. We want to hear what you think!

The information we gather from all these workshops and other forms of consultation we are also undertaking will form the basis of a “draft Vision” which will be prepared in the spring and released for public comment.

### **What is in This Booklet?**

The “raw” results of the 3 workshops held in June (The Liffey and other Green Spaces in Lincoln, Lincoln’s Streetscapes and Village Approaches, and Moving Around Lincoln) are presented in the following pages. The intent of this interim report is to give community members and workshop participants a chance to review what was recorded. Your comments are very welcome and can be recorded on the sheets provided with this document and “posted” in the red post box!

Analysis of the information and the formulation of proposals is not intended at this stage. This will be done once all the theme workshops have been held, and presented as a “draft vision” for public comment.

### **Next Workshops!**

The next 4 public theme workshops will be held in August beginning with a workshop on recreation on Wed 9 August. 2 workshops on cultural history and community spirit will be held in the week starting 14 August, and a final workshop looking at integrating what we have learnt in earlier workshops and overall landuse in Lincoln will be held on Sat 26 August.

A full programme will be advertised shortly.

*Thank you to all those people who have participated in the June workshops, and we look forward to the August workshops!*

*The Lincoln Project Team*

## **Lincoln's Street scapes and Village Approaches**

**21 June Workshop**

**Facilitator: Anne Steven**



# **LINCOLN - A VISION FOR OUR FUTURE**

## **LINCOLN'S STREETSCAPES, VILLAGE APPROACHES AND BUSINESS CENTRE**

**Workshop Report**

**June 21, 2000**

This two and a half hour workshop focussed on thinking about Lincoln's street scapes, surrounding rural roads and village approaches, and the central business area. It provided an opportunity for Lincoln people to explore further the visions described the earlier public workshops held at the end of January earlier this year, and to try and find shared "community visions".

To start the evening, a summary of the visions, issues and priorities described at the first workshops and related to the theme of this workshop was presented. This was to recap what had already been identified as a basis to work from and explore further. This was followed by a summary of the findings of the 1974 Environmental; Plan for Lincoln and the recommendations given at that time. These summaries were available to participants for reference during the evening's work. Photographs of all the Lincoln streets and the village approaches were also pinned on the wall for reference.

Participants were asked to think about what they liked or didn't like visually about the streets or roads, what worked well and what didn't, and if there was anything uniquely Lincoln about any of them. They were also asked to respond to images of the village approaches and business area in similar fashion. A copy of the work programme and the work sheets are the following pages.

Participants worked individually at first then in small groups recording their ideas on two maps of Lincoln and surrounding area.

To conclude, each group presented its ideas and visions to the whole group. All the comments were subsequently recorded in summary form on one new map. The comments (but not the map) are included in this booklet for your information.

The following pages are a summary record of the participant's notes, a record of general discussion, and copies of the work sheets and background information used by participants.

## LINCOLN'S STREET SCAPES AND VILLAGE APPROACHES

### Summary Record of Participants' Work

*The following is a combined record of participants' notes on the group map worksheets.*

#### **William Street**

- pub a landmark
- Trustbank & carpark is stark, planting would enhance and soften
- austere & grey concrete
- needs tidy up
- remove fence in carpark and landscape
- uninspiring

#### **Lyttelton Street**

- needs plantings where it flows into North Belt
- soften telephone exchange box
- aware work will be done around library
- needs another footpath

#### **West Belt (north)**

- want underground wiring
- paid for footpath on other side 30 years ago
- lots of rental properties (cars need extra parking)
- uninspiring
- road needs sealing (E side)
- needs plantings to soften streets that flow into North Belt
- protect oak

#### **Gerald Street (excl. Market Sq & Shops)**

- quality, width, continuity of footpaths down to the "ditch" required
- the ditch is a dangerous feature (outside Landcare)
- for Landcare to become more accessible
- develop a "corridor" that's not exclusive
- turn ditch into a feature
- put services underground
- remove conifers and re-do planting
- remove poplars in front of Wool Research

#### **Roblyn Place**

- "Merivale"

- love the Island planting
- a wide street expanse & river feature has been lost. How do you get it back?
- don't like back sections
- dislike end treatment (very end)

### **North Belt**

- multi-use (school, residential to sports)
- iron fence outside the bowling club is an eyesore
- lack of trees
- parking problems with Saturday sports
- safety issues
- like dip Roblyn Place
- road is too narrow by dip
- rental properties an eyesore
- could have a one-way system?
- views to Port Hills

### **Liffey Place**

- nice quiet residential street, enhanced by its proximity to the Liffey
- has the best "aspect of the Liffey"
- "tacky" at end with barrier to fire station
- oaks need trimming
- well kept gardens

### **Lindum Place**

- like residential cul-de-sac developed
- Lindum Place is old roman for Lincoln
- don't like lack of fences
- houses too close to street

### **Boundary Road (James St to golf course)**

- car parking is a visual blot
- untidy
- messy multi-use area (leisure, education, power)
- special golfcourse / cemetery
- needs planting near James Street
- High School parking, footpath, bus park needs sealing

### **James Street**

- approach has no focus, ambivalent thoroughfare / residential
- needs planting by hospital
- Liffey Village has not helped
- needs traffic baffles near hospital
- has excessive camber
- has no school signs
- middle has established sections
- concern over intersection of East Belt / North Belt

- “gravel thingy is the pits”
- end needs softening near fire station, church, Coronation Library
- make more of a feature out of Coronation Library
- needs underground wiring
- footpaths need attention
- like end point due to trees
- church and Liffey Cottage are special

### **Fitz Place**

- a liked area, due to the houses been set well back, the trees, church, and green space.
- should this be done again ?
- new curb has improved this area
- don't like traffic speed
- sequoia tree is special and should be protected

### **East Belt (bet. James and Edward)**

- ok visually
- feature of the bend is wasted
- another gravel thingy
- landscaping could soften
- gums need trimming
- like / dislike verges

### **East Belt / South Belt / Leinster Tce**

- needs bridge to connect both parts of South Belt. This was in the 1974 plan
- dislike rental properties / infill housing / cross-lease. This tends to downgrade the village
- footpaths needed but some like it without
- Leinster Tce is attractive due to the Liffey and the nice old houses
- requires name change (to Leinster Cres)

### **Edward Street**

- is the main thoroughfare
- beautiful trees near Fitz Place
- views of the Port Hills
- traffic realignment by Grange St has given some sense of approach but is poorly lit, not welcoming and has caused accidents (not successful)
- not blending rural & urban
- too many powerlines
- needs traffic speed deterrent
- requires significant planting
- needs footpath

### **Tod Place**

- ok
- has a good wide turnaround
- bad access to back sections

### **Mill Stream Drive**

- undeveloped
- this land has natural springs. How can it be suitable for residential?
- has small turnaround for cars
- don't like ramps to garages
- curves nicely and has a nice reserve
- planting required

### **Kildare Terrace**

- toilets and pub carpark are a real problem
- medical centre building does not relate to anything
- valuable parking that is often underused
- towards the South belt the Liffey grass area is a wilderness.
- a neglected part of the Liffey (promote possibility of locals maintaining the area)
- pumphouse needs camouflaging
- has character following Liffey
- two heritage cottages
- footpaths need upgrading
- planting required
- needs footpaths on the North end / West side
- undeveloped
- planting required
- planting and footpaths

### **General comments**

- make an attractive link between Uni and Lincoln Village
- develop a corridor between Uni and Lincoln Village
- create a "T" (Liffey / Gerald Street)
- how can the village take advantage of CRI / WRONZ / UNI  
where's their social responsibility?
- planting / planting / planting
- need entrances to village
- council thinks concrete, needs to think of alternatives
- need for a decent map of Lincoln
- Crop & Foods vs Landcare mind set
- murals, sculptures, school pride projects around village

**The Liffey and Other Green Spaces for Lincoln**

**19 June Workshop**

**Facilitator: Maria Ignatieva**

# **LINCOLN - A VISION FOR OUR FUTURE**

## **The Liffey and Other Green Spaces for Lincoln**

Workshop Mon 19 June  
Facilitator : Maria Ignatieva

### **Workshop Process**

#### **1. INTRODUCTION**

**7 p.m.**

#### **2. SLIDE PRESENTATION:**

**7.05-7.40**

Lincoln vegetation in pre-European time

Transformation of vegetation in XIX-XX centuries

Present character: main types of green areas:

Liffey Reserve

Residential gardens

Sport field

Landcare Research planting

Lawns

Hedges

Agricultural ecosystems

Liffey Reserve (results of the working meeting on 19 April 2000)

System of green corridors

Plant 'signatures' conception

#### **3. BREAK INTO SMALL GROUPS FOR DISCUSSION**

**BREAK**

#### **4. SMALL GROUPS RECONVENED**

**8.15**

discussion of ideas and formation of "group vision"

#### **5. REFORM LARGE GROUP VISION**

**FINISH**



## **Topics for the discussion:**

**Vision for next 10 years.**

**Private gardens. Main problems.**

**Public open spaces.**

**Character of 'Lincoln' green design.**

**Green belt between village and university.**

**Ideal opportunities.**

**Gardens as a part of the residential block.**

## **RESULTS:**

**Participants:** 25 (list is attached)

### **Discussion**

#### **Group 1:**

- Lack of expertise: should use local expertise, local knowledge, funds and paid staff
- Need to have a development/management plan
- Need to actually do something
- Planting could be a mix of exotic and native. Not all native. Plantings of natives for kids (play in the bush) and for old people more exotic.
- Need to have a mission statement
- Have a water feature (the stream is not enough). More fountains and rocks.

#### **Group 2:**

- Currently there are no areas to run your dog
- Plant a mix of exotic and native
- Discourage high walls adjacent to public areas (eg front fence next to public foot paths)
- The loss of green belts are a concern

#### **Group 3:**

- Protection of existing trees especially big trees
- Promote a garden club competition
- Promote a best street competition. Some of the older established streets should be encouraged to participate as they have a great deal to offer.
- Need more money on the Liffey maintenance
- Put services underground to provide scope to develop avenues
- Protect the views of the mountains and the Port Hills, long distance vistas, corridors
- Introduce more bird attracting trees
- Amalgamate many of the public services in sit areas
- Encourage large reserve areas, rather than strip areas where you cannot kick a ball around.
- Develop the entrance to the village. This may be in the form of signature planting.
- Have public gardens

## **Group 4**

- There is a concern a 600m<sup>2</sup> sections with a large two storey houses will destroy the character of the township
- New developments could have a tree planted in the front garden of every new section to encourage the planting of trees. This will create a better street appearance
- Also see a mix of exotic and native plantings
- Need place to walk, cycle, run dogs. This may be in the form of a loop (not just a straight line from Lincoln to Campus) walkways that includes Liffey, CRI land and the University land. It will provide green linkage.
- Homes in the Mews have little area behind their sections, so many have put up high fences in front to provide some privacy

## **General Discussion**

1. We are encouraged to compost our organic wastes, this is not possible on small sections
2. Location of trees: eg. Plain trees will be trained up to provide clear view beneath.
3. Need to be a mix of section sized to allow larger trees to be planted.
4. There are over 40 historical sites have been identified by the Lincoln Historical Society. These need to be more visible to the public. Pamphlets, signs, information centre. Historical and other interesting (ecological?) walks around Lincoln could be organised. For example even sites of old Railway station, Mill could be very valuable. It is important to identify and preserve historical sites and features.
4. Chuddlies dairy provides information about the location of springs around the Country Club
5. Community wants to have maps with proposed roads etc., so planning can be made for planting
6. Importance of waterways. Preference of U form walkways.
7. Need more facilities at the domain to encourage great use. A meeting point with better axis, no high tin fences, more visual, a safer space for the community.

## **Landcare Research**

A 6 hectares block that boarded into Boundary Road and is connected to the Liffey Stream is a potential site for an eco subdivision. There is an opportunity to add value to subdivisions and to implement what they research at Landcare. Minimum roads, no run-off, self-sufficient energy, energy efficient building material, low impact on environment and alternatives to square sections are just a few of the visions currently been investigated. Need much more native biodiversity.

Could we think about the different subdivision system?

## **Crop and Food Research**

There are concerns about the security measures required to protect the genetically engineered crops and to potential of them becoming an eyesore.

**Moving Around Lincoln**

**30 June Workshop**

**Facilitator: Chris Kissling**

## REPORT ON WORKSHOP – FRIDAY 30 JUNE 2000

### MOVING AROUND LINCOLN VILLAGE

Facilitator : Professor Chris Kissling

The workshop commenced with a brief outline by Professor Kissling on the objectives. He then outlined five basic scenarios as indicated on the attached slides which all participants had been given.

Scenario A – Exclude Heavy Traffic from Passing through the Village Centre

Scenario B – Redesign Central Village Road Space

Scenario C – Attract Through Traffic to a New Southern Bypass Route

Scenario D – Provide Quality Local “bus” Service

Scenario E – Pedestrians & Bicycles First.

Plus the opportunity to combine some elements of the previous scenarios.

After some initial discussion and elaboration of these scenarios, participants were invited to register their support or dislike by attaching their allocation of five red dots (dislike) and five blue dots (like) to the scenarios. This resulted in the following “scores”

Scenario A – Red (10) Blue (10)

Scenario B – Red (7) Blue (14)

Scenario C – Red (12) Blue (14)

Scenario D – Red (12) Blue (8)

Scenario E – Red (9) Blue (12)

With Blue (6) scores for some combination solution and one Red (1) score not wanting any bypass solution that redirected traffic past the schools in the north along Boundary Road.

Clearly the pattern of scoring showed up no one scenario was going to meet with universal approval. This encouraged further discussion to focus on the values being sought for any traffic solution.

It was agreed that the primary values wanted are:

- (1) Reasonable access to the village
- (2) Good alternative routes so that no necessity to go through the centre
- (3) Change in modal split to favour greater use of the “soft” modes & public transport

The workshop then held a second round of scoring (Blue dots only) on a matrix of scenarios as the columns and values 1-3 as the rows. An extra column (F) for a northern bypass but not necessarily Boundary Road was added.

SCENARIOS						
	A	B	C	D	E	F
(1)	6	8	0	5	6	7
(2)	10	2	9	0	0	0
(3)	3	3	0	3	3	0

The desirable value of reasonable access to the village attracted most scores (32) with good alternative routes scoring (21) and only (12) for the modal split changes. Five of the six scenarios (A-F) were seen

as likely to contribute to achieving reasonable access to the village, whereas only three scenarios (A-C) were likely to help achieve good alternative routes

Scenario A best meets all three value attributes (19) followed by scenario B with (13). Scenario A can be achieved through Bylaws that can exclude selected vehicles. Scenario B will require street paving and street furniture capital costs. In conjunction to street redesign, there may be opportunities for off-street parking.

If scenario A and B are taken together, for both reasonable access to the village and good alternative routes, a combined score of 26 or 40% of the total scores is achieved.

Interpreting these indicative results suggests that workshop participants favoured excluding heavy traffic and redesigning the central village road space as the top priority. This would allow traffic with an end purpose in the village centre to access that area easily but not pass through without slow manoeuvring in close association with pedestrians.

Traffic that had no business in the centre, particularly heavy traffic, would seek alternative routes. If that meant deviation past the schools on Boundary Road to the north, that would not be deemed satisfactory. It may be that a new portion of road would be needed to avoid the schools. The existing speed bumps have had the effect of redirecting some heavy traffic past the High School.

Pushing the heavy traffic out of the village centre is a first step. Identifying and protecting future bypass road options is another planning issue. Scenario C (southern bypass) requires a corridor to be identified now while there is a window of opportunity. Future subdivisions would then be able to contribute the necessary land for this limited access route. The road would also provide a defining edge to the southward extension of the village. Its distance from the village centre would be at the extremity of normal willingness to walk.

Given that the university generates the biggest traffic pulses each day, there may be some merit in seeking the university's involvement in operating local minibuses, perhaps through the Student Union running such a business.

Overall, the workshop served the purpose of generating dialogue between interested parties who hold varying priorities in terms of their movement needs. The attendance at the workshop may not accurately reflect all stakeholder opinion, but it probably came close. Of the Institutions, Landcare was represented but not Lincoln University other than from the research team itself.

The meeting finished at 9:20pm.

## Heritage & Community Spirit Workshop: Summary & Outcomes

This Workshop, originally scheduled to be held as two separate sessions, was joined as one due to other community meetings and potential double booking. The Workshop was held on Wednesday, 16 August 2000 and ran from 7-9.45pm. Despite our attempts to schedule the workshop at a suitable time, only a total of eleven (11) community members attended. Ten members lived in the community, and one member worked full-time at one of the CRIs. Four women and seven men participated, and all participants were over 55 years of age. As such, the Outcomes from this workshop cannot be regarded as representative of the larger community. Nevertheless, a number of valuable and provoking suggestions and ideas were forwarded. These are summarised according to the three activities undertaken workshop. The itinerary for the Workshop can be found in the Appendix.

### ➤ACTIVITY #1

Participants were asked to see themselves as a “web designer” who had to encapsulate the feel and character of Lincoln Township for a web site. Participants were shown example web sites and afterwards were given an opportunity to write down the key words they associated with Lincoln Township. Some participants created focused web pages, while others generated keyword lists.

### The sample web pages included:

#### SAMPLE 1

#### WWW.LINCOLNVILLAGE.COM.NZ

LOCATION:	Chch, Canty, SI, NZ
HERITAGE:	Ngai Tahu, Early Pioneers, Cant. Assoc., Farm Settlement
EDUCATION:	Primary, High School, Lincoln University
EMPLOYMENT:	Farming, Scientific, Service Industry
SPORT:	Rugby, Netball, Tennis, etc
ENVIRONMENT:	Pleasantly Treed
PEOPLE:	Of Many Nations
CHURCHES:	Protestant, Catholic

#### SAMPLE2

#### CHAMBER OF COMMERCE WEB SITE

##### Quality Village Living

Close to the shine and features of Christchurch, though far enough away...

A splendid village in the quilted countryside fields.

Home of NZ's University with its feet on the ground.

Attractive urban living in real countryside. A place to bring up your kids in the country. Enjoy a coffee al fresco in one of the cafes in the village centre on a balmy summer day....

a stroll beside the shaded Liffey Stream...

a walk past the tranquil university campus with its majestic stone buildings from a time when every NZ farmer's son went to Lincoln College.

### **SAMPLE3**

Lincoln

A friendly Village

You are welcomed as a friend

You can enjoy the sports facilities—you name it; there's not many we have not got

Education—primary, secondary, university

Diversity of cultures—a wonderful opportunity to meet other nationalities

History is seen and preserved with pride—Liffey Cottage, Pioneer Hall, Hotel

Shopping can be done with ease—no transport required, just your feet—very compact

Your eating requirements—as good as any you will find overseas

Agriculture surrounds the fertile surrounds & the town

Clean air—no smog

### **SAMPLE 4**

Keywords—

A great place to walk/cycle around, especially after a morning or afternoon in Christchurch

Relax in the local hostelry FGH, or the Ellesmere Country Club

Dine at the Felix or open air fresco (opposite)...

Picnic on the banks of the Liffey Stream

Visit historic Liffey Cottage & the Pioneer Hall—the way we were

Watch traditional local sports on Saturdays—Lincoln Domain (in season)

Just sit in the Market Square & watch the world go by

Visit the local dairy farm & take part in the milking operations plus zero waste composting scheme (and other open farms around)

Take the shuttle bus on a tour of old Lincoln & Lincoln University & research institutes

Library—catch-up with the outside world via satellite TV/internet

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**The word lists included the following terms (each item is listed, hence the repetition):**

Peaceful, clean green, clear air, pure water

Centre of education, learning

Multicultural—home to many nationalities

Tree and garden oasis in pleasant rural area

Heritage

Village atmosphere

Where people matter

Friendly feeling

International flavour

Peaceful, the essence of Lincoln

Historic buildings

Good balance between working people, families, retired people and students

Schools have a good reputation

Good social services

Teaching

## (WORD LIST CONTINUED)

Research

Recreation

Living in a Village atmosphere just out of the reach of Christchurch smog

Nearby hills and bays of Banks Peninsula along with adjacent rivers and lakes meet any outdoor interest

Pleasant, relaxing lifestyles

Rural, fresh air

Technology, cutting edge

Knowledge Centre

Market Town, Creek Water

Relaxed, country cafes

Pedestrian, walking priority

Explore Lincoln on foot

Refresh Yourself

Active, sporting town

Challenge yourself, learn at Lincoln University

Relax in sunny cafes, after exploring the Liffey Creek

Historic Associations, founding figures of Canterbury (Fitzgerald, Mounfort)

Retaining the small village character of early settlement

Green and Park-like

International and multi-cultural meeting place (students of the world)

Smallest University town in New Zealand

Low fences, open space, relaxed feel

Village atmosphere, environment

Peaceful, friendly

Interesting cultural life (multi-cultural)

Caring neighbours and community care organisation

Friendly, supportive

Centre of agricultural area

Pleasant place to live

Many clubs, groups, sporting organisations

Fresh clean air

Adjacent to large university

No stressful throngs, people

No smog, no factories, no intrusive noise

Friendliness

Caring

Neighbourhood concept

Heritage buildings reflect best of the past

Peaceful

Village feel

## ➤ ACTIVITIES #2 & #3

The second segment of the Workshop focused upon “Past and Present Heritage.” The session commenced with a 5 minute slide show which featured key structures and areas of Lincoln Township. Thereafter, participants were given 15 minutes to reflect on these images. In



particular, they were asked to consider: (i) What are the 5 most important heritage features of Lincoln?; What are the 5 most important features of community spirit?; and (ii) How should/could they be protected? Thereafter, individuals met in three groups to record and discuss their items. Each group member was to rank the items. Finally, the group was to formulate between 5 and 10 priority statements for wider dissemination (and potential implementation).

For the third Activity, Groups were asked to consider which items would reflect heritage and community spirit features in twenty years time. In doing so, groups were asked to note “future features” or “future heritage” as an addition to their priority statements derived from Activity #2.

### **GROUP A**

The rankings next to each item relate to a ranking between 1 and 3; one being the highest ranking. No numbers mean the item was not ranked.

#### **HERITAGE FEATURES**

Liffey Cottage (1, 3)  
 St Stephens (3, 3)  
 Union Church (3)  
 Old Oaks in Liffey Domain (1,1,1)  
 Clean fresh air (2, 2)  
 Hotel  
 Old cottage homes  
 Coronation Library/Toy Library (2)  
 Pioneer Hall  
 Village Environment (2)

#### **COMMUNITY SPIRIT FEATURES**

Safe place for living (1)  
 Good public amenities, eg shopping (2)  
 Friendliness (3)  
 Caring (1)  
 Community Care & their Services/help (1, 3)  
 Doctors (1, 3)  
 The Domain Sports Grounds/Recreation (3)  
 Voluntary community help/work (2, 2)  
 Education facilities (0-Uni) (No dots)  
 LCC, eg working bees re: Liffey Stream (2)

#### **PRIORITY STATEMENTS**

Frequent repainting & maintenance  
 Redesign Domain sports facilities  
 Limit on population  
 Continue to have Community Care

#### **FUTURE FEATURES**

1. Encourage local people to participate in community activities
2. Keep village concept by having the centre (e.g., shopping area and Market Square) a pedestrian precinct—implies some traffic diversion...
3. Have a large, heavy, immovable, controversial sculpture in Market Square
4. Walkways etc. linking Township and Uni/Science Centres
5. Encourage multi-cultural activities, relates to overseas Uni students, etc.

### **GROUP B**

This group did not wish to rank each item according to a numerical value. Rather, they chose to place dots next to the items, symbolizing a priority without a rank. Thus, the number next to each item represents the number of dots for the item. A zero means no dots were placed. Each participant had three dots.

## **HERITAGE FEATURES**

St Stephens Church (2)  
Hotel  
Older cottages/gardens (2)  
Railway traces/history (1)  
McCaskill & Lincoln Coll stone bld (2)  
Liffey & Flour Mill (4)  
Union Church

Site of Fitzgerald Station/marked  
Liffey Cottage (needs garden context) (1)  
Market Sq (origins/purpose) (1)  
Four Belts—layout & naming of these (1)  
Hillyers Pies

## **COMMUNITY SPIRIT FEATURES**

Domain, connection w/ sport clubs & schools (2)  
More community use of school facilities  
Church communities—keep active  
Promote cultural diversity, Intl festival (1)  
Strength form Educ facilities  
Relaxed lifestyle—trees & public planting (3)  
Low fences betwn public/private space-- openness, safety (1)

Liffey & features (waterwheel)  
Sunny café tables on street (Felix) (2)  
Siren on volunteer firestation  
Library & community centre connected in busy pedestrian area

## **PRIORITY STATEMENTS**

The items noted above reflect the priority areas which the Group discerned.  
They regarded this list as sufficient for the required task.

## **FUTURE FEATURES**

Group B did not list any additional future features.

## **GROUP C**

This Group did not wish to place a numerical ranking. Rather, they requested a number of dots to place next to the items which were “most valued.” They did not have a set number of dots, but chose to use the dots sparingly and in a manner which reflected the group’s priorities. The number in parentheses represents the total number of dots for the item.

## **HERITAGE FEATURES FEATURES**

Union Church (2)  
St Stephen’s Church (2)  
Liffey Cottage (1)  
Liffey Stream & Trees (3)  
Ivey Hall  
Famous Grouse Hotel  
Tool Cottage & Old Cottages (3)  
The Gables  
Pioneer Hall (1)  
Coronation Library

## **C O M M U N I T Y   S P I R I T**

Lincoln Districts Community Care (3)  
Churches (2)  
Service Clubs (Rotary, CWI)  
Social & Sport  
Children’s (Plunket, PTA, etc) (1)  
Maternity Hospital  
Community Centre (1)  
Craft Groups  
Historical Society  
Library

## **PRIORITY STATEMENTS**

The Group believes these are encapsulated in the list of items and their prioritisation.

## **FUTURE FEATURES**

1. Maintenance of Parks, Domain, Reserves and Roadways. We suggest there should be a new Committee with funding from Council for maintenance. This should include paid workers and not solely rely upon volunteers.
2. Need more seating, securely fastened in sheltered areas.
3. The commissioning and construction of a sculpture, perhaps to placed in Market Square.
4. Need to look into the ownership of the Pub parking lot. Think this used to be in public hands. It could be redeveloped as a green space, making the Market Square more friendly.
5. Rename Market Square to Fitzgerald Square, highlighting the heritage values of the Township.
6. Walkways should be provided in subdivisions. Access is required between the esplanade between Mill Stream drive houses and Country Club property.
7. Planting and seating in Miss Bartle's section, i.e., near Community Hall
8. Limit future subdivisions

# RECREATION

## Workshop Outcomes

### Overall impressions

Recreation is not a big issue for most people in Lincoln.

Only four people turned up to the workshop – all over the age of 50 and the greatest concern they had was that they did not get a skateboard ramp in their street.

From further discussion, it does seem that it is better to separate out age groups in terms of facilities. In particular, older people do not want to have to share facilities too much with teenagers and there was some discussion of problems associated with having little children and big children sharing facilities.

Lincoln seems to be very well served with recreation opportunities – the biggest difficulty seems to be in finding out that those opportunities exist in the town. At the moment there is no central focus for this kind of information – there are a number of notice boards around the town – in the local shops, in the library. The Central Canterbury News also provides some space for information. Word of mouth is important.

Community Care is a good source of information about recreation for those that know about it.

No-one at the meeting felt that they had unmet needs, but they did have some suggestions.

### The Liffey and the Sports domain

The Liffey came up as an area that is well used by people for walking. The old folk (the oldest one was around 80 years old) said that they find it difficult to use the Liffey because they find the tracks there a bit too rough. They would like to see tracks that are gravelled and even underfoot.

There was discussion about the water wheel in the liffey – they thought it would be good if the waterwheel actually worked.

There could be a spring-fed lake for water activities.

There used to be a hut for children to play in in the same area and that has been removed – they felt that there was a gap there now.

The liffey needs some attention - while some of it should stay wild and rough, other parts should be kept up better. The group suggested that there would be room for a caretaker for Lincoln. S/he should look after the Liffey, the sports domain and gardens around the town..

There is a need for the entrance to the domain to be improved that there should be some landscaping around the bowling club.

The domain fence needs doing up – maybe a mural or something?

### Market Square

There was a feeling that market square should be more than just car parks – that there is room for development of the area with some kind of pond, grass, trees and some seating.

They felt there should also be some seats around the town and that the cars should be taken out of the area. Maybe the carpark beside the Pub could be used better as a replacement for

the parks lost from market square. There may be more opportunities for parking in side street areas.

The group thought that more thought also needs to be given to dealing with more cars around the township and to traffic flows through the village.

### **Other**

There was agreement that Lincoln needs a skateboard ramp and that the best site for it would be Lincoln University. Skateboard areas should be away from homes

Maybe the paddock between WRONZ and the village could be kept as a cow paddock but planted up to make it more of a park feel. The group were keen to maintain a rural feel to the area.

A public heated swimming pool would be nice. They felt that the university pool was too small and that the school pool was not really available to the public.

It would be nice if there were public showings of films somewhere in town.

While there are many sporting activities available for youth through the many sports clubs there may be a lack of non-sporting activities for this group.

Cycle way along old railway line connecting Lincoln with the University and beyond

### **Priorities from other workshops**

Walkway of trees linking village and CRIs

Community development, relationship building – people as contributors – not merely consumers, providing facilities and services.

Liffey stream area important.

Congestion around the domain.

Priority 5 included greater development of domain and reserves for use by all age groups.

### **Individual comments:**

More playgrounds for kids – only 2 existing and they are not well equipped.

Existing playgrounds are not adequate – we need areas for young children and teenagers.

Lack of playgrounds for pre-schoolers

More playground equipment for the under fives – there's none at present

Need playground for younger children - eg new reserves.

Provision of BMX track – at the moment they are using the liffey and making a mess.

Skate boarding area

Skate board areas

Provision for young adults and teenagers – too much focus on the elderly

Relieve teenage boredom (graffiti)

Lincoln needs safe recreational cycling routes

## **1974 Comments pertaining to Recreation**

Senior citizen club required

(there seem to be many options for senior citizens now eg CWI, Probus, craft activities)

More public seats needed

supervised kindergarten

Picture theatre

Improve baths

new scout den ?

new library *done*

what about a drama club?

existing facilities are too spread about town

more public transport.

Overall the 1974 plan was not much concerned about recreation and there was much concern back then about the layout and character of the Liffey.

## Lincoln - A vision for our future

### Final workshop: bringing it all together

The final community workshop was held on 26 August 2000, from 10.00am til 4.30pm. The workshop was in a drop-in format, where participants could come and go at any time. Six information boards were set up, displaying the results of the theme workshops which had been held over the preceeding months. The themes were: ecology/planting, community spirt, heritage, design/visual, transport, and recreation. A seventh board presented ten possible visions for Lincoln as "slogans" with accompanying text.

Each theme was broken down into a range of strategies, which would in various ways contribute to the broader visions. Participants were asked to indicate their preference for the various strategies by means of coloured stickers - green for favoured, red for not-favoured, and blue for neutral. There was also an opportunity to indicate what their overall priorities were through "voting" with numbered yellow dots for first, second and third priority.

Thirty five people attended the workshop. The results are as follows:

	preferences			priorities		
	favoured	not-favoured	neutral	1	2	3
Planting/Ecological						
green framework	8	2	1	9	2	
community-based landcare group	7	1		2	1	1
ecological walkway	19	1 (almost obscured by a green sticker)	1	5	7	2
plant signatures	9					
private ecological planting	12	2			2	1
Community						
events	14		1	1	3	2
institutions	6		1	1		1
aesthetics	13			9		4
communications	8		3	2	2	3
Heritage						
heritage plan						
heritage trail with markers	12			one green dot on priorities sheet		
History of Lincoln publication	5				3	1
Naming strategy	4		4		1	
Liffey Domain management	16			9	1	2
Conservations plans for listed buildings/sites	10				1	2
Heritage register for trees	1		1		4	

	1	1	5			
Archive for oral history, heritage people	4		6	2	1	1
Design / visual						
distinctive village character – ecological	3	1	2	1	1	
enhance Liffey domain						
distinctive entrances to township	8		1	1	1	2
Market Square - sculpture and design	16	1		8	6	
Rural character	18			3	4	2
high level of visual amenity	18			8	2	
Transport						
reorganisation of town centre to improve parking and discourage through traffic	9	1	1	3	1	
northern bypass	17	2	1			
southern bypass	23	1		3	2	1
public transport development						
Lincoln taxi-bus	6	1	7	1	1	
pedestrian and cycle ways	23		1	4	2	2
Recreation						
Improve existing facilities	17		4	4	1	1
Develop new facilities	16	3	1	2	6	1
Create Database	8	2	5		1	1
Make broader connections			3		2	4



## VISIONS

	preferences		
	favoured	not-favoured	neutral
Eco-Lincoln	11		1
Lincoln - A Place to Remember	13		
Lincoln - The Best of Both Worlds	11	3	1
Lincoln - The Science & Technology Parkway	11	3	2
Lincoln - Wealth of Recreation	2		2
Lincoln - Rural Charm and Future Driven	15		1
Lincoln - A Friendly Village	21		1
Historic Lincoln	6		2
Multicultural Lincoln	12	1	1
Lincoln - An Oasis on the Plains	8		1

	Yes	Neutral	No
A new community centre	1 (plus 1 vote for upgrade present)	3	2
Traffic flows through still	1	3	5
Traffic is diverted around outside of shopping centre	14	2	
There is off-street parking	14		
Keep medical centre, existing main shops, pub	17		
Market Square is developed as a green, relaxed, friendly place	14		
The area illustrated provides enough space for future growth yet maintains the small village character	15		
Do you think there should be only one business centre for Lincoln	15		
Would your walk 500-800m to your destination rather than use your car?	14	2	
Do you think specially designed entrances to the village are a good idea?	15		

Which general theme do you think best reflects Lincoln's core business and identity?

1.Association of university etc as seat of land-based learning, research and technological advancement	1
2.Eco-Lincoln (distinct natural heritage)	

3. Rural Hertiage – quiet rural village atmosphere	1
Combination of 1 & 2	1
Combination of 2 & 3	
Combination of 1 & 3	19
All 3 combined	3



## **RECORD OF MEETING WITH TANGATA WHENUA LINCOLN VILLAGE VISION PROJECT**

**8 June 2000  
Taumutu Marae**

**Present :** David O'Connell  
Terrianna Smith

Anne Steven, Jacky Bowring

Historically, Te Waihora extended right up over the Lincoln area. Iwi have received several requests for Maori place name suggestions, and the names can reflect the fact the lake was once there. Much of the area was covered in swamp. There was a main direct route from the Selwyn River mouth up to the current airport area and further north. Springs and fresh water were important, were and still are spiritual and cultural references as well as resource.

There were no permanent places along the stream. Stream generally provided eels, river-run flounder, inanga, raupo and flax.

The whole stream corridor may be used, no specific spots. There were few settlements in this general area - Selwyn River mouth, Taumutu, Te Koraha pa (up near Halswell Quarry) - the latter used the swampy lowlands for resources.

There were no particular paths through the Lincoln area. People mostly used the main route further west or went around the Port Hills and out across the Spit.

Water quality is an issue for all streams, equally. Main concern is over discharges esp sewage and dairy effluent. Concerns over SW runoff from subdivisions. Advocate wetland polishing using indigenous wetland species which also contribute to character.

Concerned over decline in water quantity too with water being taken up.

Fish stocks have declined but could be due to a number of reasons. Fishing from streams is not done any more anyway because of contamination.

There were freshwater mussel and crayfish sites too, these are the first to be affected by contaminated water. Habitat has changed too.

It is essential for waste to filter through Mother Earth who will return it to a healthy state, before it reaches the stream. But in this area ground water is so high there is no space for ground filtering of waste water.

No discharge is acceptable to Maori into streams no matter how clean unless it has passed through the earth.

Iwi will not use waters discharged into for swimming or food or water, no matter how "clean" the discharge.

Lincoln will be pumping sewage to Chch rather than discharging it all to the streams, but there will still be peak emergency discharges into the L2.

Perhaps people should be taken on a walk to see the effects, Terrianna suggested.

The community along the whole length of the stream is responsible for its quality, as everyone who lives in Te Waihora's catchment is responsible for its health.

People must be made aware of what is happening downstream. People need to be responsible for their waste and change the attitude of out of sight out of mind.

Existing SW systems and discharge is also a concern, maybe can deal with it incrementally over time. Discharge into a wetland too maybe.

Treatment options? Technical methods are just as good, but must still pass through the earth for cleansing.

There are no issues of mixing of waters here.

Visions? Enthusiastic about vision of building up wildlife and native flora, riparian protection, dealing with weed growth in the stream, better riparian management.

Start right at the source, acknowledge the source and go right to the outlet. The whole community must be responsible and be involved. Stream care group.

See division between University and the village. Agree there are benefits in applied science, and knowledge. Environmental image of Lincoln U i (practising its science in its own backyard) is important.

Concluded with invitation to attend any of the workshops (left a programme/yellow flier). Responded with thanks, stating they did not often get invited to express their values especially in a physical way (eg, place names, features)

Not aware of any specific sites of value in Lincoln.



**LINCOLN PROJECT**  
**MEETING WITH THE LINCOLN BUSINESSMENS ASSOCIATION**  
**Monday 29 May 7:30pm, John Hayward Room**

**Present:** Roy Montgomery  
Anne Steven

Graeme Gardiner (Lincoln Pharmacy, 8 Gerald St tel. 3252666)  
Peter Garriock (Lincoln Hammer Hardware/Post Shop, tel. 325 609)  
Robin Kelso (Travlon Coach Lines Ltd, tel. 3252959)

**Apologies** Jim Connolly

**Record of Discussion**

A video was shown first of all on the development of the centre of the small Aust town of Ouyen. This was inspirational for those present and struck a chord.

There are about 50 **members in the BMA** but it is really the retailers who are active (15 or so).

**Aim of meeting** to learn from members about their experiences, views and visions. Suggestion to reflect upon the 1974 plan - what is relevant, what isn't, what was done, what worked...

Reiteration that the outcome of the process is non-statutory but may have weight upon the district plan ( weight of opinion/consensus, strong base to argue for changes to/ deletion of/ support of proposed rules and policies)

PG - important that the outcome will not fall upon deaf ears.

The **Ouyen video** illustrated community identity, positive images (pergolas, narrower streets, colourful paving, planting). The problem was big open streets and dust. People didn't want to spend time there. The townspeople were asked what they liked and what they didn't like. Climate control was important. Encouraging street activity eg power points at various places and night lighting. Use of local materials and colours (red, cream). The town was given a heart, a vitality. A pleasant place for tourists to wander.

A big improvement was the erection of a specially designed "Town Centre" sign on the main road. Outside "normal" design rules, used reflective materials for night identity too.

The **sign idea** was picked up on first. Had been proposals for a sign at the roundabout, but got caught up in red tape (we can try and unravel it!) Need for a sign on the opposite side to the LU sign, on the C&F corner, capturing attention of Springs Road traffic. Need to get people off the highway. Sign could be all-inclusive - village logo, C&F logos etc

Signs are a superficial concern really though.

3 signs needed - on Edward St, James St and EJ Road but closer to the town eg after the CRI's.

Need for welcomes on other entries and also direction to LU and the research institutions, and Akaroa. People often stop to ask for directions even coming past the LU on EJ Rd not realising they have passed their destination.

So direction is poor on signs.

Desire for Lincoln village only signs too.

Role in slowing traffic speeds too.

Discussion re **war memorial** - at centre of many small rural towns (Ouyen had one) but Lincoln does not have one. Commemoration inside the Community Hall. The memorial on cnr of Springs Rd and Tancreds Rd is for ploughing.

**Night activity** - nothing actually happens outside, all inside eg bridge. Problems of vandalism - trees knocked over, urination, graffiti, removal or damage to street furniture. Rubbish.

Being only one main street becomes the focus of attention at night.

The Liffey has dark areas and undesirable night time behaviour. Rubbish problem.

Problem of **parking spots** in town centre being used by people playing sports. Suggestions for time limits but some genuine patrons spend a long time there eg at the hair salon.

Town centre needs **beautifying** and what has been done is great but has its problems, mainly layout.

Trees may block sight lines.

Street crossings - narrower streets are good short distance for elderly and toddlers to cross. But old habits die hard and people don't always use the crossings. OK if traffic speeds are slow.

Problem of buses and trucks not being able to safely negotiate corners, run over the kerbs or cross centre lines to get round.

Also noise and speed of passing trucks. Humps are a maintenance problem on trucks buses etc - physical jolt, but considered an improvement in slowing traffic.

Suggestion for a roundabout junction of Robert and William Street, possibility of walking across it , more pedestrianised.

Garden plots stick out too far.

Need to extend concept down to Lyttelton St.

Whole town centre needs to be more open, plant beds constrict it re traffic flow.

**Character** - better linkage with the Liffey is important, what is special to Lincoln. A feature of the town. Must be cleaned up. Needs more council involvement re maintenance and care. Need for more positive and directional signage. Bridges across the stream.

Discussion re bridge railings - danger at ends where steep banks, post and chain not sufficient. Need for night lighting.

Desire for **heavy traffic bypass**.

**Expansion and growth of business area**, must be allowed for. Options previously discussed were to the north and to the south PG repeatedly put forward his view of taking over several residential properties between shops and Hillyers and creating a link to back of medical centre. Not heeded by the planner, don't really like the main street splitting the shopping centre. The current draft zoning shows it both sides and extending west rationalizing the area generally covered by business (does include some houses). View is that the size and shape of the business area still needs looking at. Garage (Bayliss Motors) may shift further west opp. CRI's - all OK with this. Self-contained service.

But opposition to idea of another centre with future growth, due to fragmentation, splitting of market, downgrading. Don't want strip development. Self-contained development better mall like. Convenience, shelter etc. Desire to keep it small and self-contained yet allow for future growth.

Need to have room for growth within business zone. Can't go up, not retail maybe professional offices. People just wouldn't shop there like at Merivale - who goes upstairs?

Question of how big before starts to lose heart and vitality and small town feel? question of being able to handle traffic. Good parking and access, clean. Parking is a limit to growth.

People want to park right outside their destination, Market Square and the pub carpark for instance are not well used. Partly due to absence of attractive and amenable linkages to the shops.

**Market Square** - definitely needs looking at, lacks a focus and a vitality, outdated. Bus stop is in a poor location. "Smouldering concern over the design and location of the Chinese takeaway"! The issue of that building still hasn't gone away. Two-storied design seen as undesirable. However good location business-wise by fishnchip shop. Hard to get them to move. Roy tabled idea of retaining overall structure but opening it up eg for seating eating etc. A radical idea was the response but not seen as impossible.

Also the ad hoc additions and infill of the supermarket is not what is desirable - better to raze the lot and build a new purpose-built centre larger supermarket needed with good layout.

**Public toilets** are a disgrace and embarrassment. Need to look at public facilities also anger over requirement to put in a disabled toilet in new premises.

**Any businesses missing?** depends on population base and viability. Supermarket needs a new layout. New businesses will come with growth eg eating places.

Issue of **uniformity vs individuality** and brand names - eg Lincoln Village facade with Hammer Hardware logo imposed. Is a problem. Proprietors do not like constraints. depends on terms of the lease.

But quality of buildings is an issue that needs looking at.

Need to explore some scenarios and concepts for a town centre.

**Better pedestrian connections** a good idea eg main drag improved (barely functional let alone amenable) and the Liffey.

Big issue seen is that the SDC are simply not doing the **maintenance** they should be, letting Lincoln run down.

We ended the meeting with a statement by GG - need to be more proactive in creating a good impression for Lincoln's multi-cultured students and also assisting them eg landscape legibility, signage, more user-friendly. They are honorary citizens of Lincoln, and part of Lincoln's identity. Feeling that the township does not really reflect well.





## **Interview with Kerry Armstrong, LUSA President**

10 July 2000

The village does not register as a priority amongst student concerns - there are no strong positive or negative feelings towards it.

The students want as many facilities as possible on campus. They are not interested in having to walk anywhere to get them, and they would be unlikely to use an alternative route such as that proposed from the Dairy carpark. The only students who would use such a route are those interested in walking and jogging for exercise.

Felix the cafe is seen as very popular amongst students. There is a sense that the owners have got the style right, perhaps done some market research to see that Lincoln students are very different to what they were a few years ago.

The Fish and Chip shop, and Pie Shop are also popular amongst resident students.

The supermarket is seen as being too expensive and they are more likely to drive further and do their shopping elsewhere.

The banks are not student friendly - there have been some complaints about this. The BNZ is just a little office and not worth visiting.

The video shop is not as good as Hornby etc, so students would tend to go further afield.

Tend to just use the village for milk and bread - the dairy.

The village is not seen as part of the identity for the university by most of the students.

Students are aware of negative feelings towards them from the community. Efforts to bring the town and gown together would be welcomed. Perhaps something like Otago's couch race.

The Pub has changed over the years and the students visit it less and less. When the new owners took over they added a bit out the back for the students, and the student perception was that they were being marginalised. So they now go to Prebbleton. Students are a "fickle" bunch and can quickly change their minds, operating like a "pack".

Students feel the village is there "for them" - ie because of them.

The idea of green corridors is likely to be viewed positively by the majority of students, and they are likely to be keen to be involved. This very much reflects the changing culture of the student population and what their priorities are.

Any changes to traffic circulation would only be viable if it provided them with a quicker route. Students tend to be lazy, and would just go where it's easiest.

Possibility of community using university facilities more -LUSA would not be opposed to this. Hard to tell who's who anyway. No pressure of space here on campus.

Recycling is really wanted by the students, but bins are not provided by the University. The university is more the tenant in the area than the students themselves. In fact the resident students often don't connect with the village and go further afield to get things like firewood etc.

Kerry would be interested in being further involved in the Town and Gown workshop, depending on timing. Students are unlikely to want to be involved - LUSA has a hard job getting the students motivated about anything including its own market days etc.



**Subject: Re: A Vision for Our Future**

**Date:** Tue, 25 Jan 2000 21:26:49 +1300

**From:** Anne Steven <anne@etive.southern.co.nz>

**To:** Michael Hamlin <hamlinm@kahu.lincoln.ac.nz>

Thank you very much Mike for your ideas and thoughts. It will be very interesting to find out the full scope of what people are interested in and what is important to them. I am looking forward to the workshop.

I hope you can make it but otherwise please feel free to continue to discuss your ideas with any member of the team (Roy Montgomery, Stefanie Rixecker, Jacky Bowring, Chris Kissling or Maria Ignatieva) or with myself (by email best as I work from home in Chch as you will have gathered).

Regards

Anne Steven

Michael Hamlin wrote:

> Hi Anne,  
> I'm doubtful whether I can make it on  
> Saturday but do have a  
> few ideas I would like to voice. I moved up here  
> last year from  
> Mosgiel and am lecturing at the Uni. while my  
> wife teaches at  
> Springston school. We have two young boys, one  
> that goes to  
> school and one that attends pre-school. Some of  
> the changes I  
> would like to see include:  
>  
> - Beautification of the streets in Lincoln  
> (while some don't need  
> much others need grass verges planted and trees  
> added).  
>  
> - More playgrounds for the kids (There are only  
> 2 public  
> playgrounds available to the kids, and these are  
> not well equipped).  
>  
> - Some way of getting more of the 3000 or so  
> students that attend  
> the University to pass through the local  
> community and perhaps  
> stop at the shops etc. At present most of the  
> students would not  
> even know there was a township as they travel  
> from Christchurch to  
> the University on Springs Road and don't detour  
> off it, thereby  
> bypassing our community. Perhaps a large sign or  
> an alternative  
> route could be established?  
>  
> I will try to make it on Saturday,  
>  
> Cheers

> Michael Hamlin  
Lecturer, Human Sciences Division  
Lincoln University

**Discussion with Graham Parkin of 117 North Belt, Lincoln. Tel. 32532166**

Unable to come to the workshops.

Has lived in Lincoln for last 3 years. Retired, ill-health. Wife still works part-time.

Has kept up with the recent applications - Kajens, Crop and Food, Millstream. Seems supportive of these, no issues with them. Although not clear on size of sections with Crop and Food proposal.

Notes a cul de sac is proposed.

Keen on the village atmosphere, small, tree-lined

Things he would like addressed are:

Parking on West Belt - no sealing here, just shingle, no road markings, need to do something about that. Used during netball matches.

Intersection of Kildare Terrace and Gerald Street at the Liffey Bridge - coming up from South Belt - very difficult to see cars coming as bridge railings obscure them. Suggests lower railings.

Anne Steven

31.01.00

**Comments from Sue Hadfield:**

- need for playgrounds for smaller children, existing playgrounds not adequate
- supported by Plunket, had approached the Council but so far no response

Anne Steven

Jan 2000

**Comments from Ron Blakemore, 10 William St:**

1. suggests a sealed footpath from the High School to the shopping area along the Liffey
2. Need for a skate boarding area
3. Perhaps a BMX track - at present using Liffey Domain and "tearing the place apart", need to not ruin the Liffey
4. Need for a dog exercise area

**Comments from Amanda Casey, 48a Edward St**

1. the unused reserve in Millstream Drive could be a nice playground. There is nothing for the younger children, or limited.
2. do not like the "island" village entrance, needs visual improvement, speed is still a problem, power lines an eyesore, need more trees

Anne Steven  
7.02.00

**Subject: Re: Lincoln Village Community Visioning Workshop**

**Date:** Fri, 04 Feb 2000 22:17:38 +1300

**From:** Anne Steven <anne@etive.southern.co.nz>

**To:** Noeline Blackburn <NoelineBlackburn@Wrightson.co.nz>

Thank you Noeline for your thoughts. This issue was raised at the workshops and can be addressed in the visioning process. Perhaps you would like to attend a project-based workshop soon on this and related themes. We will let you know when we have sorted out the next series of workshops, which will be on themes developed from the first 2 visioning workshops just past.

Regards

Anne Steven

Noeline Blackburn wrote:

>

> Anne

> Unfortunately I was unable to make it to either of the meetings you

> held in

> Lincoln in the last week re planning in the Lincoln area.

> We live on River Road which goes off the Main Road between Lincoln and

> TaiTapu. We are at the Lincoln end of the Road.

> Now, a subject which we are all very concerned about is the lack of a

> recycling collection or depot for our area. The kids are brought up

> (at

> school and home) to reuse reduce and recycle. We wash out the cans,

> plastic, glass, etc etc and then have nowhere to put them. I have

> made

> numerous submissions to the Selwyn District Council but have never had

> a

> reply. I know many people would like to see a recycling scheme for

> the area

> and when there was a privately operated collection going a few years

> ago it

> was well supported.

> Hope you had good support at the meetings and maybe you could add our

> idea.

> Best wishes for your project

> Noeline Blackburn

## LINCOLN A Vision for our Future

### COMMENTS SHEET

Please write any comments or ideas on this sheet of paper and drop it in the red "Post Box" in the Service Centre (Lincoln Library) by May 1. Alternatively you can fax this sheet to Anne Steven at 03 3556-429, post it to P O Box 25-156, CHRISTCHURCH, or send an email to Anne at [anne@etive.southern.co.nz](mailto:anne@etive.southern.co.nz). Please feel free to use the back of the sheet for plan drawings, sketches, etc.

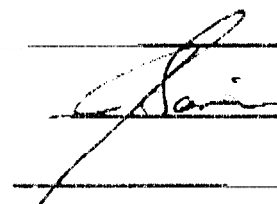
Thank you, we welcome your comments.

Dear Anne,

After reading the report on the future of Lincoln, it appears the committee want a large retirement village. Our young adults and university students are Lincoln's future but hardly get a mention. We need to consult the student council and high school students to develop Lincoln for the next generation not let the "old farts" kill any new initiative. The Elkesmere club is a prime example of what happens when clowdey entertainment and "proper" service is offered - no patronage.

With the increase in population I feel the young adults are the main priority for the area and Lincoln will "miss the boat" if we don't deal with it.

Thanks for the chance to comment.





**LINCOLN**  
**A Vision for our Future**

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Thank you, we welcome your comments.

Anne, I note your report to the Community on the public w/shops and especially your next initiative - the Liffey Stream Corridor & the Stream side seating at Millstream Reserve. I wish it to be known that when we hand our Esplanade Reserve over to Council it will be fully landscaped. It will contain a walking path with board walks over wet areas. It will be heavily planted mainly with natives, but also some exotics. There will be a bridge at the South end to link with Millstream (this bridge is also likely to carry water & power). There will also be a bridge from the Country Club to our Esplanade. Seating will be provided as will a platform or two over the stream. As we are the developers of our land we are also the folk who have to successfully market the end product - the sections. Therefore it is imperative that we work closely with our landscape architect (Chris Glasson) to create an

Name and Phone No. Jens Christensen 325-3302.

A.T.O.

environment which our customers will find attractive to themselves.

I sense that there are some well meaning persons in the Community who think that via your plans & recommendations they can decide what will be done on our esplanade. I regret to advise that they do not have such input or compulsion in to a private matter. They may however consider that what is done on the Millstream side of the stream could mirror what we are doing on this side (a SBC Asset Manager has suggested this). When plans are finalised I should be happy to share them with you. I would also note for your information that our Subdivision is treating its stormwater discharges - the only area of Lincoln to do so!

I should be obliged if you could advise me of the date of the Millstream meeting.

Thanks

Gene Cloutier -

## LINCOLN

### A Vision for our Future

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Thank you, we welcome your comments.

Hi, Thankyou for your request for comments. I'm a mother of one (soon to be two) preschoolers. My biggest gripe about Lincoln is the lack of play areas suitable for preschoolers. There are one or 2 play areas around the city + at the school but there are two hard for a wee one. There's not even a slide!!

If you are looking for a suitable play area model then the one in town at the bottom of Westmoreland, in Casimere Rd is great + attracts children & adults of all ages.

Thank you again for your request. Good luck!

Name and Phone No. Rachel Steadman ph 325 3133 fax 325 3144

LINCOLN  
A Vision for our Future

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Thank you, we welcome your comments.

Road verges and crossings are very untidy around Lincoln. An enhancement programme should be set up - at no cost to the residents - to tar seal each driveway crossing from footpath to road edge i.e. between kerbs.

The section round West Belt / North Belt corner along the Damain, and back to Gerald St is a prime example of unkempt verges. Other Local Authorities provide this maintenance for its residents.

Name and Phone No. Faye Parfitt (3252829 Bus) 3227580 pte

025 336780

LINCOLN  
A Vision for our Future

COMMENTS SHEET

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Thank you, we welcome your comments.

we like the idea of:

safe cycling routes. There should be  
a <sup>SAFE</sup> cycle way to Halswell and one around  
Lincoln Recreation.

No overhead is a priority.

expansion. The only logic is to  
the North.

We need a composting programme  
because Lincoln has many gardens.

Name and Phone No.

Bert De Gouw

3252 216



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A Vision for our Future

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**Thank you, we welcome your comments.**

Thank you for the consultation. I agree with the priorities.

My concern is that when the traffic flow <sup>& High School</sup> is considered, the Kindergarten (Boundary Rd) the Primary & High school (James St and North Belt are also considered. With the retirement village on James St and the approach to the town (Birches Rd) of cars travelling at 100 K.m. a major traffic and safety problem exists. Parents picking up primary school children on James St need a turning point. Traffic speeds should be severely reduced. Density of traffic, the stopping & turning of cars is a problem on Boundary Rd by the Kindergarten & High School.

Name and Phone No. Catherine Calder Ph 3252436

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Thank you, we welcome your comments.

The Liffey: a precious resource not be encroached upon  
Village Character: Yes. But we do need  
a) more parking behind the supermarket to  
b) encourage use of it  
c) enable our elderly + disabled citizens  
to get groceries to car  
d) Free up parking outside other businesses

If people can't find a handy parking spot during the day they'll not stop to shop in Lincoln, + the annoyance involved leads to poor driving + quality of life for residents.

2) 5-10 min park outside postboxes to allow safe collection of personal mail.

Traffic: Yes, bypass, but not via the Bents with their silly concrete corner obstacles

3) Skateboard areas + minibus transport for youngsters to reduce truanting, graffiti, etc from boredom

4) Community yes. A few do all the work!!! This is unfair  
more participation required

Name and Phone No.

facilities ✓ identity ✓ heritage

Treescape- not on corners, its restricting view  
A mall near the am Maunre + Southberr ??  
Agree with rest

eg Robert St

**LINCOLN**  
**A Vision for our Future**

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Thank you, we welcome your comments.

18/7/2000

Hallo Anne Steven!

I have enclosed four vision drawings:

<u>Vision</u>	<u>Description</u>	<u>Reference</u>
V1	James Street Mall Concept	JSM 1
V2	James Street Cul-de-sac Concept	JSC 1
V3	Lincoln Grid System	LGS 1
V4	Lincoln Market Square Concepts	LMS 1

These revisit the 1974 Lincoln Township Report.

(V1) is a pedestrian mall (rather than a shopping mall). The 'design brief' needs specifying; see definitions.

(V2) is based on a current SDC drawing and should have highest priority as \$25000 has I think been budgeted for 2000-2001 for improvements to this intersection.

Name and Phone No.	Dick Chilcott	325 2720
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PTO



The lower half of the drawing shows my suggested improvements eg cul-de-sac and median strip with walkthrough etc

(V3) relates V1 and V2 to the basic grid system. Introducing the bus-route dog-leg brings the route a bit nearer to SE developments. The 'Through (Market Square) Route' is intended to be low speed  $avg \leq 30 \text{ km/h}$

(V4) is a linear model of the square heavy vehicles need a large radius kerb. The redundant James Street bus stop near the Anglican church goes to the square. Parking is restricted the pond tangent proof

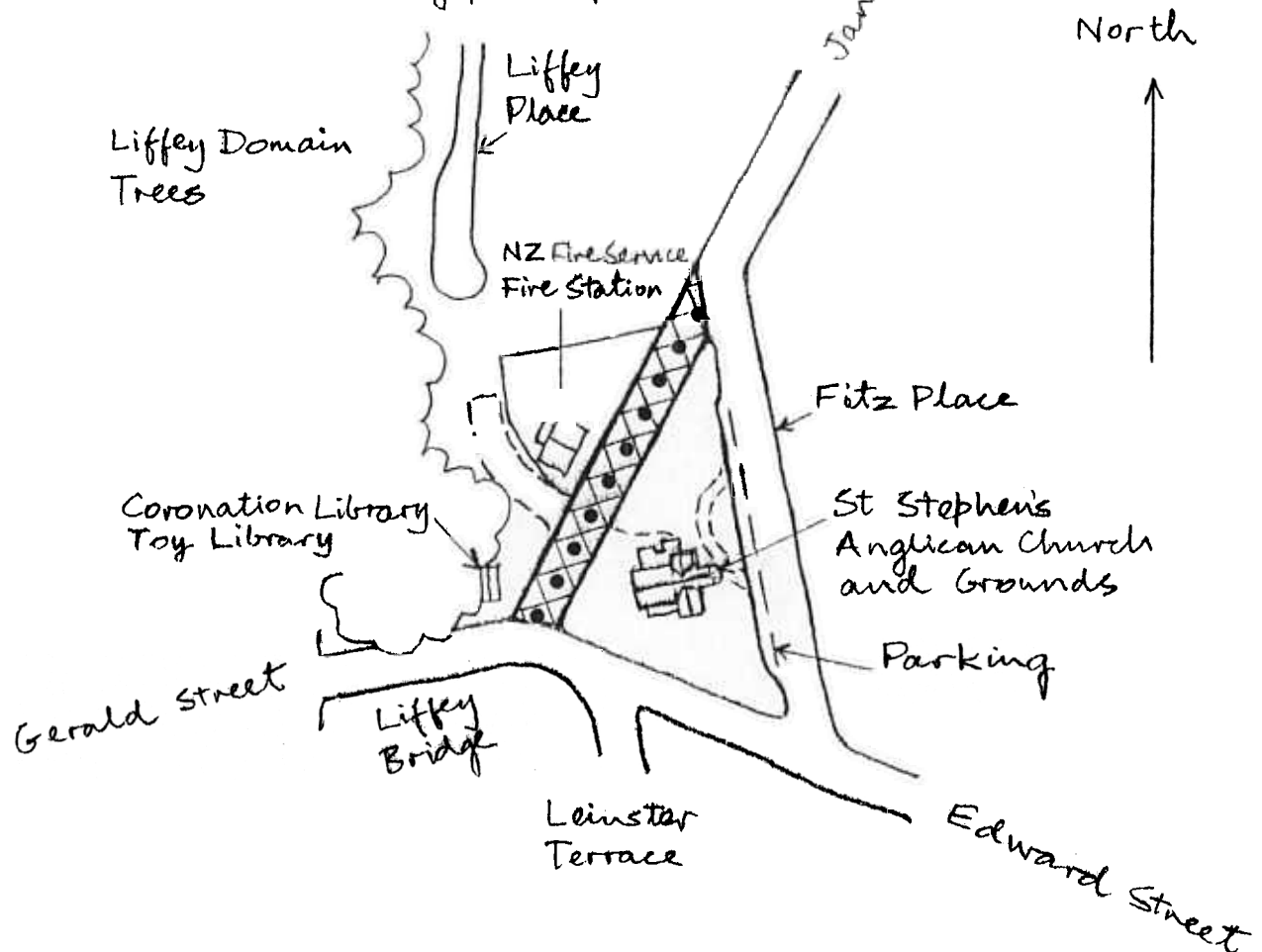
look forward to your feedback



Regards

Dr Chulcott

# V1: JAMES STREET MALL\* CONCEPT

Source: Lincoln Township Report  
Case Study p55 April 1974



Key:  Pedestrian mall\*  
 Emergency service access

Note: 1 Sketch only, not drawn to scale  
2 Mall nominally 100 x 20  
3 Mall landscaping to suit

JSM 1

## \* Mall Definitions

Webster: A shaded walk or public promenade

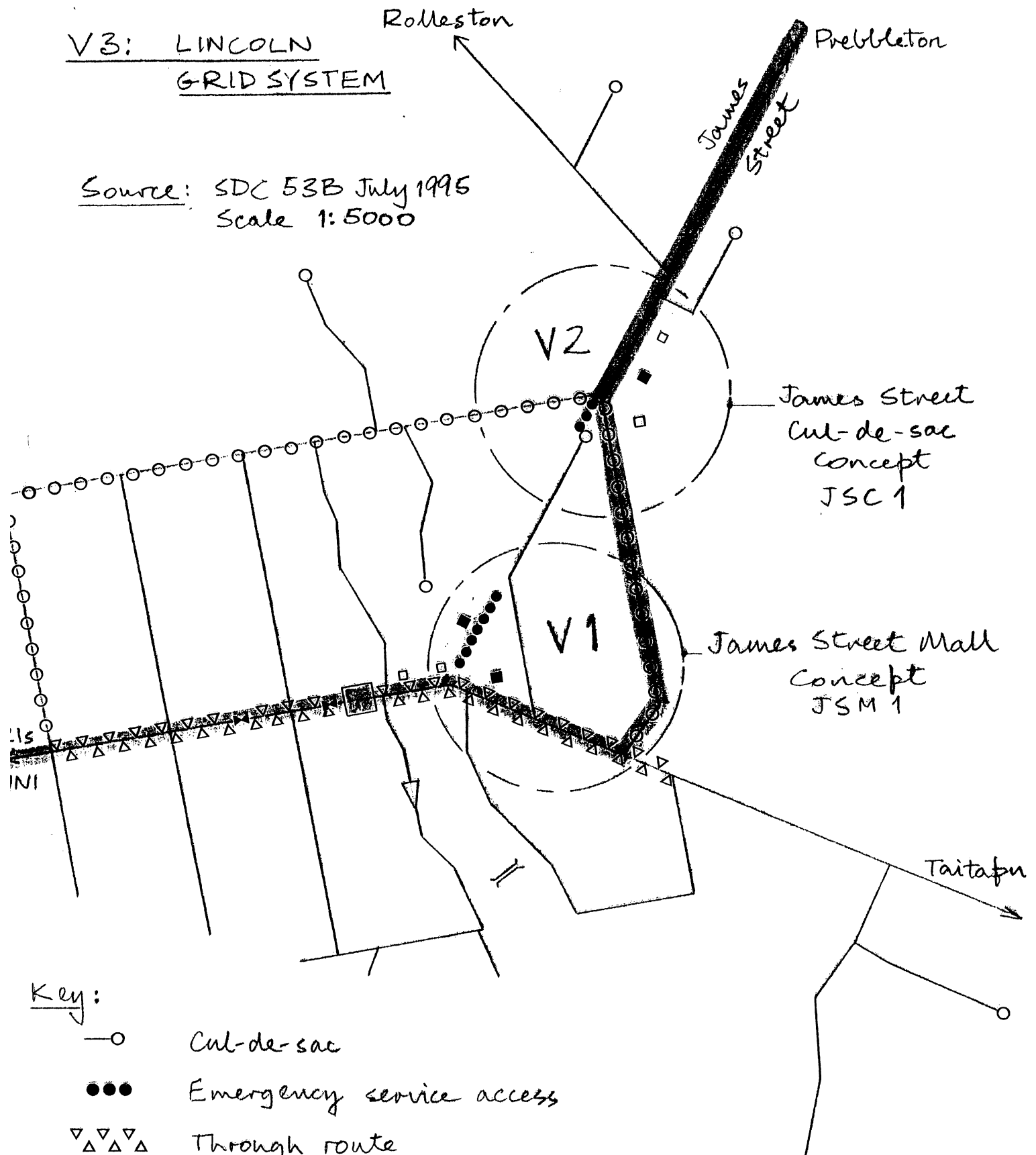
COD: Sheltered walk as promenade, esp.  
the Mall in St James's Park, London.

REC

13/7/2000

V3: LINCOLN  
GRID SYSTEM

Source: SDC 53B July 1995  
Scale 1:5000



Key:

- Cul-de-sac
- Emergency service access
- ▽△△△ Through route
- Around route
- Market Square [LMS 1]
- ✕ Speed-limiting device
- 81 Bus route

LGS 1

REC

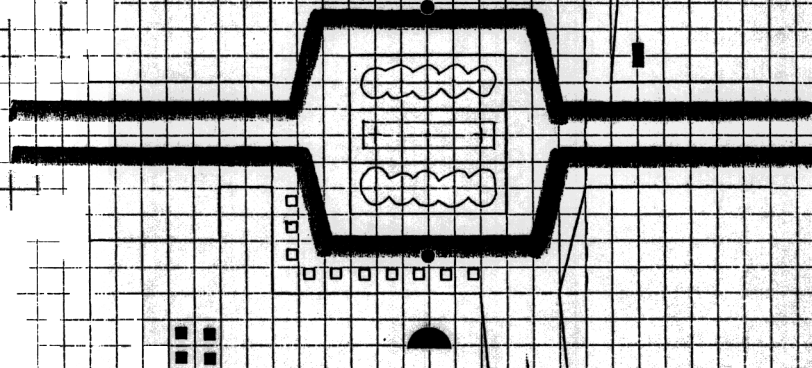
10/7/2000



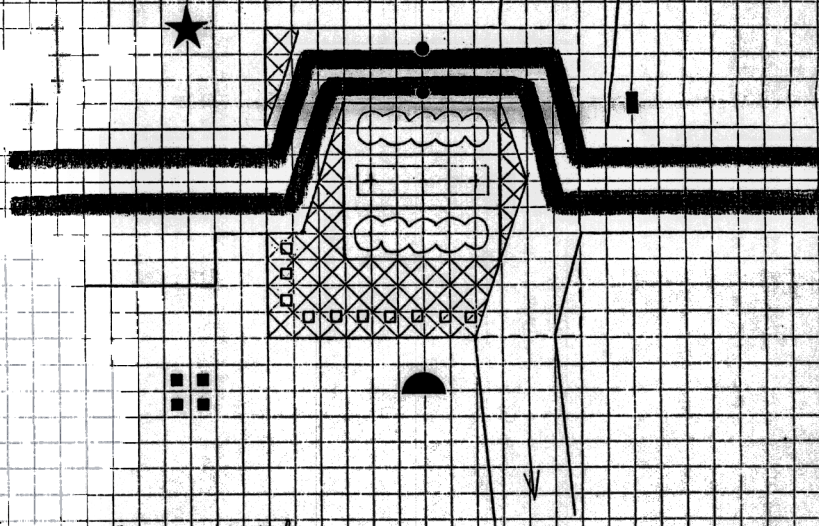
# V4: LINCOLN MARKET SQUARE CONCEPTS

Source: Lincoln Township Report Case Study p59 April 1974

## 4.1 One-Way Square (30x30)



## 4.2 Square with Pedestrian Precinct



Key:



Famous Grouse Hotel



Pioneer Hall



Lincoln Medical Centre



Four Square Supermarket

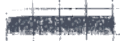
Nominal (60x60) Square



Kildare One-Way



Pick-up and Delivery One-Way



81 Bus Route



81 Bus Stops



Pedestrian Precinct



Trees and Landscaping



Trough Pond with Geyser Fountains (25x5)

100m

LMS 1

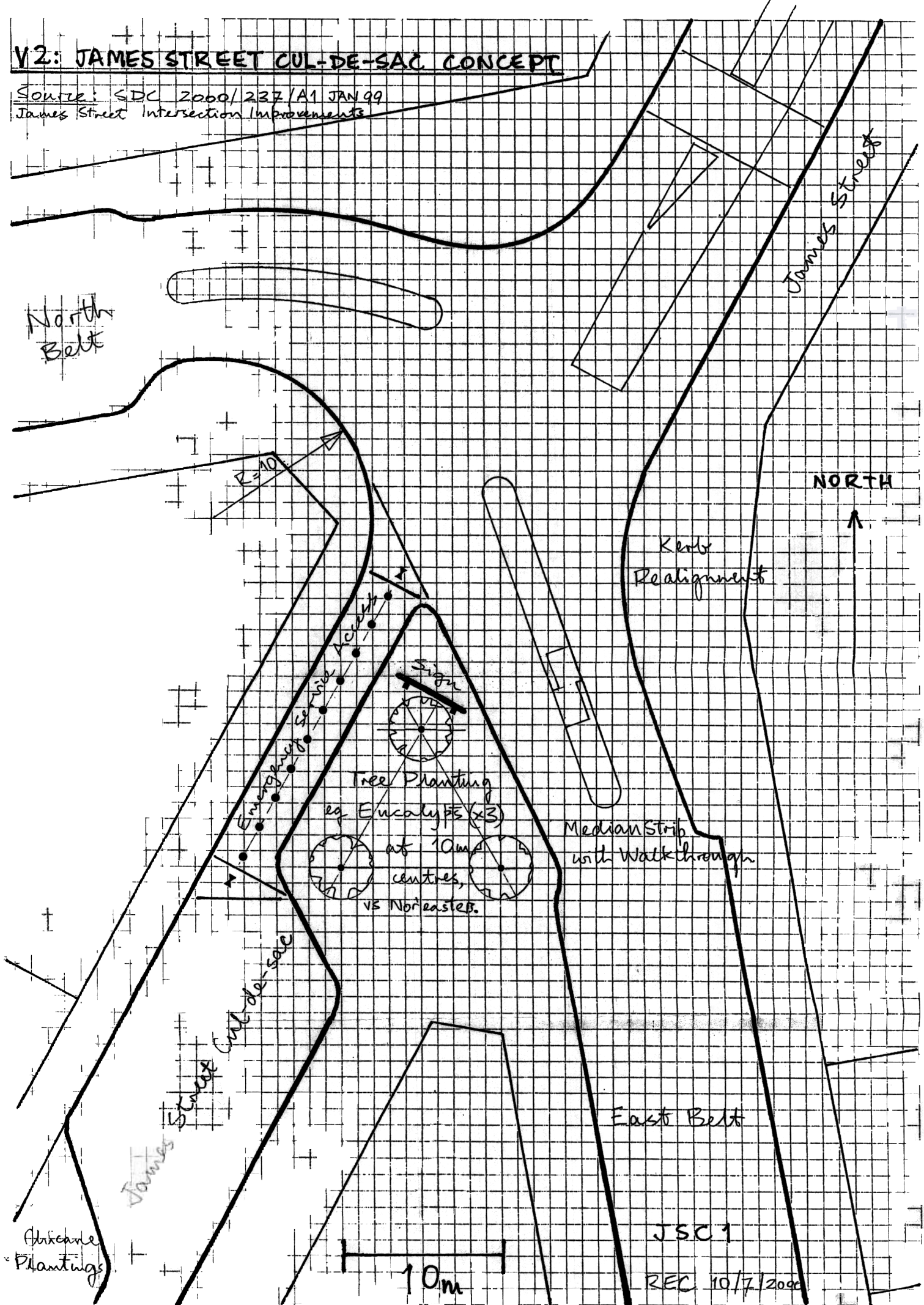
REC

14/7/2000



# V2: JAMES STREET CUL-DE-SAC CONCEPT

Source: SDC 2000/237/A1 JAN 99  
James Street Intersection Improvements



JSC 1

REC 10/7/2000

**Subject: Re: Lincoln-A Vision for our Future**

**Date:** Mon, 01 May 2000 10:13:54 +1200

**From:** Anne Steven <anne@etive.southern.co.nz>

**To:** Michelle Ash <ashm@kahu.lincoln.ac.nz>

Michelle Ash wrote:

>  
> *Hi Anne*  
> *I am a Lincoln resident who has so far been unable to attend any of*  
> *the visioning workshops.*  
> *A big priority for me is to have more playground equipment,*  
> *especially for the under fives - as there is none at present. Thanks*  
> *very much for including this.*  
> *I hope to attend future workshops so may meet you there.*  
> *Regards*  
> *Michelle Ash*  
> *Employment Advisor, Strategic Communications Centre, Lincoln*  
> *University.*

Thank you Michelle for your comments. We will add you to our file of  
"commentees" and make sure you know of our forthcoming workshops!

Regards

Anne Steven

70

Jacky Bowring - from Brian Sanden  
48 South Bell  
here. Ph. 3252 877

## Re Lincoln. A Miscell for our Town

I have been involved in some of the previous meetings, but sorry I didn't get to the 26 Aug. one.  
My priorities for Lincoln:

- (1) Commercial Area - It is imperative that the Council begin planning for the future development of the Comm. Area in Lincoln. If the present area is to be extended some residential areas will require to be zoned Commercial. + this needs to be done quickly before more ~~new~~ houses are built in this area. If the proposed new areas zoned residential are to be developed it may be more suitable to set aside parts to be zoned Commercial to establish a new shopping + business complex.
- 2 Streetscapes - village approaches.  
More planting of appropriate specimens in many of the precinct streets.  
Approaches to be evenly planted.  
Area adjacent to WROX - at present part of Uni. Clardy farm - to be landscaped in a similar manner to ~~the~~ opposite the Univ. Entrance
- 3 Footpaths - After 130+ years of settlement many residents still have no footpath on their side of the street. With the Town Belt the breakdown is as follows.

Footpaths	-	
Both sides	-	5 Streets
1 side	-	15 "
1 1/2 "	-	1 "
3/4 "	-	1 "
ML	-	5 "

A number of above need replacement.  
The Council needs to accelerate new + replacement work or by 2000 there will still be deficiencies. If necessary a loan should be raised.
- 4 Guttering: The deeper gutterings receive little or no cleaning from the Contractor whose machine does not do this work properly.
5. Leaky Reservoir:  
The established part of this Reservoir needs urgent attention viz., cleaning ~~overgrown~~ areas, clearing stream, attention to paths some limited - some dangerous access poor + impossible in some parts.  
The requirement at present is to employ a person part time to attend to the above + keep the area in better condition. When the larger area is established - a full time worker will be necessary, under direction of the Town Committee.

Re Guttering above: Above person comes to the cleaning of above

Sorry - some of these are gripes against the Council



LINCOLN  
A Vision for our Future

**COMMENTS SHEET**

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Please feel free to use the back of the sheet for plan drawings, sketches, etc.

Thank you, we welcome your comments.

17/8/2000

Hallo Anne Stevens!

Here are another couple of ideas related to 81 Lincoln buses in the township:

Bus Shelters

1. Only two stops (Market Square and James Street/Hiffey Cottage) have bus shelters. I believe the other stops (on the IN to City route side) could do with shelters. These 3 say might be designed/specified/built by local uni or school students in modern/heritage/fun styles...

Bus Stops

2. While they were about it they could also design some rugged vandal-proof bus stops, which could also be labelled eg '81 Market Square' etc. Perhaps have a competition?

Name and Phone No.	Dick Chilcott	325 2720
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**LINCOLN**  
**A Vision for our Future**

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Thank you, we welcome your comments.

3/9/2000

Hallo Anne Steven!

Vision 6: Formula 1 Model

1. Completion of the 'outer ring' at ABC on Collins Road allows traffic to 'race' around Lincoln University + Township.

2. Car parks are the 'pit stops'.

3. The 'pit lanes' are severely speed-limited...

I believe this type of arrangement would relieve traffic pressure on Gerald, Edward and James Streets.

Regards

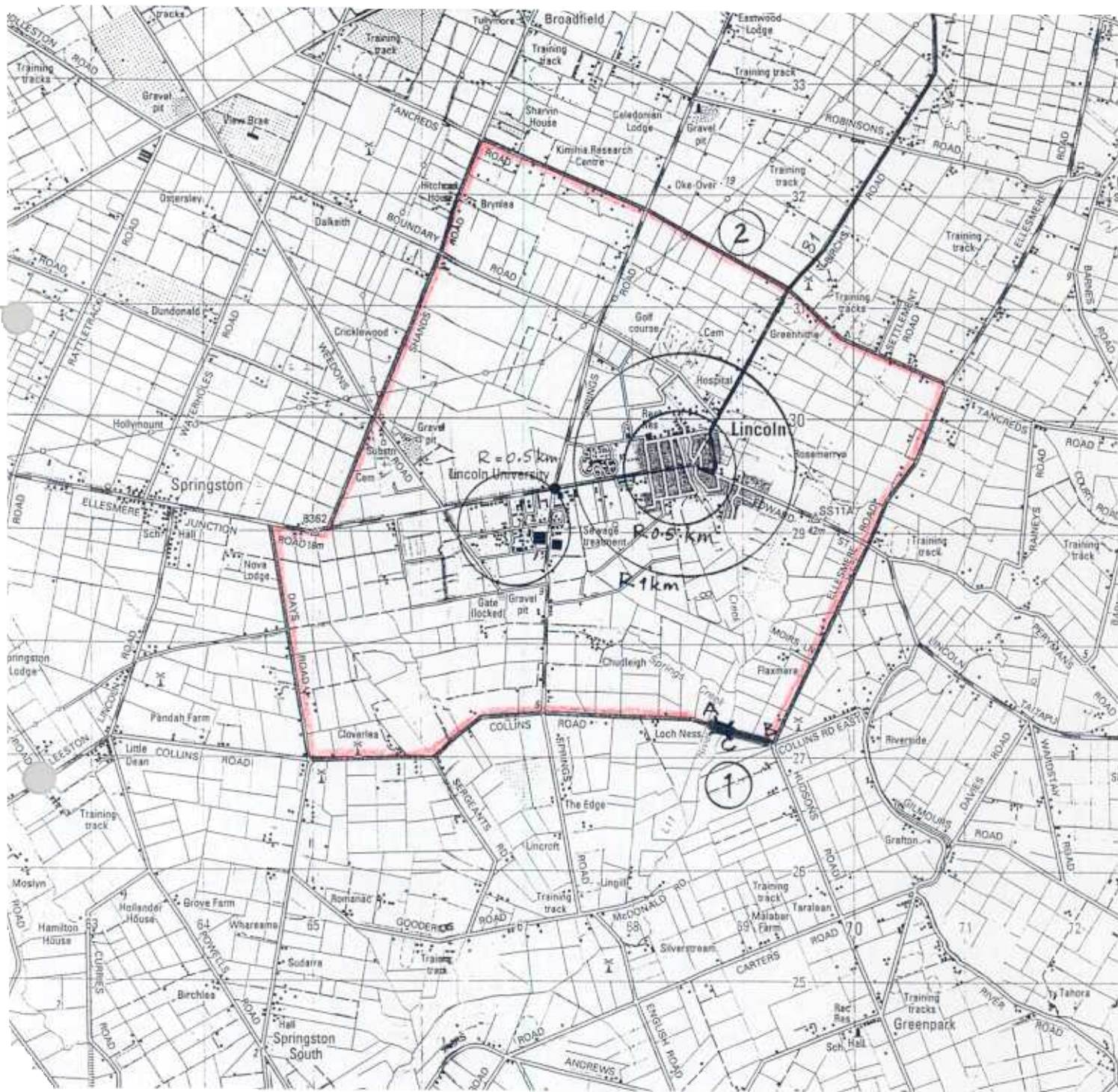
Name and Phone No.	Dick Chilcott 325 2720
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# V6 Lincoln Arterial Routes: Outer-Ring Concept

## Collins Road Completion and Upgrade

### 2 Tancreds Road Upgrade



Key

- University parking (existing)
- A B Completion of road ( 00 approx.)
- C Culvert to suit
- Mam roads 70 100)
- R D Arterial routes or outer
- 8 Bus route
- LAR Roundabout(s) to suit

g(100) Source.  
Lincoln 50

REC 31 8/2000

FAX TO ANNE STEVEN, (355 6429)

*We've been abroad and missed recent meetings about Lincoln's future.*

(Plan Change 55).

PLEASE ACKNOWLEDGE RECEIPT BY EMAIL (JC.Richardson@xtra.co.nz)

We agree with the view that Lincoln should not contain segregated areas and suggest that this is best achieved by retaining the proposed walkway/cycleway landscaped area at the location shown on the Request for a Change to the Transitional District Plan, i.e. between the existing houses and the new ones with pedestrian/cycle access from existing roads.

If located within the new development it will be perceived as being mainly for the residents of the new subdivision, as is the case with the present Millstream Drive reserve, rather than for the whole of Lincoln.

The essential need is to have adequate pedestrian/cycle access ways between the new houses and the walkway/cycleway rather than a continuous blank fence. These, together with the proposed continuation through Kajens and footbridge across the Liffey to the Ellesmere Club/Millstream Drive area will integrate the township much more than at present. To walk from South Belt to that area now involves walking via Kildare Tee./Leinster Tee. and Gerald St./Edward St., then southwards again although they are very close as the crow flies. Similarly there are no existing direct pedestrian links between other nearby residential areas such as Glebe Close, Murray Place, Marion Place or The Mews and Douglas St. This all makes for the feeling of a township made up of several separate discrete locations. While it may be too late to do anything about existing developments, a more enlightened approach should be applied to new planning.

In response to an item in the LCC minutes for 28 August, 2000, we oppose totally any suggestion that the reserve contribution be made as a financial agreement. It must be of land in the area concerned.

See also: copy of submission to Council attached.

*JC Richardson*  
*JC Richardson*

(Phone:  
325 2496)

Resource Management Act 1991  
Submission on Plan Change 55

**SUBMISSION**

**1. The specific provisions that my submission relates to are:**

Provision of more public open space for non-competitive recreation. There is insufficient in Lincoln even for its present population.

Minimum lot area of 600 sq. metres, avoidance of high density housing.

**2. My submission is that:**

As there are several large areas in Lincoln already rezoned residential but not yet built on, it is a matter of concern that if the University/Wheeler land is also rezoned there will be far more than the 86% population increase estimated in paragraph 67 of Appendix B of this Request for a Change to the Transitional District Plan. It is likely that we are looking at considerably more than doubling the present population of Lincoln. The one advantage of this proposal is the recreation reserve, cycleway and walkway facility. This area should be fenced off and planted before any building commences.

Para 36: definitely support the idea that Council incorporate main elements of the design: major open space areas, walkways, etc. as rules to ensure these elements are achieved, and make it a condition of approval of the plan change that the protected reserve areas along the boundary of the existing residential area be fenced off and planted before building commences so that it will be growing during the building period and be mature when all the houses are completed.

Para 43, 44, 45: support the extension eastwards to the Liffey reserve.

Para 64: supported. Lincoln lacks such areas for non-competitive recreation.

Para 69, 70: supported.

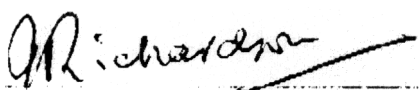
**3. I seek the following decision from the Council:**

To implement the suggestions in paragraphs 36, 43, 44, 45, 64, 69 and 70 of Appendix B, 'Assessment of Effects on the Environment' as indicated in part 2 of this form.

To restrict the percentage of minimum sized (600 sq. metre) lots specified in Appendix A, clause 5.2 and to decline subsequent requests to build more than one big house on large lots.

4. Do you wish to be heard in support of your submission?  
Yes ☒ No (Please circle your preference)

5. If others make a similar submission would you consider making a joint case at a hearing?  
☒ Yes ☐ No (Please circle your preference)



(Signature of person making submission  
or person authorised to sign on behalf of  
person making submission)

11 Aug 2000  
(Date)

**SECTION 11.0**  
**Millstream Reserve**



SUMMARY OF POINTS RAISED AT PUBLIC MEETING 11 APRIL 2000

MILL STREAM RESERVE, LINCOLN

- ▶ planting desired but not sure what kind (restoration? amenity?)  
desire to do it as soon as possible  
desired that any proposals be a joint effort and reflect everybody's ideas
- ▶ recognition that the reserve is for the whole Lincoln community  
clear the stream of weeds and willows
- ▶ on-going maintenance responsibility
- ▶ consideration of habitat values ( may mean keeping some of the willows in short term)
- ▶ reference to the wider Liffey corridor (eg, plant types)  
need for walkways, seating, linked loop-type walks, link to the shops
- ▶ prepared for public use of the area
- ▶ would like to retain some open space, clumped planting maybe
- ▶ safety - not really an issue
- ▶ residents all keen to help implement and maintain  
desire to plant outside their private boundaries and soften the fenceline  
daffodils
- ▶ keen for any proposals to be based on community desires
- ▶ need to consider this patch in context of the whole Liffey

## **MILL STREAM RESERVE**

### **MAIN DESIGN PRINCIPLES DERIVED FROM WORKSHOP**

1. Maintain views out from houses
2. Shelter from NW and Easterly wind
3. Avoid excessive shading by big trees too close to houses
4. Grassy areas for active recreation and children playing and dogs, quiet sitting places (rustic seats), walking spaces (use analysis), space to take canoes to the water - emphasis is on passive quiet recreation not active (no bikes).
5. Compliment what is happening on the other side
6. Maintain privacy for residents and comfort for park users yet maintain views and supervision of children from houses
7. Clean stream up, have safe for kids, swimming etc , work with the hydrology, maintain quality
8. Defined and safe stream edges, some hard some natural, mixed feelings about using rocks
9. Have jetties, boardwalks maybe, tyres/rope out over water for kids
10. Walkway mostly close to stream, variety in experience. linkages to other areas important
1. Plant in clusters/pockets, alternate with open space, variety not uniform and dense or spaced out, not overgrown and dense and unkempt like the upper Liffey but maintain link
12. Balanced mix of native and exotic, native as framework, native herbs for groundcover. Deciduous plants for colour. Some decent tall trees.
13. Keep some existing trees at least in short term (kids love playing in them, roosts and shelter and food for wildlife)
4. Plant to attract wildlife, bird feeding places (eg ducks),? Identify ecologically valuable sites and restore ecology Protection of wildlife from cats and dogs? Encourage eel and trout populations for fishing
15. Reference to historic past eg the mill, the weir
16. Soften and screen private boundary with planting say 1-3m out from fence
17. Entrances (signs, etc) - no vehicle access
18. Tidy up south end.

# MILL STREAM RESERVE - WORKING MEETING

## Wed 19 April 2000 Ellesmere Country Club

### People Attending

Kevin Hathaway	38 Mill Stream Drive
Chris and Katie Robinson	54 MSD
Ian Ford	46 MSD
Brent and Jenny Nicholls	56 MSD
Donna Eilken	58 MSD
Andrew Johnstone	57 MSD
Roger, Jill and Simon Abel	52 MSD
Brenda Crocker	? MSD
Laune Ross	
Simon Johnson	Travis Wetland Trust Board, Add. Bush Society (experience in wildlife and habitat restoration)

### Record of Discussion - visions for the Reserve

**Jill Abel** - open spaces, clustered planting more down by the water's edge, walkway down by the stream, mix of native and exotic European, not as dense planting as in the upper Liffey. too dark - children's safety. People walking dogs.

No rocks for banks, have jetties, boating, wildlife - problem of dogs chasing pukeko and there is the swan too. Rubbish tip on far side.

Avoid a copy of the upper Liffey, "old" look, keep it more open. Be able to play ball, more modern, something nice to look at not dingy and decrepit, better maintained. Don Tucker had planned oaks, elms etc and open grass, an English look.

**Brenda** - what will happen in front of the houses? They have a dip in the ground which fills with water.

Like to see natives outside the boundary, flaxes, grasses but also some colour. No vehicle access.

Have taller trees further back on opposite side to give shelter from the NW. Easterly shelter too.

The back (housing) boundary - need to soften it, 3m limit, have continuations of the gardens, vary the edges. Have to accept it might get damaged.

Different natives - flaxes, clumps of grasses, a good mixture, different shapes and visual textures.

Need safe banks and defined edges. Kids love the willow tree. Cabbage trees are great.

**Nicola** - same as Jill really, open spaces and clustered planting, no rocks for banks more timber walls and jetties. Walkway right around the water's edge, glades, planting, seating

Mixture of planting, some trees towards the top but avoid shutting out views from houses which are valued. Deciduous trees for colour. Paths down to water lined with trees maybe.

Deal with need for resident's privacy and also comfort of reserve users, don't feel as if intruding. Walk down by the water, or maybe along the top. If the stream is nice then nice to walk by it. path should deviate up and down thru glades, around vegetation clusters.

Idea of mirroring what is happening on the other side but tricky when don't know what the proposals are.

**Chris** - in keeping with other ideas but more natives than exotics. Have variety in height with some decent tall trees. Encourage the wildlife eg fantails. Keep it accessible for everybody. Kepp banks reasonably natural, just gently sloping in. occasional timber wall. Linkages are important esp at the top end. Shading kills out the water weed will never get rid of it completely. Mirror opposite side, be compatible.

Disgusting down the south end, branches hanging in the water.

**Jenny** - leave some if the trees in there. Very exposed without them. Flax look appeals, trees with colour too though. Keep it reasonably open for safety, also so kids can get down with canoes. It is to be an asset for the future like the upper part. Supports other ideas raised. Need for supervisibility from the houses for the kids, esp younger children and visitors. Walkway should alternate a bit, be out of sight of houses mostly, with seats.

**Late arrival** - open space esp along pathways, denseness in clusters. Would like some variety so shrubs as well as trees and low planting. eg around seats for privacy.

Some planting near the houses to give privacy, everyone given an opportunity to say exactly what happens. outside their place. Grass maintenance - broad curves. High fences? Privacy. Views out important. Planting outside boundary, 1m out maybe, room for individualism.

What is happening at the end? (South boundary)

Visibility for children, some safe places, but also places where deterred. Bigger trees on west side. Replace big willow kids love. Reference to the historical facts about Mill Stream? No cycle tracks! A walking area only. Boardwalks? Swimming possible. Trout and eels there.

Keen to do something now, it is budgeted for, suggestions?



## **MILL STREAM RESERVE**

**Meeting on 19 April 2000**

### **Group 2:**

**Katy Robinson  
Brent Nicholls  
Roger Abel  
Simon Johnson**

### **Summary**

- Sun and view. Problems of big trees. Carefully thinking about any of tall planting. People do not like to block the view from their houses.
- Too much weeds in the stream. What is happen after cleaning?
- Clear the edges in some areas
- Recreation areas (grass)
- Keeping trees and replacing some of them in future
- Group planting along the stream instead of dense planting
- Creating of 5 little parks and walkways
- The edge of the stream must be improved, but safety issues for kids are essential
- Mixture of native and exotic plants (good balance)
- Mill? It was here?
- Walkways must be along the stream (close enough to the stream)
- Softening of private gardens by planting of natives (only with specialist's consultation!)
- Organising special places for feeding birds
- Keep some exotics for colour
- Using native plants as a basis
- Using native herbs for lawns
- Functional analysis (where and why people use different areas in this reserve):
  - sitting area
  - playing area
  - fishing area
- To organise the special group (consisting of academics and local residents) which will walk through stream and discuss all problems
- Work together with Councils
- Places for kid's activity (tyres, canoe)
- Pocket (patchy) planting along the stream
- More information about hydrology, water quality, ecology (birds, cats, dogs)
- Identification of high use areas
- Emphasis on wildlife restoration
- Identification of crucial, the most important ecological areas.
- Grey willows-threat to stream ecology. Investigation of water weeds

## Liffey Residents' Workshop Group notes April 19 2000 (Roy facilitating)

- ◆ want to keep “semi-openness” and not lose views
- ◆ want trees to be closer to stream edge than up on the rise i.e., taller vegetation streamside, shrubs further back
- ◆ dense “pocket”, clump or cluster plantings which guide the walker rather than uniform but thinly spread plantings
- ◆ need for formed pathway depends upon plans for other side of stream (i.e., if there is a proper pathway on the other side then may need only indicative pathway [shrubs, trees as cues] on Millstream side
- ◆ want any pathway that is put in closer to stream edge than up on the rise so as to not reduce privacy of residents, nor cause embarrassment to walkers
- ◆ need for seating, but not expensive park benches, rather halfsawn pine or equivalent “rustic” seating
- ◆ wildlife must be protected (e.g., pukeku) and encouraged (e.g., bellbirds, fantails)
- ◆ residents should be allowed, subject to an informal but written agreement that SDC does not object to, to plant stream “frontages” to a distance of one metre from the back boundary of their properties
- ◆ signage denoting walkway (e.g., “Millstream/Liffey Walkway”) and marking of entrances and exits to streets (signs/plantings)
- ◆ preserve peacefulness rather than make exercise or active recreation area
- ◆ clearing done soon (with ongoing maintenance)
- ◆ plantings in as soon as possible

### minor suggestions

- \* boulders/rocks at one or two points
- \* weeping or other willows to replace unwanted trees?
- \* mosquito problem at north end eliminated

## **MILLSTREAM RESERVE**

### **Landscape Development Concept**

#### **LIST of species accompanying the plan**

##### **Deciduous trees** (symbol on the plan)

selected for good autumn colour and value of wildlife  
will be planted quite closed to the stream (2,5-5 meters):

*Betula pendula*

*Betula papyrifera*

*Quercus palustris*

*Eucalyptus* sp. (red-flowering gums, I have to check through local nurseries)

##### **Native evergreen trees**

Mixture of indigenous species for wildlife value and local character:

*Sophora microphylla*

*Plagianthus regius*

*Podocarpus totara*

*Prumnopitys taxifolia*

*Dacrycarpus dacrydioides*

*Elaeocarpus hookerianus*

*Elaeocarpus dentatus*

*Hoheria angustifolia*

*Dodonaea viscosa* (*Dodonaea viscosa* 'Purpurea' could be used for colour)

*Pseudopanax arboreus*

*Leptospermum scoparium* (only use small amount with expectation it won't last longer than 5 years unless it sprayed with oil)

*Pittosporum tenuifolium*

*Pittosporum eugenoides*

*Pseudowintera colorata*

##### **Native planting**

Indigenous grasses, flax herbs, shrubs in mix designed for visual appeal and wildlife habitat/food sources:

*Phormium tenax*

*Carex secta*

*Schoenoplectus validus*

*Juncus gregiflorus*, *J. pallidus*

*Cyperus ustulatus*

*Cortaderia richardii*

*Polystichum vestitum*

*Hebe salicifolia*

*Coprosma rubra*, *C. areolata*

*Coprosma rotundifolia*

*Coprosma robusta*

*Myrsine australis*

*Griselinia littoralis*

### **Cabbage trees**

Indicators of important locations (eg Entrance, Bridges, Seats)

### **Border planting:**

Small trees, shrubs and tussocks  
to provide transition and soften visually.

Theme: native species

Notice: (will be planted as a buffer between private gardens and grass area in the reserve)

*Hebe* sp.

*Pittosporum tenuifolium*

*Olearia paniculata*

*Anemanthele lessoniana*

*Brachyglottis greyii*

*Cortaderia richardii*

*Chionochloa rubra*

*Poa cita*

*Coprosma propinqua*

*Muehlenbeckia astonii*

*Coprosma virescens*

*Astelia fragrans*

*Carex trifida*

*Pennantia corymbosa*

*Stebulus heterophyllus*

*Kunzea ericoides*

*Coprosma lucida*

*Coprosma crassifolia*

*Coprosma linariifolia*

*Lophomyrtus obcordata*

*Melicytus ramiflorus*

*Aristotelia serrata*

*Fuchsia excorticata*

*Myrsine divaricata*

### **Grass area**

Mown meadow grass with mixture of species for wildlife value including some native 'weeds' such as *Hydrocotyle* species plus native *Leptinella* sp. and 'wildflowers' *Pratia* sp.

## **MILL STREAM RESERVE**

**Meeting on 19 April 2000**

### **Group 2:**

**Katy Robinson  
Brent Nicholls  
Roger Abel  
Simon Johnson**

### **Summary**

- Sun and view. Problems of big trees. Carefully thinking about any of tall planting. People do not like to block the view from their houses.
- Too much weeds in the stream. What is happen after cleaning?
- Clear the edges in some areas
- Recreation areas (grass)
- Keeping trees and replacing some of them in future
- Group planting along the stream instead of dense planting
- Creating of 5 little parks and walkways
- The edge of the stream must be improved, but safety issues for kids are essential
- Mixture of native and exotic plants (good balance)
- Mill? It was here?
- Walkways must be along the stream (close enough to the stream)
- Softening of private gardens by planting of natives (only with specialist's consultation!)
- Organising special places for feeding birds
- Keep some exotics for colour
- Using native plants as a basis
- Using native herbs for lawns
- Functional analysis (where and why people use different areas in this reserve):
  - sitting area
  - playing area
  - fishing area
- To organise the special group (consisting of academics and local residents) which will walk through stream and discuss all problems
- Work together with Councils
- Places for kid's activity (tyres, canoe)
- Pocket (patchy) planting along the stream
- More information about hydrology, water quality, ecology (birds, cats, dogs)
- Identification of high use areas
- Emphasis on wildlife restoration
- Identification of crucial, the most important ecological areas.
- Grey willows-threat to stream ecology. Investigation of water weeds

Removal of Rubbish and maybe some Water weed, and dead and dying Tree Branches.

**Extensive Clearance of Existing Water Weed and Willow Trees is not Recommended at this Stage.**

Advice from Lincoln University Staff specialising in Ecology and Stream Hydrology is that the Effects of Weed and Tree Removal in this Stream are Unknown, particularly in respect of Effects on Stream Flow, Sedimentation, Channel Changes and on Wildlife.

Additionally, Removal of Stock from the Stream Corridor (due to Development) will have Effects on the Stream.

These should be Assessed before Other Stream Management Activities are Considered. Generally a Precautionary Approach should be Taken at Present, and it is Recommended that Study of the Stream be Initiated to determine Appropriate Management Activity.

This does not Preclude Planting being Carried out or other Landscape Work. In fact, Planting through Shading, may assist in Controlling Weed Growth.

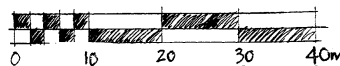
- 
- DECIDUOUS TREES  
selected for Good Autumn Colour & Value for Wildlife  
(see Species List)
- NATIVE EVERGREEN TREES  
mixture of indigenous species for wildlife value & local character  
(see Species List)
- NATIVE PLANTING (see Species List)  
indigenous grasses, flax, herbs, shrubs in mix designed for  
Visual Appeal and Wildlife Habitat / Food Sources
- CABBAGE TREES  
Indicators of Important Locations (eg Entrance, Bridges, Seats)
- BORDER PLANTING  
low, shrubby / Herbaceous Exotic & Native Plants to  
Provide Transition & Soften Visually. Theme Native Species (eg  
Pittosporum, Kowhai Tree, Flaxes, Tirodactylon, Herbs)
- GRASS AREA  
Mown Meadow Grass with Mix of Species for Wildlife Value  
No Fertilisers, Herbicides. Smooth Curving Shape for Mowing.
- PATH / BOARDWALK  
located closer to stream on lower slope  
for Residents' Privacy & Walkways Comfort
- TIMBER DECK

[illegible]

As part of the Visioning Process for the Lincoln Community, members of the Lincoln Project team attended a public meeting at Mill Stream Reserve. An evening workshop was later held to determine in greater detail what residents wished for the landscape development of the Reserve. The principles upon which this Concept is based were derived from these meetings.

It must be made clear however that this is an indicative Concept plan only, based on a response to residents' visions and on a brief overview of the Site with very limited knowledge of physical patterns and processes at work.

In order to produce a robust and meaningful design, a professional landscape architect should be engaged and a thorough investigation of the stream environment and wildlife be undertaken. This is beyond the scope of the Lincoln Village Vision Project.

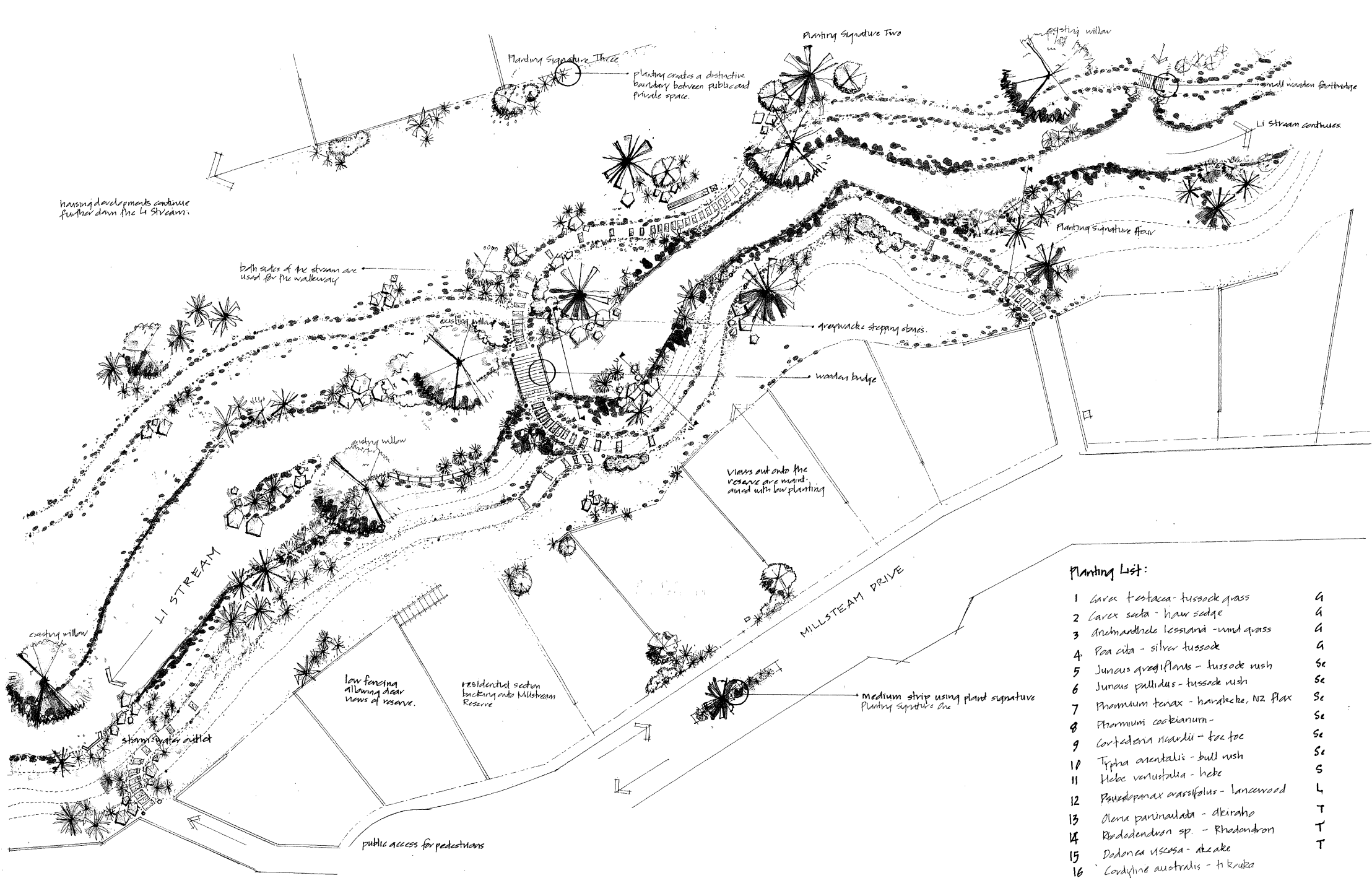


# MILL STREAM RESERVE

## Broad Concept for Landscape Development

Scale 1:500 @A2      June2000

Prepared by the Lincoln Vision Project Team

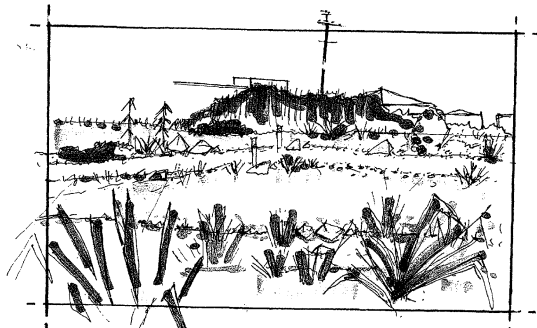


## LINCOLN VILLAGE GREEN AREAS

LASC 317: ECOLOGICAL DESIGN - PROJECT THREE

## Millstream Reserve Detailed Concept 1 : 250

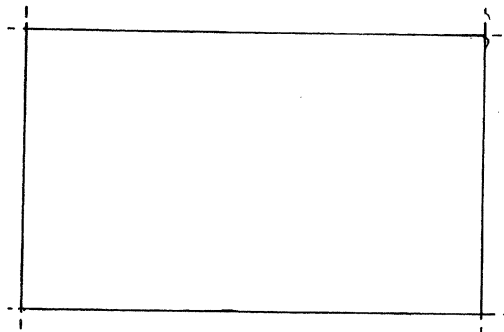
PRESENTED BY JESSICA BARR 982196



Sketch One: Walkway planting along the Li Stream

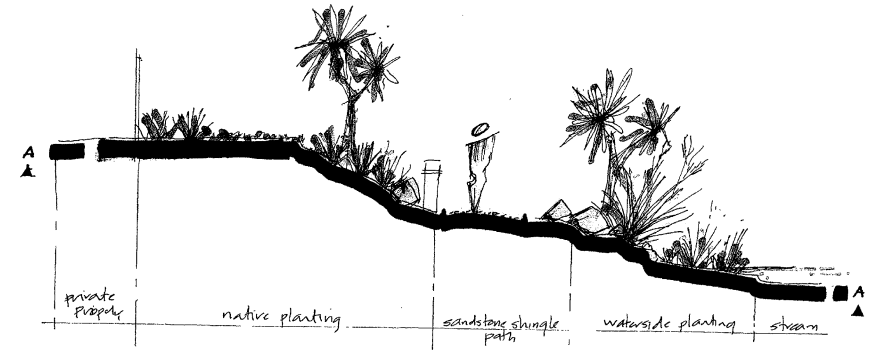


Sketch Two: Low fences and boundary planting of properties adjacent to Millstream Reserve

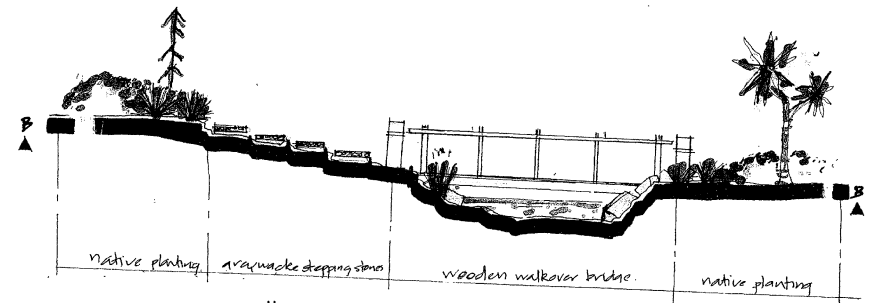


Sketch Three:

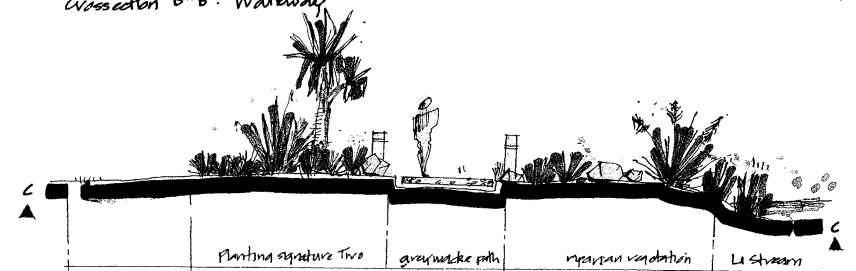
Cross-section A-A: Walkway and Li Stream



Cross-section B-B: Wooden Bridge



Cross-section B-B: Walkway







### Boardwalk/Wooden Bridge Type Construction Across Waterway

Timber Decking Allows All Season  
Access to Waters Edge for  
Children and Families. At this  
Point the Stream is Broad and  
Shallow and Suited for Children  
to Play In (Pending Water Quality

Some Existing Willows to be Retained Until Native Vegetation Has Established. Future of Individual Willows Should Be Reviewed Annually

Large Growing native  
Conifers, eg Totara  
Matai + Kahikatea  
to be Established on  
True Right Bank

Pond Area to be Developed and  
its Margins Planted With  
Local Riparian Vegetation

Areas of Open Grass Down to Waters Edge  
Allows for Unrestricted Views to Water, And  
Access to River for Maintenance Machinery etc

Serpentine Path (Asphaltic Concrete)  
Includes Borders of Greywacke  
Stone to Both Express the Origins  
of the Area and Portray this Braided  
River Construct

Medium Sized Native Shrubs  
and Small Trees Planted on  
Steep Banks and in Selected  
Locations Near Waters Edge

Easily Accessible Medium Sized  
Greywacke Rocks/Stones  
Encourages Children to Use  
them to Construct Dams in  
the Riverbed ~ A Special  
Love of Children!

Local Native Ground Cover and Low Growing Shrubs Allow For Views Across and Out of Reserve and Also Acts As a Buffer Between the Reserve and Housing.

Fences Along Adjacent Property Boundaries  
Should be of an Open Style, for Both  
Security Reasons and for Maximum  
Views.

Arrows Marked on the Plan  
Show, Where Significant Views  
Into Adjacent Countryside  
Are Retained by Restrictive  
Vegetative Growth. When Sub-  
Division Does Occur on the True  
Right Bank, Gaps Will Affect  
Visibility and Security Issues

Streamside - Semi Aquatic Vegetation Species May Include:-  
*Juncus pollidus*, *Typha orientalis*, *Schoenoplectus puncens*,  
*Scirpoides nodosa*, *Carex secta* *Cortaderia richardii*,  
*Phormium tenax* etc

Medium sized shrubs and small trees. Species may include:-  
Coprosma propinqua, Coprosma areolata, Hebe solida, Hebe  
argentea, Platanus diversicatus, Cordyline australis, Pseudopanax  
complanatum, Groenlandia littoralis, etc.

Low Growing Shrubs and Ground Cover. Species may include:- *Poa cita*, *Anemone the lessoniana*, *Libertia excoeloides*, *Muehlenbeckia astonii*, *Coprosma areolata*, *Antelia fragrans*, *Coprosma rubra*, etc.

Small to large Trees Grown as Specimen Trees in Lawn Areas. Species May Include:- *Podocarpus totara*, *Prumnopitys taxoides*, *Dacrydium dacrydioides*, *Sophora microphylla*, *Hobertia angustifolia*, *Platanus regius*, etc

Areas of Grass/Lawn

ISSUE	AMENDMENTS	DATE
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	INITIALS	DATE		APPROVED
DESIGNED			DATUM	
DRAWN			BENCH MK	//
TRACED			SURVEY FB	DATE
DRW. CHK.			SURVEY LB	
DES. CHK.			CONSTN. EB	
INDEXED			CONSTN. LB	

DRAWING TITLE

## ***Millstream Reserve; A Vision For Future Development***

## SCALES

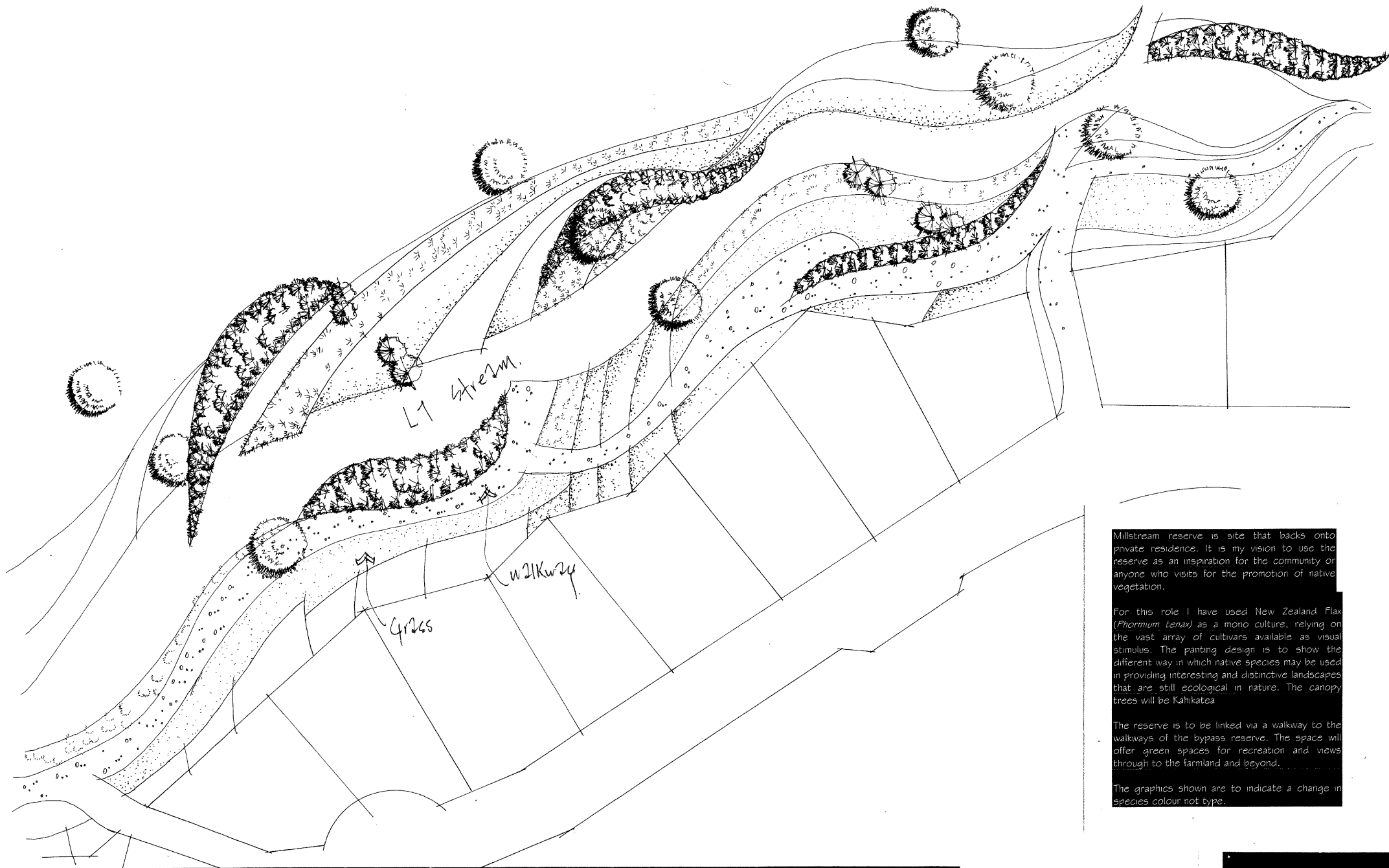
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C.N.
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5

SHEET 5 OF 5





Millstream reserve is site that backs onto private residence. It is my vision to use the reserve as an inspiration for the community or anyone who visits for the promotion of native vegetation.

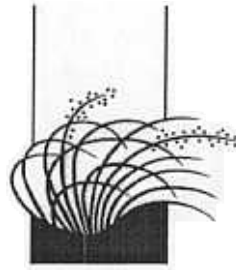
For this role I have used New Zealand Flax (*Phormium tenax*) as a mono culture, relying on the vast array of cultivars available as visual stimulus. The planting design is to show the different way in which native species may be used in providing interesting and distinctive landscapes that are still ecological in nature. The canopy trees will be Kahikatea.

The reserve is to be linked via a walkway to the walkways of the bypass reserve. The space will offer green spaces for recreation and views through to the farmland and beyond.

The graphics shown are to indicate a change in species colour not type.







Anne Steven ANZILA  
Landscape Architect

14 November

Allan Stevens  
Lincoln Community Committee  
LINCOLN

Dear Allan

**Re : Signs for Lincoln**

In response to your request for ideas for welcoming entrance signs for Lincoln, for the Womens' Cricket Championships, we have some ideas as follows:

1. Keep it simple and easily readable, not too much information
2. Black and white only
3. Font Times Roman
4. Wording something to the effect of "Lincoln Welcomes You to the ...." or "Lincoln Village...." or "The Village of Lincoln.....", also reference to being established in 1862.
5. Stylized images could refer to the past eg the water wheel on the Liffey (the old mill site) also a very "village" symbol, and also to the oak trees being a significant and highly valued feature of Lincoln either stylized oak leaf(ves) or recognizable oak tree silhouette or outline.



We think this should be a temporary sign. A permanent sign(s) needs more time for design, probably development of some options, and time for wider community consideration and ratification/voting. However this opportunity can be used to "test" a design, it may be highly favoured!

We wish you well in the hosting of this event,

Yours sincerely

Anne Steven  
Lincoln Project Team Leader



# Lincoln University Millennium Memorial Garden

## C O N C E P T

Dr Jacky Bowring, Landscape Architecture Group  
Environmental Management and Design Division, June 1999

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### Context

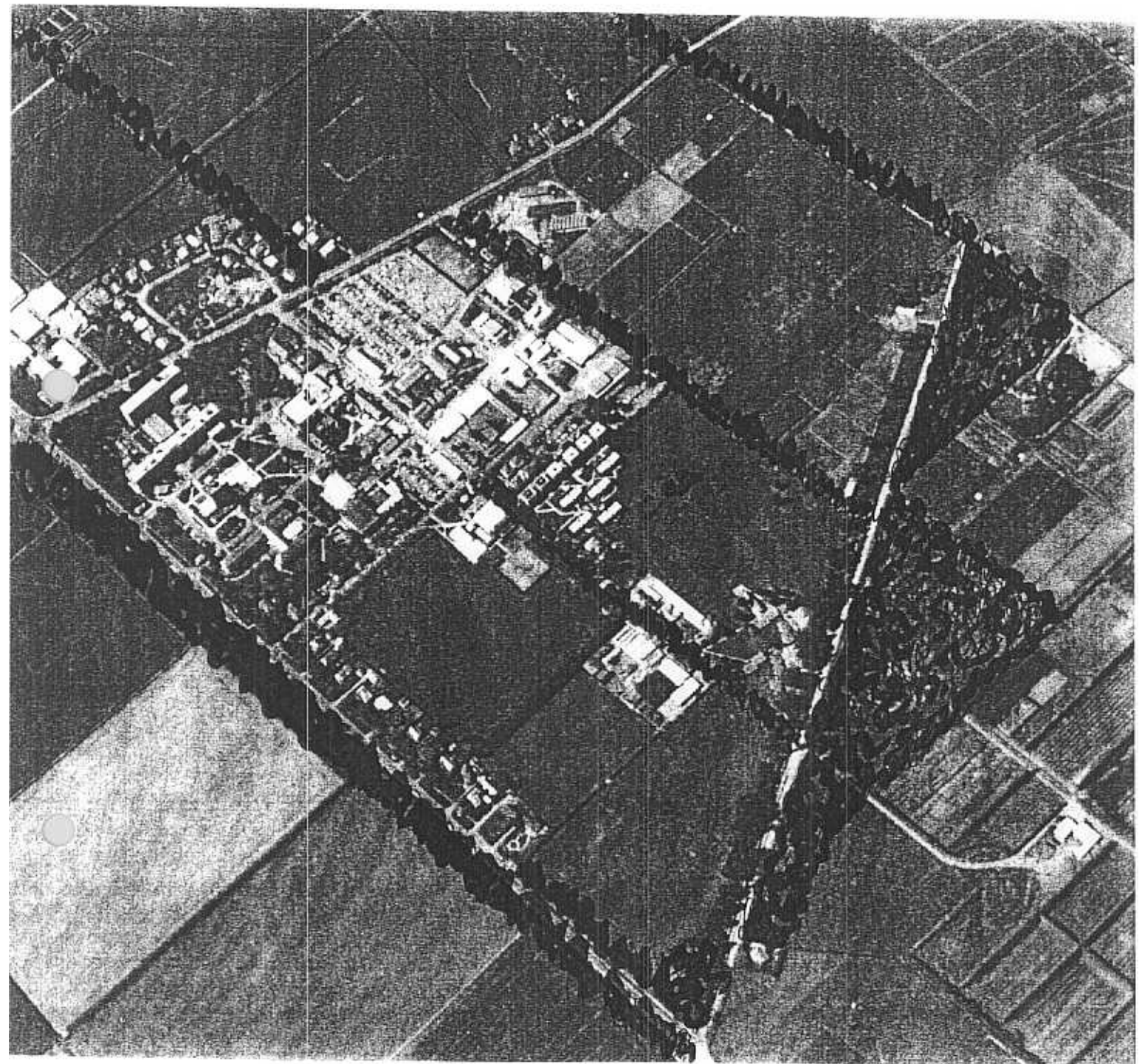
Lincoln University is very fortunate in that its rural setting provides a major opportunity for a dramatic landscape gesture in terms of creating a millennium garden or park. This has considerable potential for enhancing the visual quality of the campus and reinforcing the quality aspect of Lincoln University. The landscape of any university is critical to its image. In the USA the "ten second impression" (Karson 1987), or the "15 second rule" (Posner 1989), describes how the immediate image of the campus landscape exerts enormous influence on students' enrolment decisions. In fact, for 60% of surveyed college-bound students in the USA, the visual environment was stated as the most important factor when choosing a college. (Quad Quorum 1989).

For Lincoln the visual environment is arguably even more critical. As a university which has a strong relationship with land-based activities including farming, natural resources, and of course landscape architecture, this should be reflected in a quality environment.

### The Site

The working party of Ian Spellerberg, Dick Lucas, Roy Edwards, Lois Warburton, Neil Challenger, and Jacky Bowring, has considered the possible siting of a memorial garden. What is required is not just a small garden somewhere on the central campus. Apart from the fact that such a garden may be subject to ongoing changes in the built environment of the campus, it lacks the monumentality befitting a millennium project and the space to accommodate visions of the revegetation of indigenous flora.

The "site" suggested for the millennium garden therefore reflects the gravity of the project. A linear park encompassing the entire campus and connecting it with the village is proposed. (figure 1) This is a very long term exercise which can evolve incrementally, but would represent a commitment to a quality campus. Within this linear park a range of nodes and foci are possible, and a walking and bicycle track enhances campus users' experience of the place. A number of other sites within this broad matrix have been investigated, and these are discussed below.



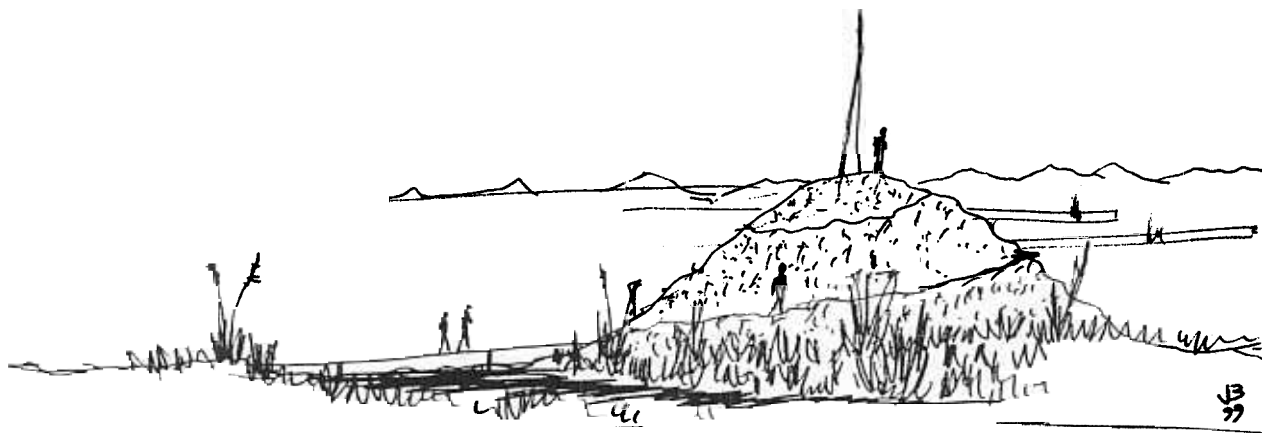
**Figure 1. The potential for the millennium garden to be in the form of a linear park around the entire campus**

## CONCEPT

### 1. Memorial Garden

One of the most important aspects of this project is the provision of a memorial garden. Such a garden would provide a focus for commemoration and contemplation on the campus. It needs to be a quiet place with strongly evocative qualities. There should be potential for appropriate commemorative inscriptions to be an integral part of the design for this place. The families of Lincoln students and staff who have passed away invariably want to have a memorial within the campus grounds, and this is presently approached in an ad hoc fashion. This has resulted in a meaningless distribution of memorials around the campus, and has meant some memorials are vulnerable as the layout of the landscape changes. Instead, the ongoing process of memory on the campus should be contributing to a bigger picture, rather than becoming incidental to a landscape which does not accommodate them.

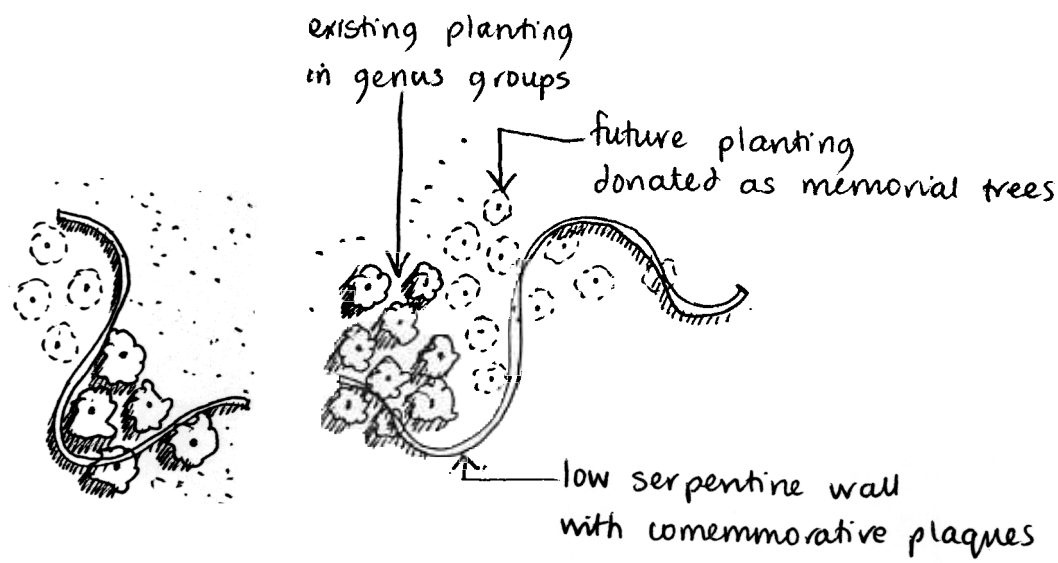
One part of the linear park will therefore be a memorial garden, possibly sited within the grazing laboratory area beyond the rugby fields. Such a garden should be contemplative and reflective, and could for example contrast with the flatness of the surrounding landscape to create a significant place on campus (see figure 2).



**Figure 2. Concept for the memorial garden - mound and wetland**

The adjacent area of the Horticultural Research Area also presents considerable potential for a commemorative garden. This presents possibilities of contributions of trees for memorial purposes reinforcing and enhancing the current collections. Without in any way detracting from the botanical significance of the collection, the memorial garden could highlight the significance of this often overlooked part of the campus. There are a number of attributes which means this site already has the “bones” of being a potentially effective memorial garden. For example the strong seasonality of the garden is very appropriate for a place which evokes memories. Colours and fragrance, the quality of light through the seasons, are all important in the creation of a place which is connected with memory. Figure 3 shows a concept for a memorial garden within the botanic collection.

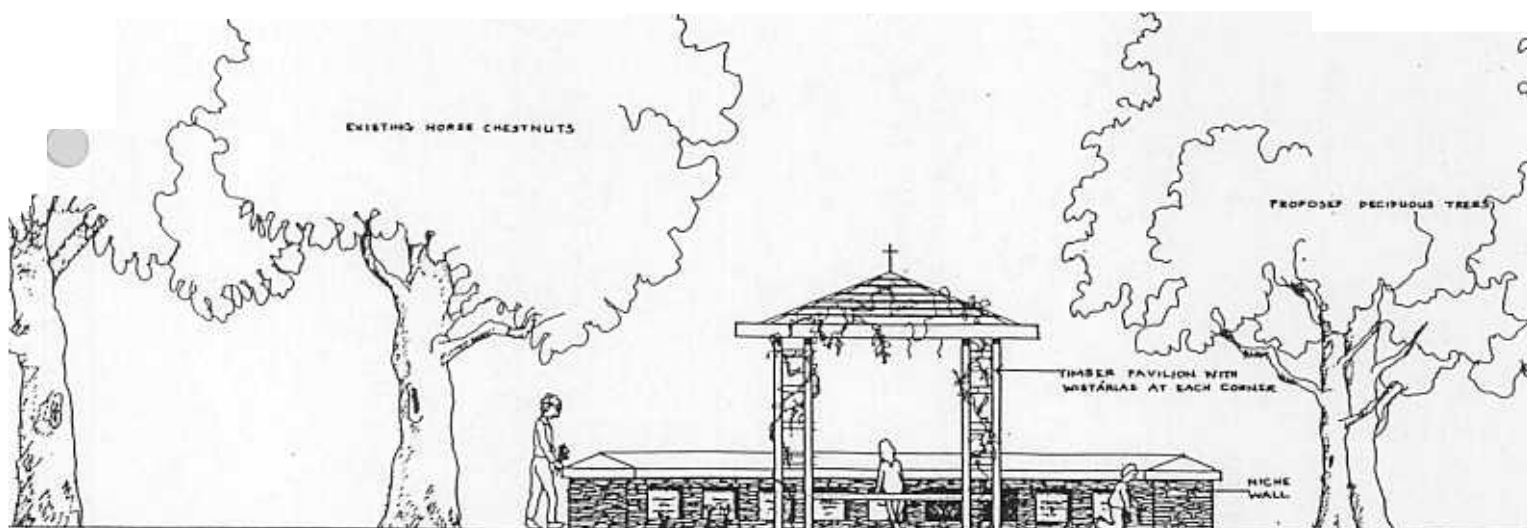




**Figure 3. Concept for a memorial garden within the plant collection**

## 2. Columbarium

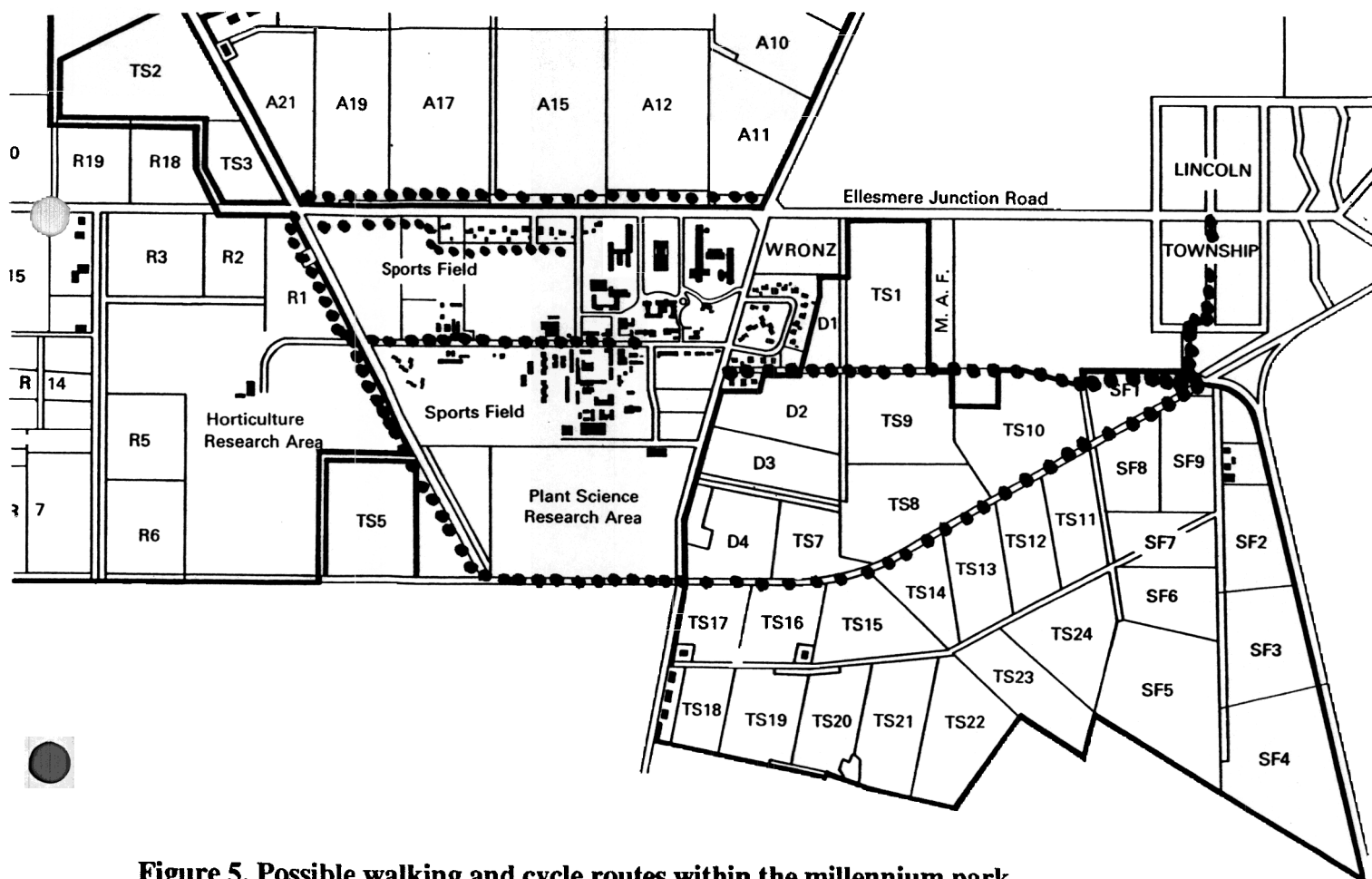
In addition to a memorial garden there is the potential to establish a columbarium within the linear park. A columbarium is a niche wall which holds cremated remains, with details recorded on plaques. An example of a columbarium within a cemetery is shown in figure 4. The columbarium would raise funds for the rest of the millennium garden project through the selling of niches to alumni or others interested in the campus as a final resting place. It would also provide an additional contemplative space within the larger framework.



**Figure 4. Columbarium at St Mary's Church, Halswell, Designed, Jacky Bowring**

### 3. Cycleway and walking track

At present there are limited opportunities for walking within the campus for recreation, and the walk into the village is unappealing. There are a range of possibilities for enhancing walking and cycling routes as part of the linear park. For example, an extension of Farm Lane through to the village would provide a major asset, and could become a significant amenity feature in the area to be subdivided. Another opportunity exists on the old railway line to create a longer route for recreational walkers. A circuit around the entire campus would take in a range of experiences and would be ideal for visitors to the campus, or those who need to take a break at lunch time. Figure 5 illustrates possible routes.



**Figure 5. Possible walking and cycle routes within the millennium park**

#### 4. Revegetation

The linear park provides considerable potential for establishing a range of indigenous plant groups within the campus. This could also take on a commemorative function - for example with the planting of one cabbage tree per year at graduation (see figure 6). Such an act could become one of the university's rituals and be part of the evolution of the Lincoln University culture.

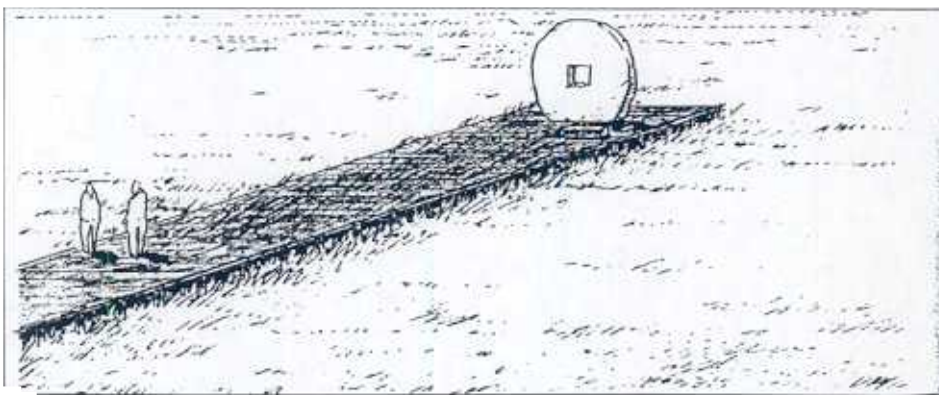
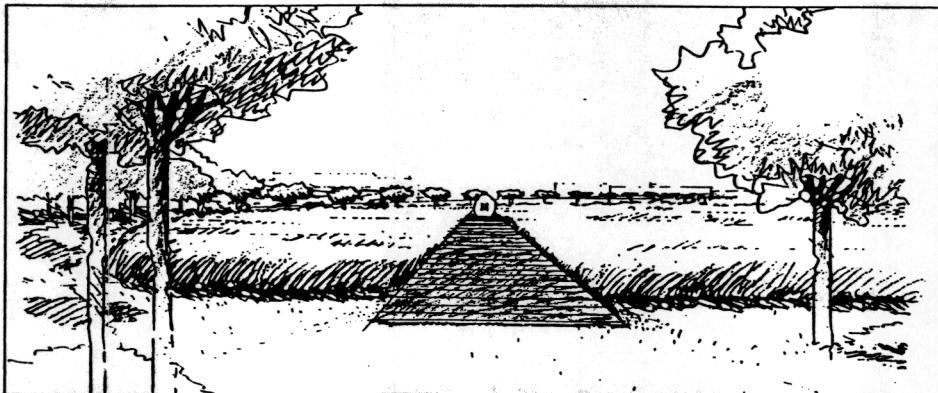
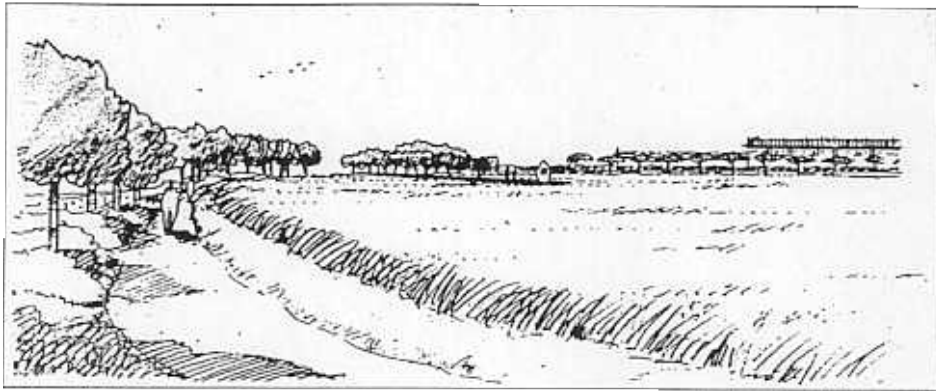


Figure 6. A tree planting ritual at Lincoln University

## Precedents and inspiration

There are a wide range of precedents and inspiring ideas for memorial gardens, and the broader notion of a millennium park. The following examples highlight some of the qualities which the project could capture:

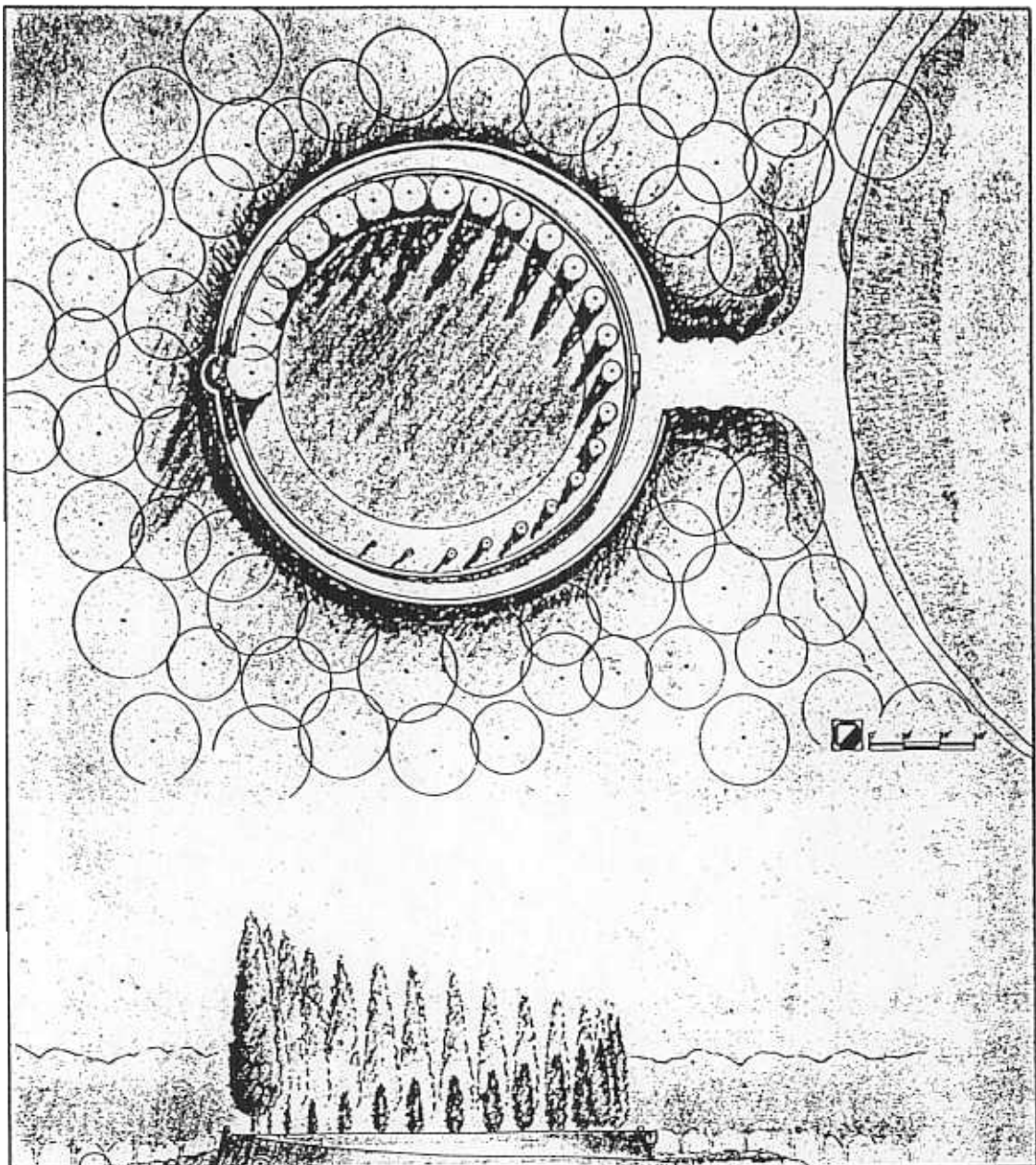
1. Wheat Walk, Rachada Chantaviriyavit and Ron Wigginton, University of California at Davis  
First prize in the conceptual gardens competition, 1988. An 18inch by 200 foot platform extends out into a field, and is terminated by a huge stone circle. The stoen makes reference to "the square cutouts typically made in stone grinding wheels to receive a wooden axle... On a clear night the moon would be framed in the stone.... In the summer months you would feel the hear radiating from the stone, and at sunset gather around its warmth.... On this huge stage the seasons are supplemented by active and passive interaction; by cultivating and harvesting; and complemented by the experience of being in a living field of grain. Walking above this planet of wheat, the mind and the landscape reveal each other." (Johnson 1988: 60)  
Inspiration for Lincoln: agricultural cycles, celebration of the raison d'être of the university, contemplative and evocative.



## 2. Time Garden, William Skelsey. University of California at Davis

Skelsey's design was placed second in the conceptual gardens competition for the University of California at Davis, in 1988. "Each year a sapling is planted. After 30 years, when the circle is filled with trees of ascending height, the oldest tree is removed and replaced by another sapling. 'This garden is an emblem of the cycles of nature, the passing of time and the actions of man. It is meant to commemorate the special moment when nature and history coincide.'" (Johnson 1989: 65)

Inspiration for Lincoln: Cycles, commemoration, long term association with students, establishment of a community consciousness on campus, commitment to future of university

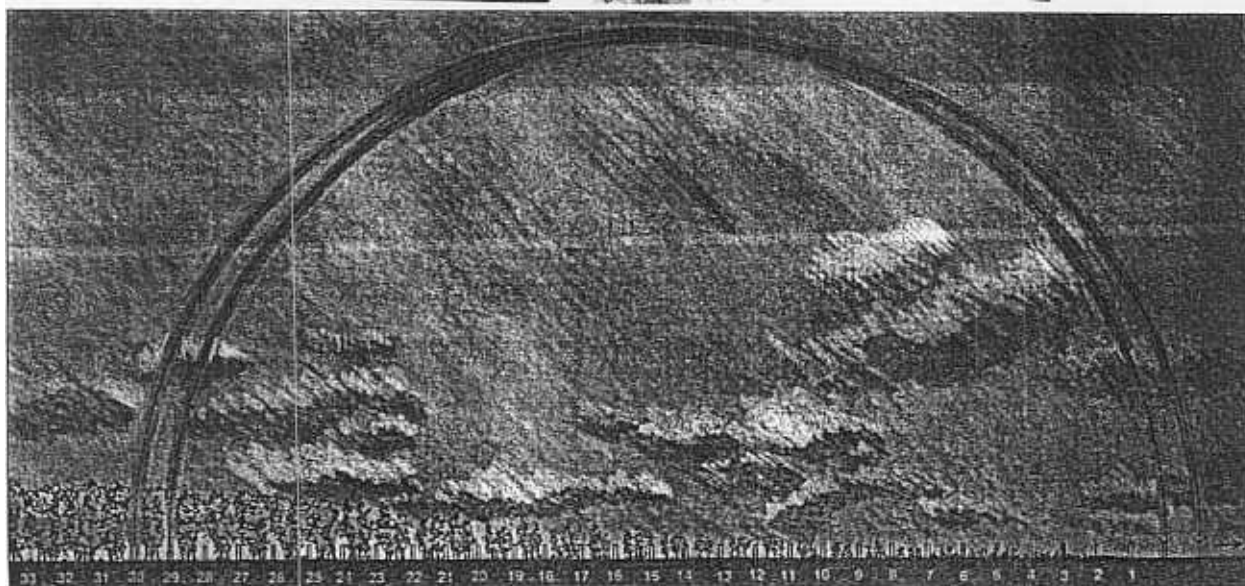
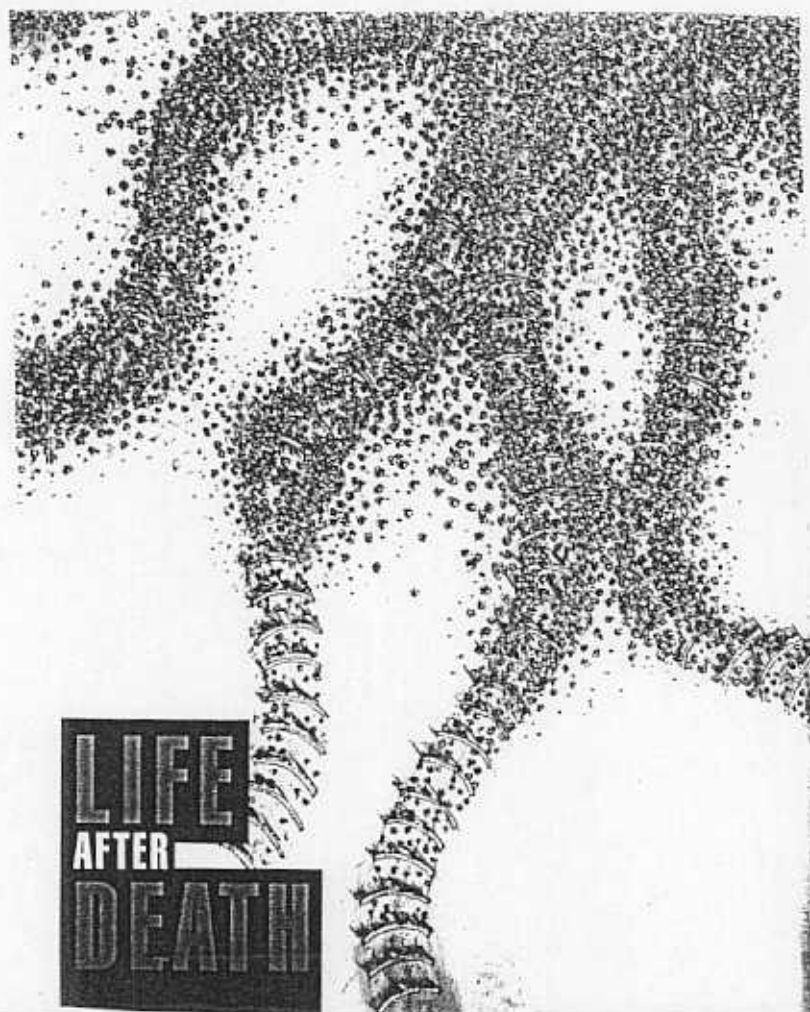




### 3. Life after Death, Jacky Bowring

One of five winners selected in the international Visionary Landscapes competition, *Landscape Architecture*, USA. "A sequence of sickle-shaped walls advances across a wasteland. The walls are made of columbaria, caskets containing the ashes of the dead. When a wall has stood for 30 years - the cycle of a generation - it is dismantled and rebuilt at the front of the swauence. .... The system facilitates ecological succession in otherwise barren and inhospitable landscapes." (Bowring 1992: 470)

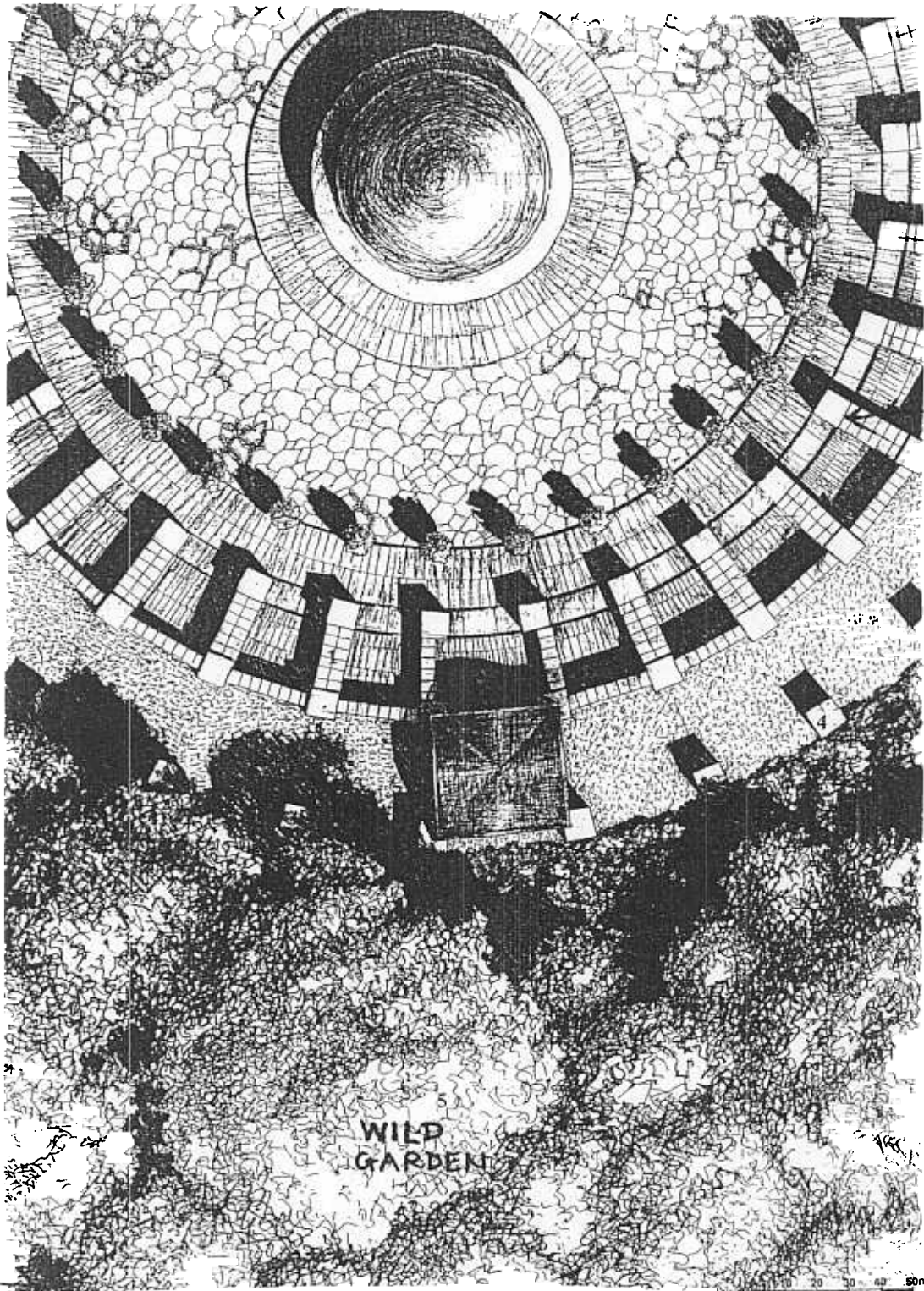
Inspiration for Lincoln: ecological succession, dynamism, process, memory.



#### 4. Cremetery, Jacky Bowring

Third place in Supreme Awards, and 2nd place in Best Monument, Phoenix Awards, United Kingdom, 1991. Also based on cycles of 30 years, this design explores the long term cycling on a confined site. Through a series of cycles the ash is first weathered in the columbarium, then in an ashuary (the cremation version of an ossuary), and finally into a wild garden.

Inspiration for Lincoln: cycles of time, contemplative space, wild garden.

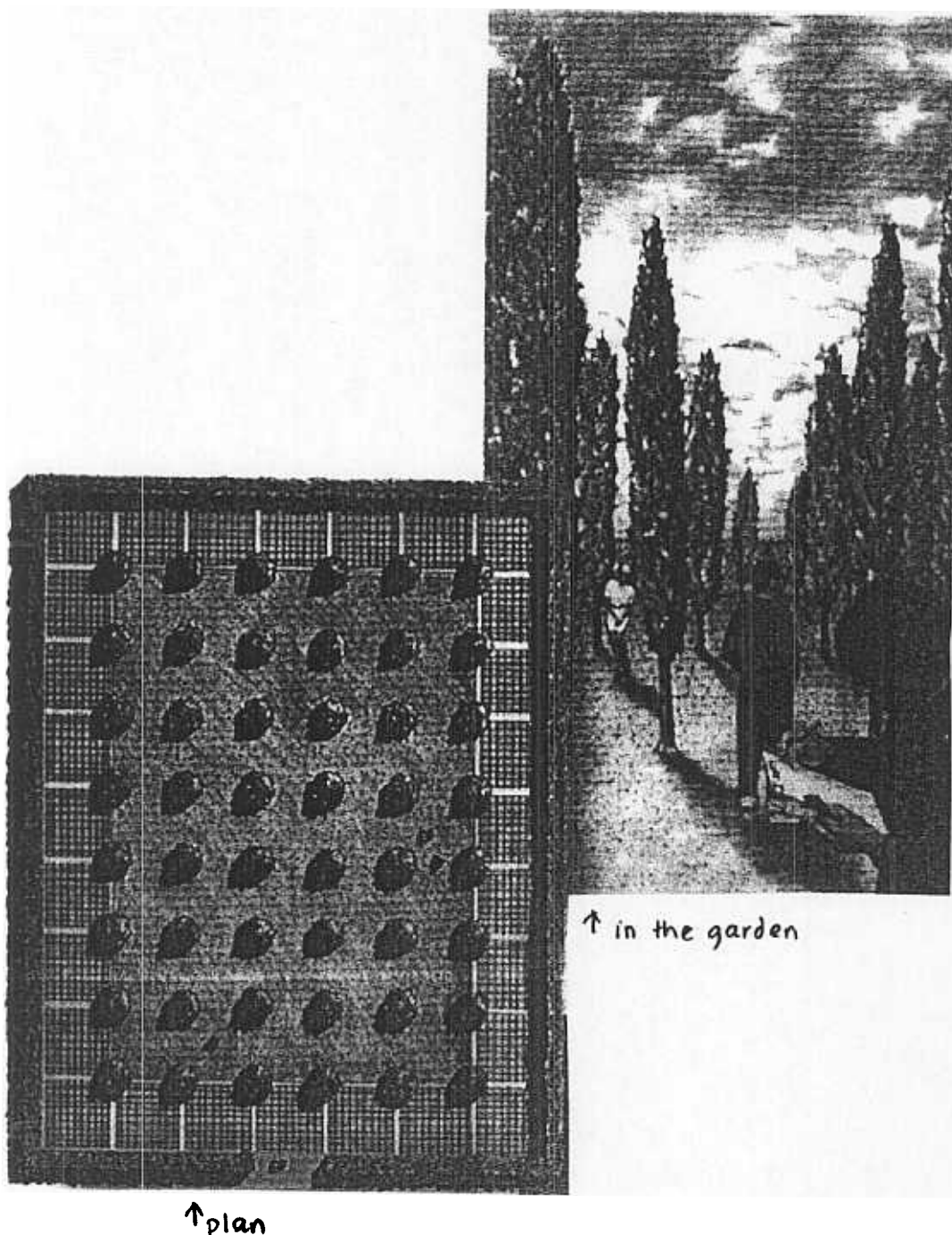


### 6. Ritual Text, Jacky Bowring

(Gold Award, Ellerslie Flower Show 1995. Refereed Publication *Georgia Landscape*, USA, 1995)

"The saying of the rosary, the raking of gravel at Ryoan-ji, the chanting of a mantra: all rituals confined to the traditional, sacred world. Ritual text is a secular form of meditation, where the perambulations of a medieval monk coincide with the instantaneous, electronic, digital alphabet. Tradition and technology collide. The flashing , urgent digital text is slowed down into a measured and meditative walk, as the visitor paces out letters within the grid. It is this process of meditative walking which writes the text." (Bowring 1995: 4)

Inspiration for Lincoln: secular forms of meditation, contemplative space, engagement with place, interactive





## 7. The Remembrance of Things Past, Jacky Bowring

(First prize, Urban Gaze Competition, Auckland Architecture Association, 1998)

The site was an inner city carpark, where a number of significant buildings had been demolished including Brown's Mill, the 1ZB building, and His Majesty's Theatre. The design consists "of three architectural elements, the Whispering Wall, the Wishing Wells and the Wailing Wall, each constructed as a monument to past architectural elements that have been replaced by the current carpark. The result was a project that cast a critical eye upon the destruction of cultural artefacts within the city." (Reynolds and Haarhoff 1998: 31)

### Inspiration for Lincoln: Memory, monuments, symbolism

#### wailing wall

"The proposal is to provide a pocket that articulates what Auckland values as a community."

The wailing wall bears witness to the atrocities committed against cultural artefacts in the city of Auckland. Significant buildings demolished to make way for car parks; paintings stolen and severely damaged; trophies vandalised; trees chainsawed; pa sites quarried... The wall is covered in gilt as a symbolic pun.

#### whispering wall

"... the design of the Public Space may address less visible elements of the site..."

A curving wall stands on the site of the old 1ZB building. It is perfectly circular and smoothly plastered, creating a whispering wall. Evoking memories of a building dedicated to communication, the wall is also like an urban confessional as secrets and desires drift in snatches along the wall.

#### wishing wells

#### memories and ghosts

Two wishing wells are created on the exact site of the two wells unearthed during the Brown's Mill archaeological excavations. The wells were over a hundred years old and proved to be a rich source of historical information having collected all manner of detritus. They were subsequently erased from the urban script.

*uilt and anguish*

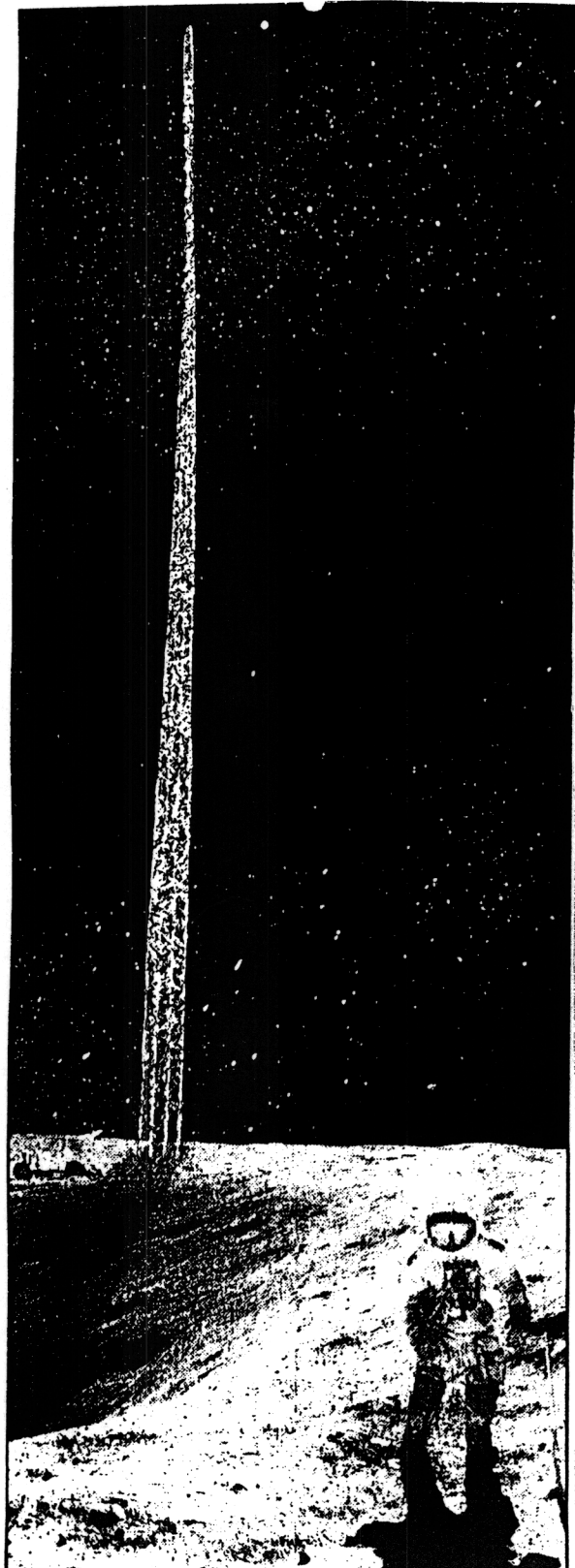
*opes and regrets*

8. Millennium Moon Tower, Jacky Bowring and Jasper van der Lingen

(Selected for publication, Paper Landscapes, *Landscape Design* (United Kingdom), 1998)

"In the Sea of Tranquillity the new millennium dawns... standing on the site of man's first footprint on the moon, a tower rises into space, marking the shift in human aspiration. While the first millennium had a regional horizon, and the second was globally oriented, the third millennium has a universal perspective. The tower will be clearly visible through binoculars, and on a clear night with a full moon it can be seen with the naked eye. The bright side of the moon is always turned towards the earth, and is equally visible to all of humankind. With only one-sixth of earth's gravity, the tower soars to 3.3 km - six times higher than the world's tallest structure." (Bowring and van der Lingen 1998: 32)

Inspiration for Lincoln: monumentality,  
millennial significance



## References

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Karson, R A (1987) A new historicism in Campus Planning. *Landscape Architecture*, 77(2): 74

Posner, E. (1989). Beyond the Green Quad. *Landscape Architecture*, 79(1): 48

Reynolds, Amanda and Errol Haarhoff. 1998. Uncommon Ground. *Architecture New Zealand*. November/December, p.31-33.

Quad Quorum (Statistics based on survey carried out by Carnegie Foundation for the Advancement of Teaching). *Landscape Architecture*, 79(10): 58





**Heinz Wattie's  
Organic Farm  
Lincoln University**

# Farm Biodiversity Plan

## Kowhai Farm

**BIODIVERSITY** or “the conservation of the variety of life” was introduced at the Rio Earth Summit in 1992.

Biodiversity is short for biological diversity. It means the variety of all living things: Plants, animals and micro-organisms; the genes they carry; and the land and water ecosystems that they are a part of.

Biodiversity has been evolving since the beginning of life. It provides us with fresh air, clean water and fertile soil and is the basis of the interconnected web of life on earth.

Biodiversity is essential for the survival of all species, including people. It is the source of our foods, medicines and industrial raw materials. Our economic prosperity is dependent on it, from agriculture to tourism.



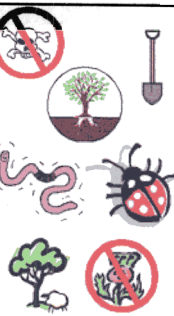




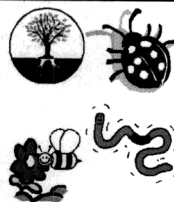




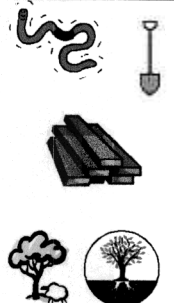
















In New Zealand, farmers have a key role in maintaining and enhancing the biodiversity or variety of life unique to their land.






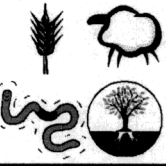









This plan aims to introduce the concept of biodiversity to the farm by establishing native and introduced plantings on field margins, open paddock beetle banks and along waterway banks, among other techniques.

Aesthetic, conservation and production benefits can include:

- Reintroduction of native or endemic plant species
- Providing habitat for native, endemic and introduced insects, spiders, birds and fish, including eels
- Biological pest control by beneficial micro-organisms, insects and birds
- Weed suppression, fewer agrichemicals, shelter, enhanced pollination and erosion management

# BIODIVERSITY ON CANTERBURY FARMLAND

	Beneficial			Kaitiaki-tanga	Potentially Harmful
	Aesthetic & Recreational	Conservation & History	Production		
Field Margins, Service and Recreation Areas					
Native grasses					
Flowers (phacelia, hebes)					
Native trees (cabbage tree, pittosporum, hoheria [ribbonwood], plagianthus [lacebark])					
Kai species (puha, watercress)					
Introduced trees (tree lucerne)					
Bumble bee motels					
Native bee nests					

	Beneficial			Kaitiaki-tanga	Potentially Harmful
	<i>Aesthetic &amp; Recreational</i>	<i>Conservation &amp; History</i>	<i>Production</i>		
<b>Open Paddocks</b>					
Beetle banks, native and introduced grasses					
Productive species (crops, sheep)					
<b>Waterways &amp; Wetlands</b>					
Plant waterway banks					
Enhance water flora and fauna					

† Potentially harmful practices need to be managed to prevent them from becoming harmful long-term.

\* Historical or cultural association of understanding and appreciating the past to benefit the present and future management and decision-making.

# Including homestead, wahi tapu (sacred or special site), tracks and road verges.

## Acknowledgement

Produced with financial support from the Minister for the Environment's Sustainable Management Fund, which is administered by the Ministry for the Environment.

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## Key:

### Beneficial

#### *Aesthetic*



Trees



Flowers



Grasses

#### *Conservation*



Reintroduction of native and endemic plant species

Providing habitat for native, endemic and introduced:



Birds



Insects and spiders



Fish and eels



High water quality

### Kaitiakitanga



Cultural value



Taonga raranga



Mahinga kai



Rongoa Maori

#### *Production*



Beneficial micro-organisms and insects, including biological control



Weed suppression



Fewer agrichemicals



Shelter



Enhanced pollination



Erosion management



Crops



Stock



Soil microbes and earthworms



Soil structure and fertility



Timber production

### Harmful



Potential competition with natives



Potential competition with natives



Potential weed



Potential habitat for vertebrate pests  
(eg rabbits, stoats, ferrets, weasels, possums)



Invertebrate pests



Harmful birds eating crops, bringing in weed seeds



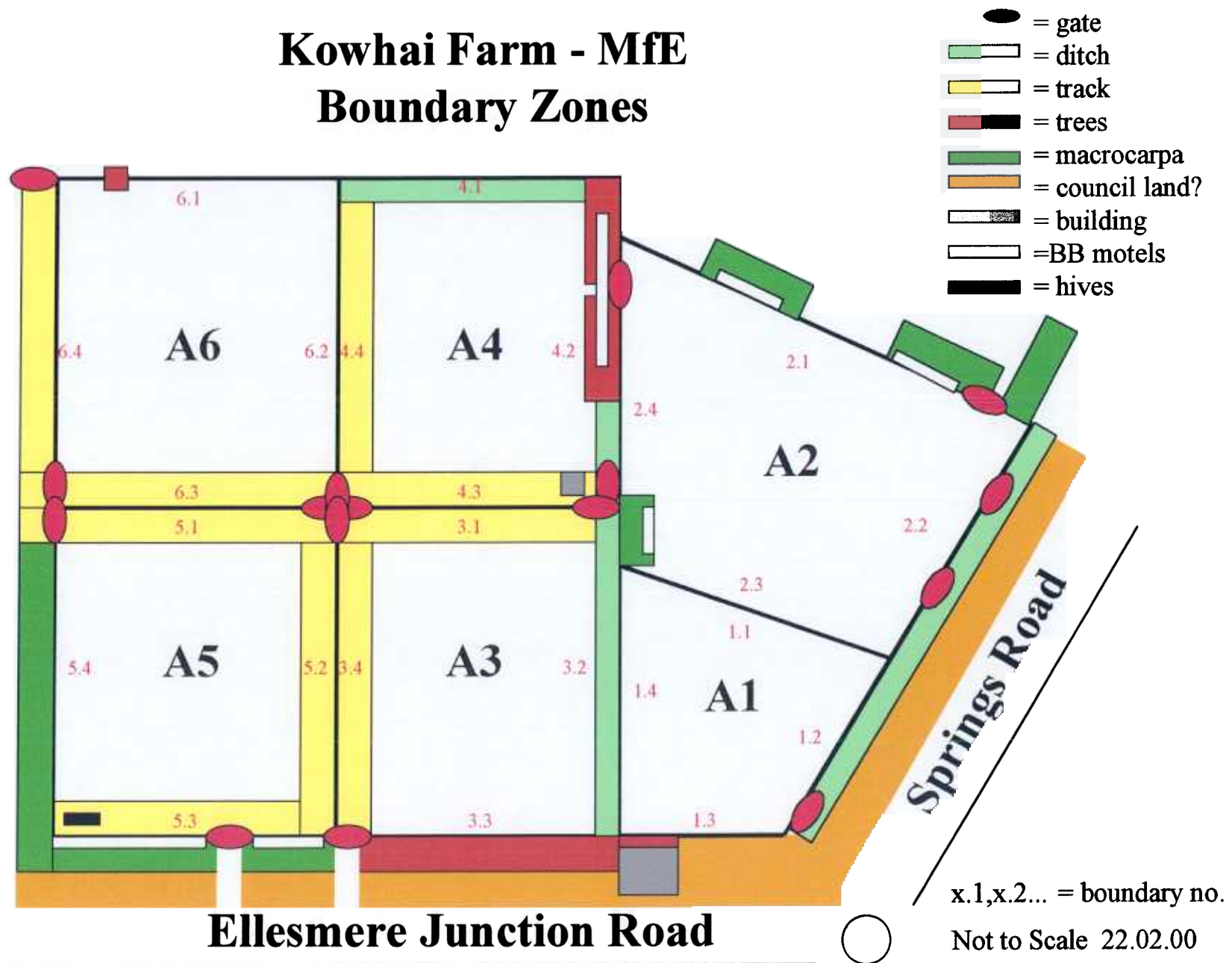
Potential tree debris affecting machinery use



## ***Definitions:***

<b>Endemic</b>	Lives only in New Zealand, eg bellbird.
<b>Native</b>	Lives in New Zealand (not recently introduced) but also lives elsewhere, eg red-billed gull, pukeko.
<b>Introduced</b>	(Accidentally or deliberately) eg German wasp, white butterfly, skylark, gorse, tree lucerne, oaks, European earthworms, etc.
<b>Kaitiakitanga</b>	The exercise of guardianship and stewardship by tangata whenua.
<b>Tangata whenua</b>	The iwi (tribe) or hapu (subtribe) of the area.
<b>Taonga raranga</b>	Plants highly prized for use in weaving
<b>Mahinga kai</b>	The place to gather food.
<b>Rongoa Maori</b>	Maori medicinal plants
<b>Harakeke</b>	Flax.

# Kowhai Farm - MfE Boundary Zones





# Heinz Wattie's Organic Farm *Lincoln University*

## Kowhai Farm Facts

**Land Area** – 57 hectares comprising 6 paddocks (A1–A6) and a stock quarantine paddock (A10).

**Soils** – principally Wakanui and Templeton Silt Loams with good drainage and moderate fertility.

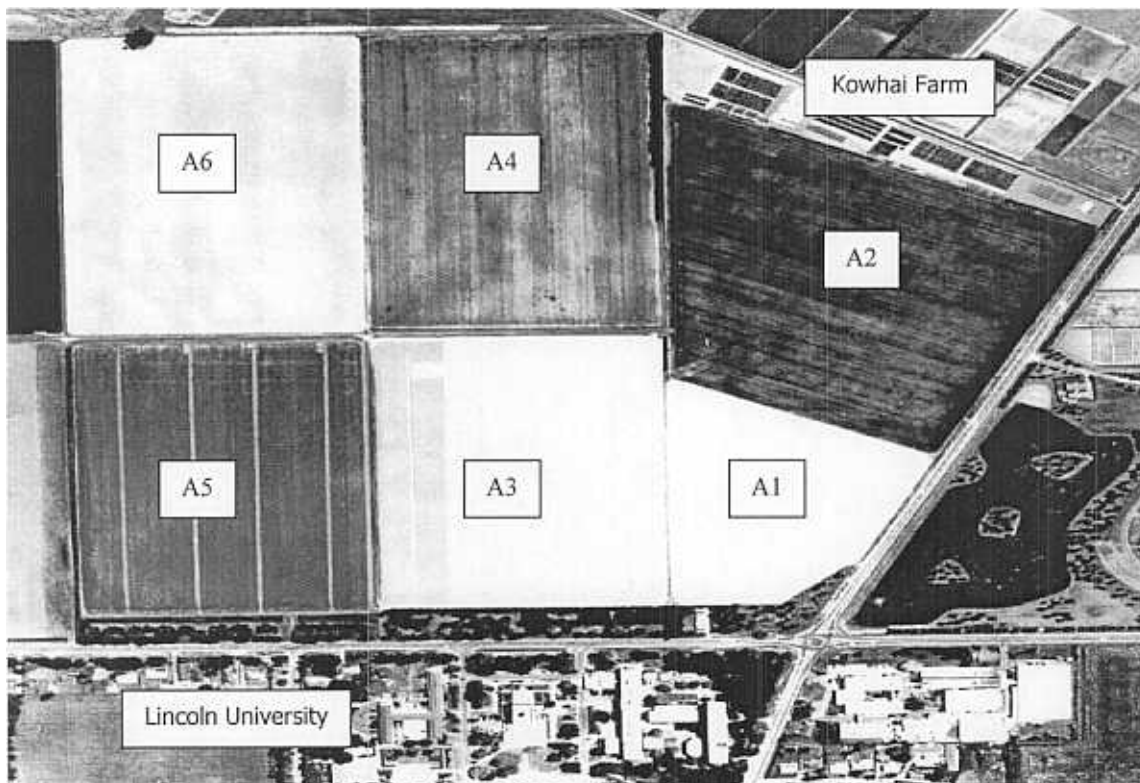
**Cropping history** prior to organic conversion – conventional broad-acre arable crops.

**Irrigation** – travelling overhead irrigators on all paddocks except A1.

**Weed Spectrum** – a range of perennial (docks, Californian thistle), grass (lesser canary grass, wild oats, twitch) and annual weeds (fathen, field pansy, calandrinia, mayweed, wireweed, black nightshade, fumitory).

**Management** – the land is leased to Heinz Wattie's by Lincoln University. Heinz Wattie's solely take the final operational decisions and incur all costs, risks and income. Anthony White is the Farm Manager and BIO-GRO licensee. Most of the farming operations are carried out on contract by the University's Mixed Cropping Farm staff. The Heinz Wattie's–Lincoln University partnership is assisted and advised by a Technical Advisory Group which brings in experts from Ravensdown, Crop & Food Research, AgResearch, Landcare Research and others who meet regularly to discuss issues and plan activities.

**Certification** – The farm is in conversion to BIO-GRO organic certification



# Research

Already a number of research projects are underway on Kowhai Farm. Examples are

**Weed Control** – AGMARDT is funding a 3 year comparison of alternative mechanical weed control methods.

**Soil Quality Monitoring** – All 6 paddocks are being closely monitored for a range of soil physical, chemical and biological characteristics.

**Farm Biodiversity** – The Ministry for the Environment is funding a 3-year project to encourage mixed cropping farmers, whether organic or conventional, to enhance biodiversity on their land. Kowhai Farm is a focal point for this work.

## Cropping History and Plan

Pdk	Area (ha)	1998-99 Conventional Pre-conversion	1999-00 Kowhai Year 1 Registration	2000-01 Kowhai Year 2 Conversion	2001-02 Kowhai Year 3 Conversion
A1	4.9	Barley Fallow	Fallow Pasture	Pasture	Pasture
A2	11.1	Wheat Green Feed Oats	Linseed Oats	Buckwheat Pasture	Pasture
A3	9.1	Carrots/Phacelia Fallow	Beans Oats & Lupins	Linseed Oats & Lupins	Peas
A4	10.2	Wheat Green Feed Oats	Borage Oats & Lupins	Peas Lupins	Ryecorn
A5	9.4	Ryegrass	Peas Oats	Beans Oats & Lupins	Wheat
A6	10.2	Barley Green Feed Oats	Fallow Pasture	Pasture	Beans
A10	2.4	Wheat Pasture	Pasture - Quarantine Paddock		

## Key Contacts

Please approach us if you have questions, comments or suggestions about Kowhai Farm.

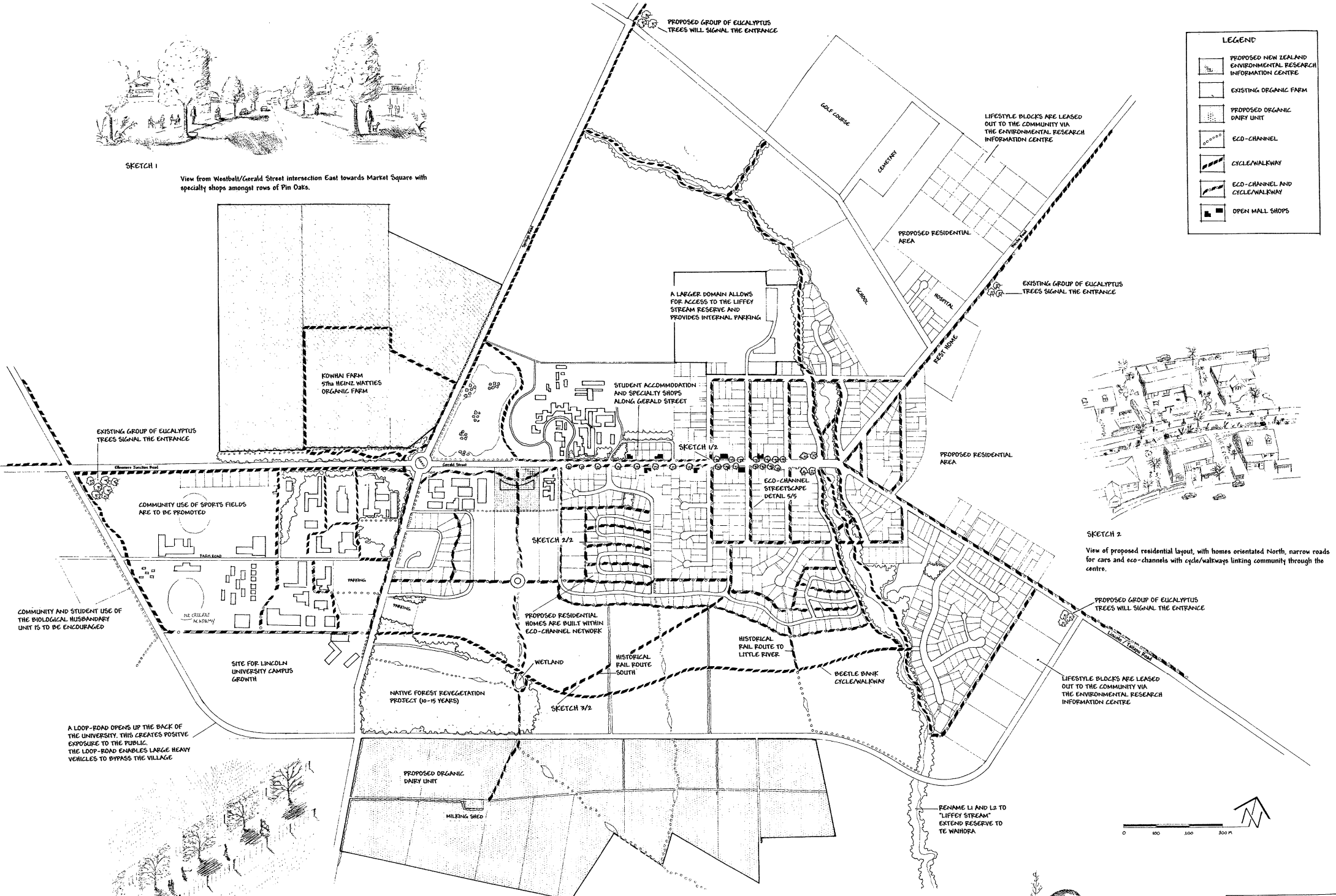
Bruce Snowdon	Heinz Wattie's Australasia	ph 349-1652	fax 349-5688	bruce.snowdon@heinz.co.nz
Anthony White	Heinz Wattie's Australasia	ph 349-1637	fax 349-5688	anthony.white@heinz.co.nz
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Tim Lissaman	Ravensdown	ph 353-4639	fax 353-4635	Tim.Lissaman@ravensdown.co.nz
Prue Williams	Crop & Food Research	ph 325-6400	fax 325-2074	williamsp@crop.cri.nz
Graeme Bourdot	AgResearch	ph 325-6900	fax 325-2946	bourdotg@agresearch.cri.nz





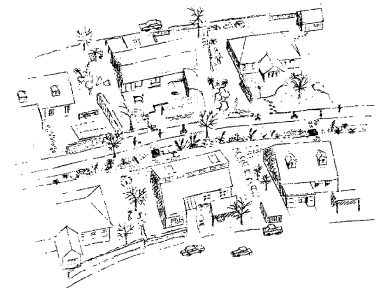
SKETCH 1

View from Westbelt/Gerald Street intersection East towards Market Square with specialty shops amongst rows of Pin Oaks.



**LEGEND**

	PROPOSED NEW ZEALAND ENVIRONMENTAL RESEARCH INFORMATION CENTRE
	EXISTING ORGANIC FARM
	PROPOSED ORGANIC DAIRY UNIT
	ECD-CHANNEL
	CYCLE/WALKWAY
	ECD-CHANNEL AND CYCLE/WALKWAY
	OPEN MALL SHOPS



SKETCH 2

View of proposed residential layout, with homes orientated North, narrow roads for cars and eco-channels with cycle/walkways linking community through the centre.

COMMUNITY AND STUDENT USE OF THE BIOLOGICAL HUSBANDRY UNIT IS TO BE ENCOURAGED

A LOOP-ROAD OPENS UP THE BACK OF THE UNIVERSITY. THIS CREATES POSITIVE EXPOSURE TO THE PUBLIC. THE LOOP-ROAD ENABLES LARGE HEAVY VEHICLES TO BYPASS THE VILLAGE

SKETCH 3

View of historical walk/cycleway with Silver Birch trees trimmed both sides to symbolise railway rhythm.

# Signature for Lincoln



Master Plan

Scale: 1:5000

Date: Oct 2000  
Designed & Drawn By: John Visser  
Sheet No: 2 of 4

ECO-CHANNEL WITH  
WALK/CYCLEWAY  
TO LINCOLN VILLAGE

THE WEAVING PATTERN OF NATIVES ADJACENT TO THE KOWHAI ORGANIC FARM CONTINUES TOWARDS THE ENVIRONMENTAL RESEARCH INFORMATION CENTRE.

Wool Research Organisation  
of New Zealand

PASTORAL  
CHANGES  
- SKETCH 2/5

R  
CLEWAY  
VALLEY

RAINBOW GRASS  
BEETLE BANK

**LIME TREES PROVIDE A FORMAL STRUCTURE TO THE STREETSCAPE**

SMALL GROUPS OF OAK ARE  
UNDERPLANTED WITH SPRING  
BULBS TO CREATE THE  
PICTURESQUE

PROPOSED STUDENT  
ACCOMMODATION.  
ALL UNITS WITH A  
NORTHERN ASPECT  
AND ACCESS TO  
THE ECO-CHANNEL  
WALK/CYCLEWAY

1.2M HIGH TRIMMED  
OLEARIA HEDGE

3M HIGH TRIMMED  
1000000 HEDGE

1.2M HIGH TRIMMED

FENCE LINE PROJECTS  
PERSPECTIVE VIEWS  
FROM THE ECO-CHANNEL  
PLATFORM TO AN ARCHED  
BARN, EUCALYPTUS TREE  
AND GATE IN HEDGE

## ECO-CHANNEL PLATFORM

PROPOSED RESIDENTIAL  
HOMES ARE ORIENTATED  
WITH A NORTHERN ASPECT,  
HAVE NARROW STREETS  
AND ECO-CHANNEL  
WITH WALK/CYCLEWAY  
(SEE SKETCH 2/2)

ARCHED BARN

2M HIGH CUPRESSUS  
HEDGE TRIMMED ONLY  
ON THE NORTHERN SIDE

3M HIGH TRIMMED  
COROSMA HEDGE.

LARGE EUCALYPTUS

PROPOSED ACCOMMODATION FOR  
VISITING LECTURERS NESTLED  
WITHIN THE NATIVE FOREST

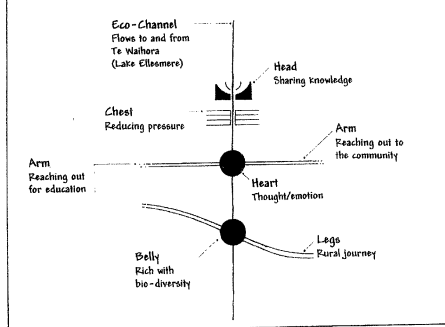
NATIVE FOREST

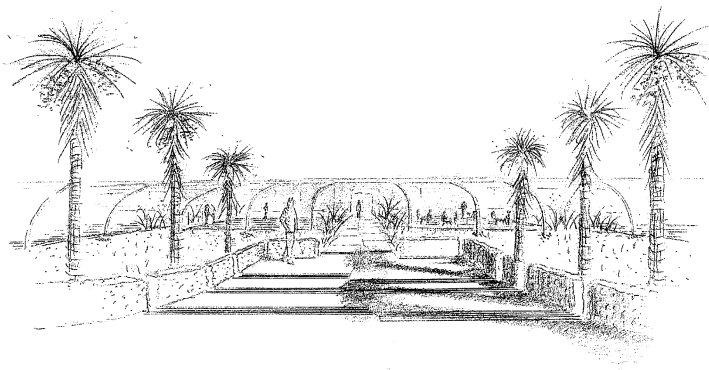
WETLAND

HISTORICAL  
RAIL ROUTE  
WALK/CYCLEWAY  
SKETCH 3/2

BEETLE BANK  
WALK/CYCLEWAY  
DETAIL 4/5

## DESIGN PHILOSOPHY

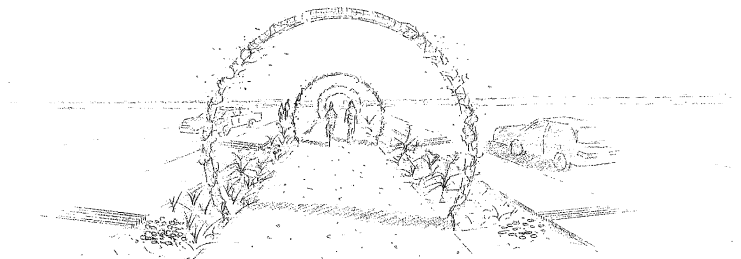




#### POWHIRI ENTRANCE



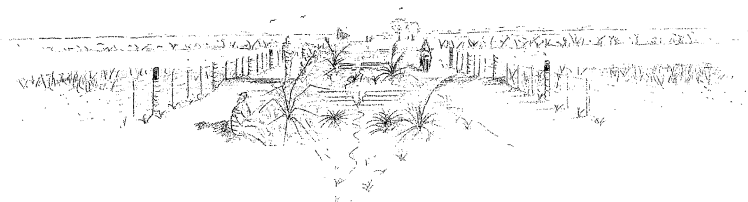
ROWS OF CABBAGE TREES (CORDYLINAE AUSTRALIS), STAND PROUDLY IN FORMATION, PROTECTING AND WELCOMING THOSE WHO ENTER. BELOW, IS A TIGHTLY TRIMMED HEDGE WITH CONTRASTING SEDGES (CAREX), BEHIND AND WITHIN GAPS. AN EXPOSED AGGREGATE CONCRETE PATH WITH CATTLE-STOP CORRUGATIONS (SEE DETAIL 3/5), ALLOWS STORMWATER TO DRAIN INTO ECO-CHANNELS. CATTLE-STOP CORRUGATIONS ALSO ACT AS CONTROLLED CONSTRUCTION CRACKS. LARGE ALUMINIUM PIPES ALLOW THE ARCHING FORM OF THE BUILDING TO CONTINUE OVER NORTH FACING DECKS. THESE PIPES TRANSPORT ROOF STORMWATER ONTO BEDS OF GREENWACKE STONE, WITHIN THE ECO-CHANNELS. THESE FLOW UNRESTRICTED THROUGH THE CENTRE OF THE BUILDING AND DEFT CONVENTIONAL PRACTICES.



#### IRRIGATOR WALK/CYCLEWAY



MUEHLENBECKIA WRAPS ITS WAY THROUGH ALUMINIUM TRELLIS RINGS, FORMING A POWERFUL GATEWAY. TOGETHER THEY SYMBOLISE CROP IRRIGATORS MARCHING ACROSS THE ARABLE PLAINS. EACH RING LINES UP WITH CATTLE-STOP CORRUGATIONS (SEE DETAIL 3/5) ACROSS THE CARPARK, AS THOUGH IT COULD BE ROLLED, MISSING ALL PARKED CARS. THE ECO-CHANNELS CONTINUE PAST THE CARPARK STORMWATER, STONE FILLED, SUMPS, ON THEIR JOURNEY TO TE WAHORA.



#### ECO-CHANNEL ARBORETUM



A SERIES OF SLOW FLOWING POOLS, ALLOW PARTICULATES TO SETTLE AND CONTAINS PEAK FLOWS, REDUCING FLOODING DOWN STREAM. ALL PLANT SPECIES ARE LABELLED, ALLOWING VISITORS TO CONTINUE TO LEARN WHILE WALKING TO THE ECO-CHANNEL PLATFORM. RESEARCH PLOTS ON BOTH SIDES OF THE ECO-CHANNEL, PROVIDES PUBLIC EXPOSURE TO THE LATEST FARMING DEVELOPMENTS. LONG, GRASS-COVERED MOUNDS OF EARTH (BEETLE BANKS) WITHIN THE RESEARCH PLOTS, CAN BE SEEN IN THE FOREGROUND. THEIR ROLLING FORM CONTINUES ACROSS THE WALK/CYCLEWAYS.

#### OPEN FIELDS



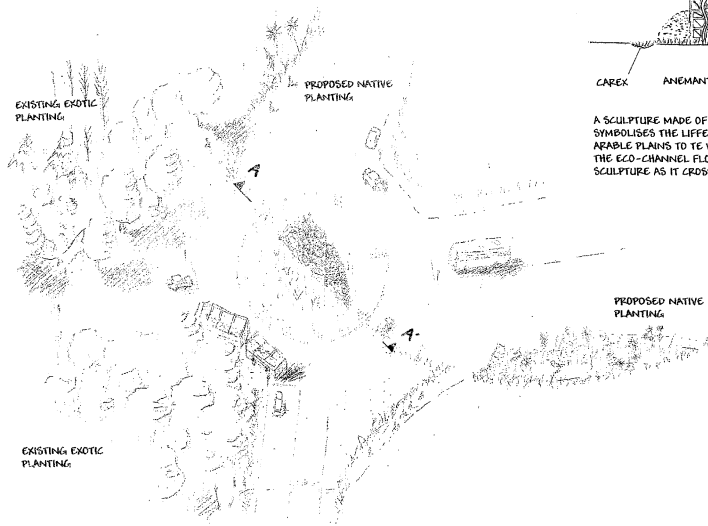
A 3M TALL COPROSMA HEDGE PROVIDES REFUGE TO PEDESTRIANS/CYCLISTS AND ECO-CHANNEL, WHILE CONTRASTING AGAINST OPEN VIEWS ACROSS FIELDS WITH STRONG HORIZONTAL LINES. GAPS IN THE HEDGE BREAK UP PERSPECTIVE LINES AND PROVIDE MYSTERY WITH WINDOWS OF NEW VIEWS. A GROUP OF OAKS (QUERCUS), HELP TO CREATE THE PICTURESQUE ON ONE SIDE OF THE WALK/CYCLEWAY, WHILE NATIVES WITHIN THE ECO-CHANNEL CREATE THEIR OWN LINCOLN, NEW ZEALAND SIGNATURE.



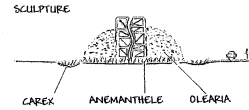


1  
5

# AN AXONOMETRIC OF THE MAIN ENTRANCE ROUNDABOUT TO LINCOLN 1:500



## SECTION AA' THROUGH ROUNDABOUT



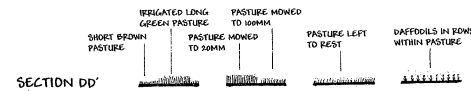
A SCULPTURE MADE OF FLAT STEEL  
SYMBOLISES THE LIFE OF THE RIVER FLOWING ACROSS  
ARABLE PLAINS TO THE WAIKATO.  
THE ECO-CHANNEL FLOWS AROUND THE  
SCULPTURE AS IT CROSSES THE ROAD.

PROPOSED NATIVE  
PLANTING

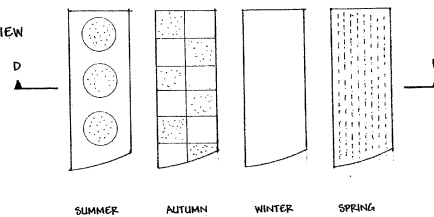
2  
5

## PASTORAL CHANGES DETAIL 1:500

PLOTS OF "MIX" PERENNIAL RYEGRASS  
CHANGE COLOUR AND TEXTURE AS  
SEASONS PASS



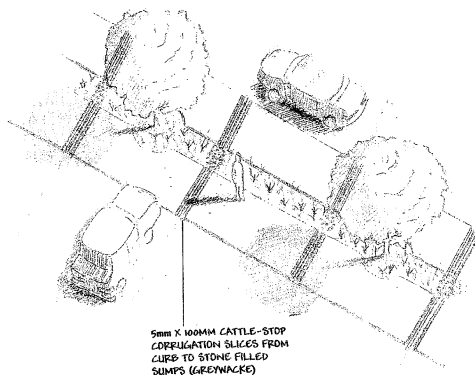
## TYPICAL PLAN VIEW



3  
5

## CARPARK STORMWATER RETICULATION DETAIL 1:100

HEAVY METALS FROM AUTOMOBILES  
ARE PICKED UP BY STORMWATER AND  
FLOW THROUGH 50mm X 100mm SLICES  
IN THE CONCRETE PATH, TO  
STONE-FILLED SUMPS.  
THE WATER IS THEN PIPED TO THE  
ARBORETUM VIA A SETTLING  
CHAMBER TO INTERCEPT OILS AND  
OTHER TOXINS. THIS ALLOWS  
KOHAI AND CAREX TO GROW IN A  
HEALTHY ENVIRONMENT.

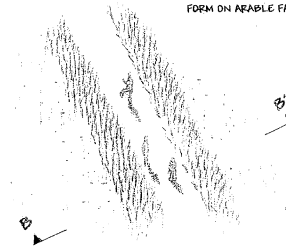


50mm X 100mm CATTLE-STOP  
CORRUGATION SLICES FROM  
CURB TO STONE FILLED  
SUMPS (GREENWACKE)

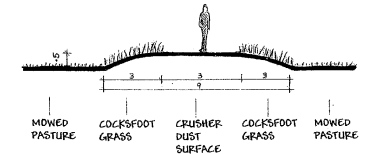
4  
5

## AERIAL VIEW OF BEETLE BANK WALK/CYCLEWAY

BEETLE BANKS HARBOUR PREDATOR INSECTS  
AND CONTROL CROPPING PESTS.  
THESE ARE TO BE CONSTRUCTED  
WITHIN THE KOHAI ORGANIC FARM AND  
WILL HOPEFULLY BECOME A FAMILIAR  
FORM ON ARABLE FARMS.



## SECTION BB' THROUGH BEETLE BANK WALK/CYCLEWAY 1:100

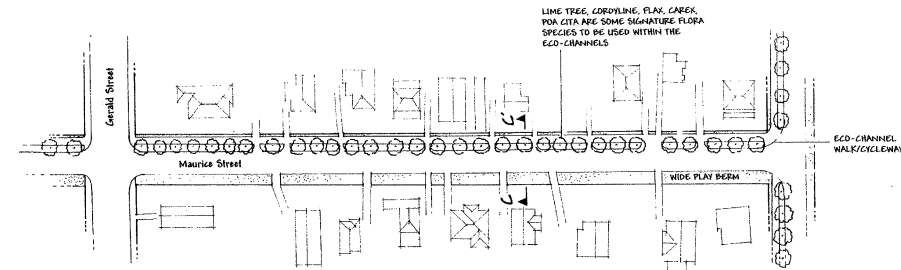


5  
5

## ECO-CHANNEL STREETSCAPE 1:1000

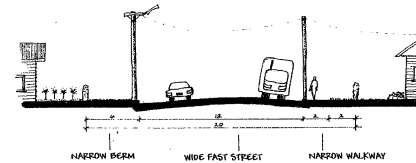
THE PROPOSED DESIGN PROVIDES:

SAFER PEDESTRIAN AND CYCLE ROUTES  
TEMPORARY WATER STORAGE  
INCREASED BIO-DIVERSITY  
SAFER AREAS FOR RECREATIONAL USE

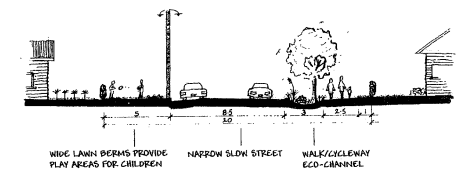


## SECTION CC' 1:200

### EXISTING STREETSCAPE



### PROPOSED STREETSCAPE



Signature for Lincoln



Lincoln & Environmental Research  
Information Centre Details

Scale: 1:1000, 1:500, 1:200, 1:100

Date: Oct 2000  
Designed & Drawn By: John Visser  
Sheet No: 5 of 9

IN THE LATE 1800s T.W. ADAMS DESCRIBED THE CONTRASTING LANDSCAPES OF THIS REGION

FROM THE NORTH-WEST "ONE VAST SEA OF WAVING TUSSECKS"  
TO THE EAST AND SOUTH "A QUAKING BOG OF FLAX, RAUPO AND TOITOI"

3M TALL TRIMMED COPROSMA HEDGING PROVIDES SHELTER AND CARRIES A STRONG PERSPECTIVE LINE TYPICAL OF CANTERBURY

GROUP OF KOWHAI CREATE A SENSE OF ENCLOSURE AS YOU DESCEND DOWN THE BOARDWALK ONTO THE ECO-CHANNEL PLATFORM

A MASS PLANTING OF RAINBOW GRASS, POA CITA AND CAREX SWEEP ACROSS A RAISED BEETLE BANK HORIZON LINE (SEE SECTION/ELEVATION CC SHEET 1)

A MOWED FLOUGHED EFFECT CREATES AN INTERESTING TEXTURE AND FUN AS PEOPLE WALK OUT TO A STILE SEAT (DETAIL V/B)

PITTOSPORIUM HEDGES ARE TRIMMED LEVEL TRANSPORTING A HORIZONTAL LINE ACROSS THE SITE (SEE SECTION/ELEVATION A A' SHEET 1)

GAPS IN THE HEDGE PROVIDE MYSTERY AND RELIEF

STRAINER POST LAMP  
DETAIL B/1

ECO-CHANNEL

GROUP OF KOWHAI CREATE A SENSE OF ENCLOSURE AS YOU DESCEND DOWN THE BOARDWALK ONTO THE ECO-CHANNEL PLATFORM

1200mm HIGH TENSILE WIRE FENCE

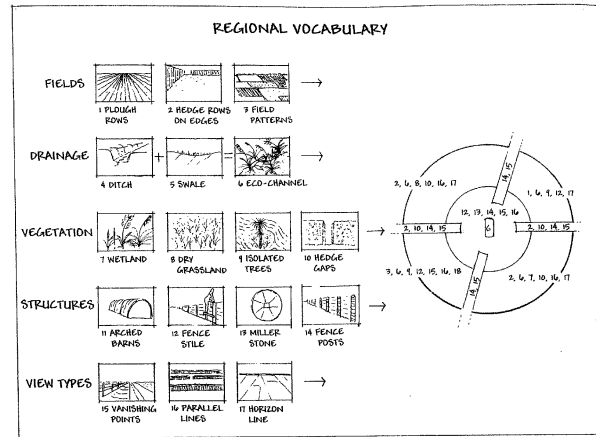
CAREX SECTA PROVIDES A POWERFUL STATEMENT OF SIMPLICITY AND GRACE WITHIN THE CENTRAL ECO-CHANNEL

STRAINER POST LAMP  
DETAIL B/1

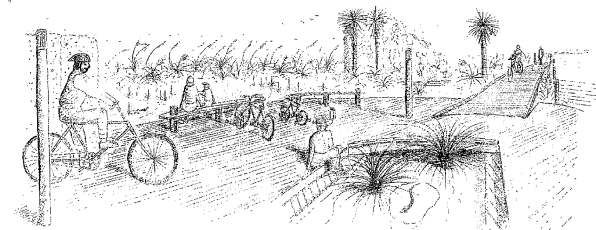
RAUPO, TOITOI AND FLAX ALL HAVE VERTICAL FLOWER STEMS WITH CASCADING LEAVES (SEE SECTION/ELEVATION CC SHEET 1)

STRAINER POST LAMP  
DETAIL B/1

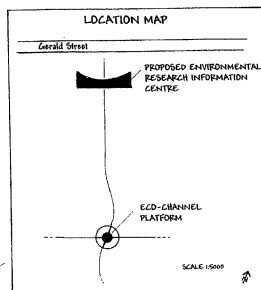
3M TALL TRIMMED COPROSMA HEDGING PROVIDES SHELTER AND CARRIES A STRONG PERSPECTIVE LINE TYPICAL OF CANTERBURY



SKETCH 1  
**PERSPECTIVE VIEW SOUTH OVER CENTRAL ECO-CHANNEL**



An sel carved into the surface of a greywacke boulder, fills with fertile silt when submerged and allows small plants to grow when exposed



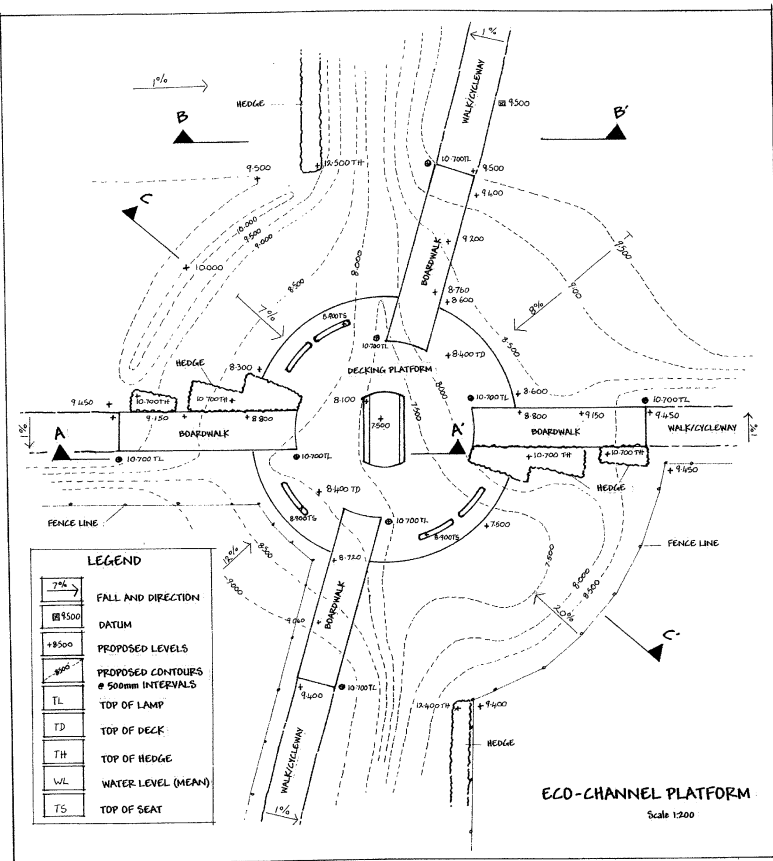
THE TWO OUTER PADDOCKS ARE GRAZED SHORT, THE CENTRAL PADDOCK LEFT LONG. THIS IS REVERSED PERIODICALLY CREATING DRAMATIC TEXTURE AND COLOUR CHANGES

**Signature for Lincoln**

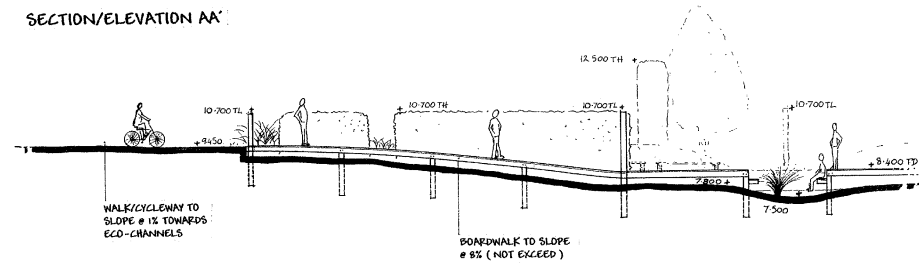


**Eco-Channel Landscape Plan**

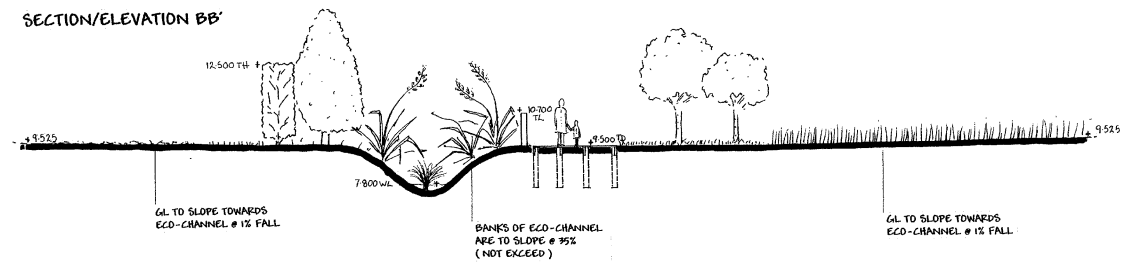
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Date: Oct 2000  
Designed & Drawn By: John Visser  
Sheet No: 6 of 9



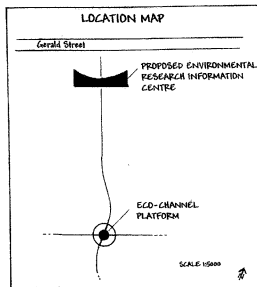
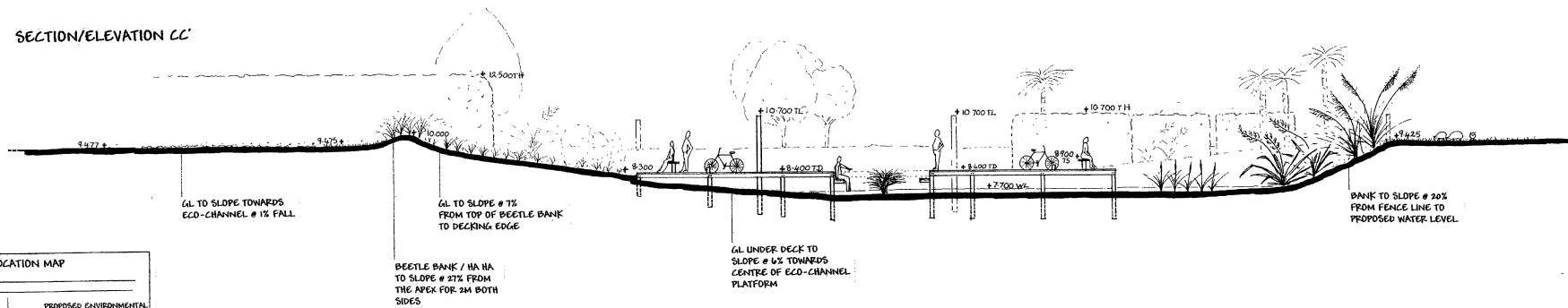
SECTION/ELEVATION AA'



SECTION/ELEVATION BB'



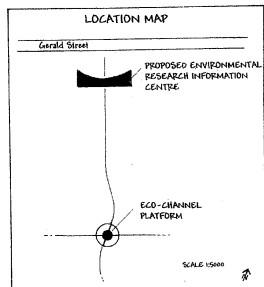
SECTION/ELEVATION CC'



Signature for Lincoln

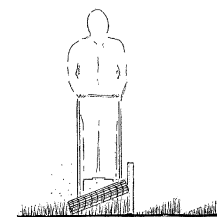
Eco-Channel Platform  
Levels Plan

Scale: 1:200, 1:100  
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Designed & Drawn By: John Visser  
Sheet No: 7 of 9



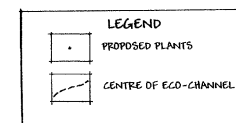
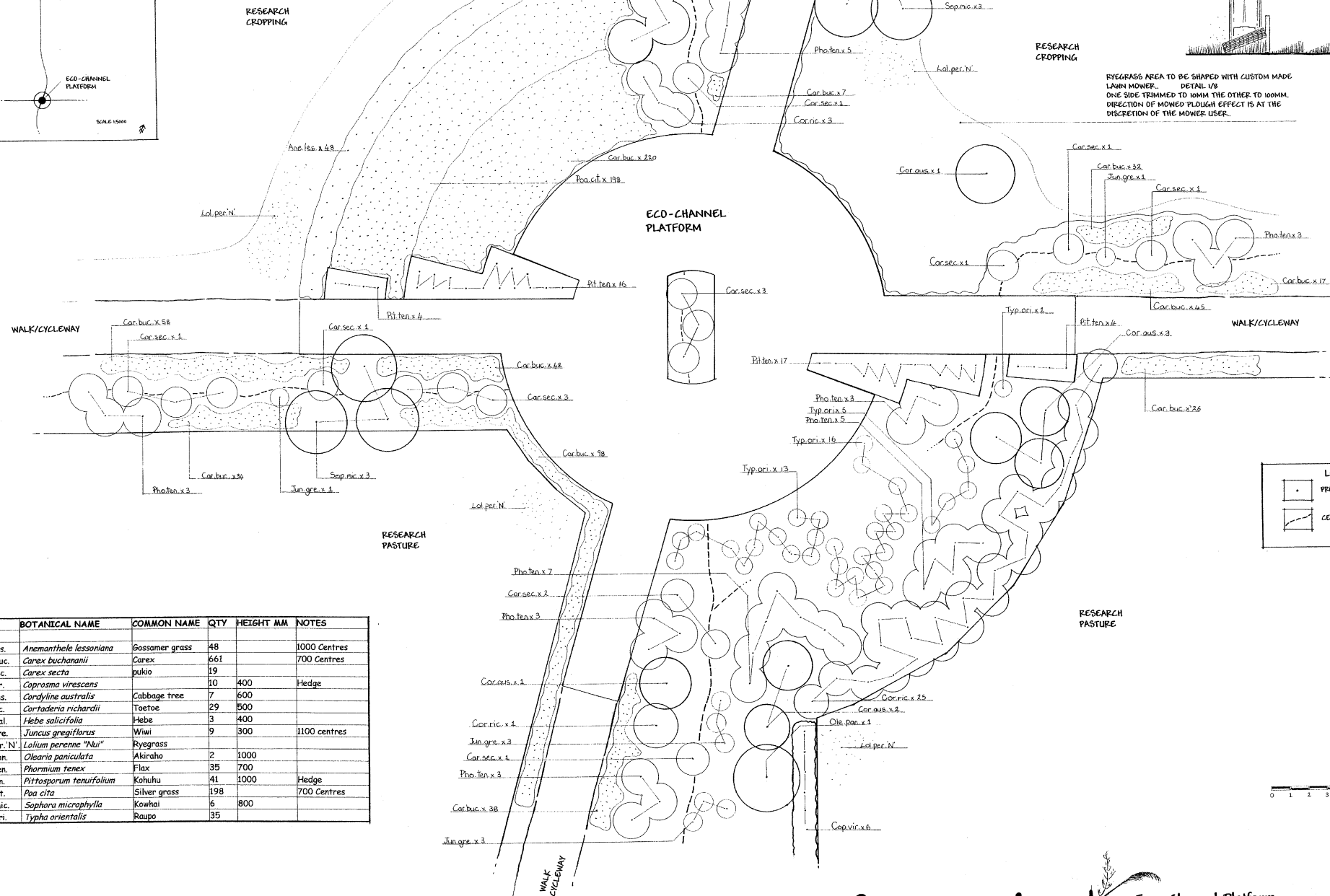
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8

CUSTOM MADE MOWER



RESEARCH CROPPING

RYEGRASS AREA TO BE SHAPED WITH CUSTOM MADE LAWN MOWER. DETAIL 1/8. ONE SIDE TRIMMED TO 100MM THE OTHER TO 100MM. DIRECTION OF MOWED PLOUGH EFFECT IS AT THE DISCRETION OF THE MOWER USER.



CODE	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT MM	NOTES
Ane.les.	<i>Anemanthele lessoniana</i>	Gossamer grass	48		1000 Centres
Car. buc.	<i>Carex buchananii</i>	Carex	661		700 Centres
Car.sec.	<i>Carex secta</i>	pukio	19		
Cop.vir.	<i>Coprosma virescens</i>		10	400	Hedge
Cor. aus.	<i>Cordyline australis</i>	Cabbage tree	7	600	
Cor.ric.	<i>Cortaderia richardii</i>	Toetoe	29	500	
Heb.sal.	<i>Hebe salicifolia</i>	Hebe	3	400	
Jun.gre.	<i>Juncus gregiflorus</i>	Wiwii	9	300	1100 centres
Lol.per.'N'	<i>Lolium perenne</i> "Nui"	Ryegrass			
Ole.pan.	<i>Olearia paniculata</i>	Akiraho	2	1000	
Pho.ten.	<i>Phormium tenax</i>	Flax	35	700	
Pit.ten.	<i>Pittosporum tenuifolium</i>	Kohuhu	41	1000	Hedge
Poa.cit.	<i>Poa cita</i>	Silver grass	198		700 Centres
Sop.mic.	<i>Sophora microphylla</i>	Kowhai	6	800	
Typ.ori.	<i>Typha orientalis</i>	Raupe	35		



Signature for Lincoln



Eco-Channel Platform  
Planting Plan

Scale: 1:100

Date: Oct 2000  
Designed & Drawn By: John Visser  
Sheet No: 8 of 9

$$\frac{1}{9}$$


1:20

 $\frac{2}{9}$  $\frac{8}{9}$ 

11

Note: All measurements are in millimetres



Still  
and

### Stile Seat, Bicycle Holder and Strainer Post Lamp Details

Scale: 1:20, 1:5, 1:1

Date: Oct 2000

Designed &amp; Drawn By: John

Sheet No: 9 of 9

**SECTION 16.0**  
**Two Examples of Lincoln University Student**  
**Heritage Assessment Projects**  
**(ERST 303, 2000):**  
Liffey Cottage Heritage Assessment  
Heritage Conservation Plan for Pioneer Hall



# **Heritage Conservation Plan**



**For**

**Pioneer Hall**

**Lincoln**

**By Michael Hide  
972374**

## **Contents**

- 1. Pioneer Hall Summary**
- 2. The Many Pasts of Pioneer Hall**
- 3. Current Management Approaches**
- 4-5. Current Condition of Pioneer Hall**
- 6-7. Future Management of Pioneer Hall**
- 8. Management Priorities**
- 9. Management Priorities (cont).**
- 9. Museum Priorities**
- 10. Role of the Authority**
- 10. Timeframe**
- 10. Conclusion**
- 11. Acknowledgements**
- 11. References**



## Pioneer Hall



**Present Location:** Corner of George Street and Kildare Terrace, Market Square, Lincoln.

**Original Location:** Near corner of James Street and Boundary Road, adjacent to where Liffey Cottage now stands.

**Legal Description:** Pt Res 3761.

**Date of Construction:** 1874.

**Current Use:** Museum of Lincoln Township History.

**Original Use:** Town Library/Reading Room.

**Builder:** Henry Meyenberg. Age: 23 Years.

## The Many Pasts of Pioneer Hall

**1873:** William Tod, a prominent local farmer, deeded 32 perches of land to the public for the purpose of building a library.

**1874:** Construction of the building began, at the original site of the building, near the corner of James Street and Boundary Road. (Adjacent to where Liffey Cottage now stands). The hall was built by Henry Meyenberg, a 23 year old German builder. Arrived in the country on "Captain Cook" September 1st 1863.



**1912:** The Library was transferred to the new Coronation Library that is now used as a toy Library.

**1912:** Pioneer Hall is sold to the residents of Lincoln for 5 Pounds, and shifted to its current position in Market Square. The hall was used for social purposes during this time. (The date that the hall was shifted to its current location is noted as 1900 in some records. Whether this is correct or not is uncertain.)

**1935:** St Stephens Vestry takes over administration of the hall. It is used for Sunday School, Parish meetings and community purposes.

**1950:** Used for newly formed Play Center.

**1954:** Play Center moves to Presbyterian Church Hall.

**1960:** Proposal is put forward to shift the hall onto the Church grounds. Proposal is dropped as it was felt the building would not look right next to the church, and the costs were prohibitive.

**1965:** New Sunday School opened at St Stephens Church.



**1967:** St Stephens control is relinquished to a newly formed "Pioneer and Early Settlers Association".

**1991:** Pioneer and Early Settlers Association merges with Liffey Cottage Action Committee to form Lincoln Historical Association. Hall is used to house photos and records.

**1998:** The hall is painted by the members of the historical society.



## Current Management Approaches

**Lincoln Historic Society:** The Lincoln Historic Society was formed when the Pioneer Early Settlers Association, which managed the property up until 1991, merged with the Liffey Cottage Action Committee. (The Liffey Cottage Action Committee was formed to try and save Liffey Cottage from demolition).

The association is run by a committee, and has a membership of approximately 50 people. Pioneer Hall is used primarily as a Museum, with old photos and records, while Liffey Cottage has been restored, and preserved as an example of a nineteenth century dwelling.

**Funding & Maintenance:** The funding that the association receives for maintaining these properties is minimal, and mostly consists of fund raising and membership fees. The Lotteries Grants Board has provided some funding in the past also.

The Selwyn District Council is responsible for the general upkeep of the property, such as mowing the grass around the hall, and keeping the place looking tidy etc. The councils' resources are often not enough to maintain the property, so volunteer work is essential to the maintenance of the hall.

As councils are now required to make an effort to conserve heritage sites, the association expects that the level of assistance from local government will increase.

**Current Level of Use:** At present, mostly due to lack of time, the hall is open to the public only once a month during the summer. The association has many photos and records to display, but struggles to get the time to arrange them, and organise events to raise the profile of Pioneer Hall.

**Problems Faced by the Current Management:** As mentioned above, there is a lack of time available to the committee to raise the profile of the Hall. Many of the records and photos available to the association would be of interest to local people, but they are not aware of them.

The other obvious problem is that of funding. Although the hall is maintained well, there is a number of areas that require attention before they become more serious. These points will be covered in the next section of the report.

**Opportunities:** Because the Lincoln township is relatively small, but has a long history, and a bright future, the community needs to work to protect the heritage that it has. Properly promoted and managed this site has the potential for much more use than it is currently getting. This is not to say that it is being poorly managed at present, but that there needs to be more support from the community to ensure that the history of the region lives on, and that this building continues to be used as a public asset.



*Entrance to Hall*



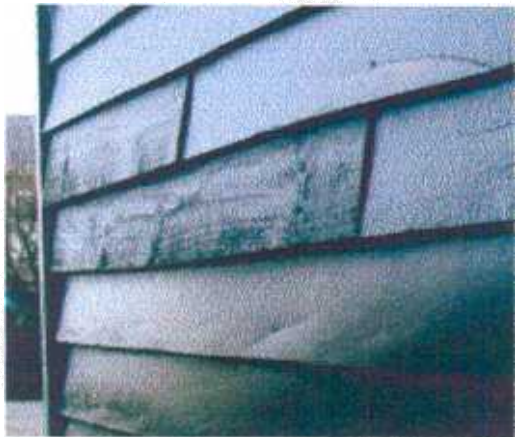
## Current Condition of Pioneer Hall

Although the hall is well maintained, there are some areas of the building that require attention, before they become mayor problems.

**Roof:** The roof is generally in good condition. There is no apparent rust in the roof, and it has not sagged or buckled. The main problem is that the edges of the tin are starting to lift at the edges. Left to progress this could lead to the weather getting under the sills and causing substantial water damage. This is worsened by the short overhang of the tin, meaning that any leaks are likely to affect the interior.



*Example of Roof Deterioration*



*Replaced Weatherboards*

**Exterior Walls:** The condition of the exterior walls is excellent, in part because it has been recently painted. The wood used in construction of the hall is likely to be Totara, from Banks Peninsula, as was common at the time of construction.

As this photo shows, at some stage there has been a repair done on the side of the building. The timber that has been used appears to be rough sawn Pinus Radiata, and does not blend into the existing cladding.

**Windows/Glazing:** The windows are also in good condition, with only a few minor problems. There are two windows with cracks in them, but are both minor, and add a sense of age to the building. The frames are still strong, and show little sign of failing. The window putty, although not loose yet, is showing signs of weathering.

**Interior:** Inside the building, there is tongue-in-groove wooden paneling, with a hardwood floor all in good condition. Surrounding the fire place, is a hardwood mantelpiece in excellent condition.

The only part of the interior needing attention is the entrance area. The architrave above the doorway into the hall is coming loose, and this may be caused by shifting of the foundations, although there is no evidence of this on the exterior. The door lock has become stiff, and the handle on the inside slides off, both minor problems easily fixed.



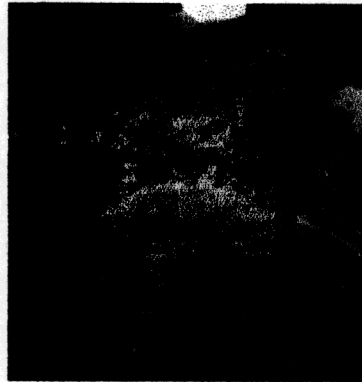
*Chimney at rear*

**Chimney:** The chimney is the only part of the original structure that was altered when it was shifted to its current site, for obvious reasons. It is likely that it was rebuilt using the same materials as the original chimney, and this is evident in the remnants of mortar on the exterior of the bricks.

There is evidence of loss of mortar from between the bricks approximately halfway between the roofline and the top of the bricks. It may have been like this since construction, but may also be weathering. If so the structure of the chimney may have been weakened.

On the opposite side, at the base, there is a gap between bricks and the weatherboards of approximately 5 mm. Rainwater runs straight off the roof onto this area and may cause water damage to the cladding and framework behind the chimney if left as it is.

**The Site:** There has been little attention paid to the area surrounding the hall, and is overgrown in areas. The front of the property is tidy, but the concrete entrance path is cracked and overgrown, the fence is mostly in good condition, but needs painting and repair in places. The fence was most likely erected at the same time that the hall was shifted to the site, and is an important element of the property. There are old bricks stacked behind the entry foyer, and the rear of the property is overgrown, which may cause the wooden structure to rot.



*Doorstep to Hall*



*Picket Fence*

**Structure:** The structure of the building is sound, with little evidence of distortion or sagging. The only alterations made to the hall were when it was shifted to its current site, and that only involved rebuilding the chimney.

The building is sitting slightly out of level due to settling foundations. This means that the back corner of the building on the bridge side is lower than the rest of the building.

As mentioned earlier, the chimney may need strengthening.





## **Future Management of Pioneer Hall**

It has been advised by the Association that before any decisions can be made on the future of the property, it needs to be realised that the New Zealand Historic Places Trust has advised the association that it would be best to keep Liffey Cottage as a replica of how it would have been in the eighteenth century. This is the reasoning behind why the town effectively has two museums, and it is important that this is retained.

This puts an emphasis on developing its current usage so that it is better utilised, and raising the profile of both the Association and the hall.

By increasing the usage of the building it ensures its survival in two ways. It creates an awareness of the importance and depth of history that the hall contains and this leads to people being more receptive to supporting its upkeep both financially and by way of helping to physically maintain it.

There is more to the site than just the history of the building. It contains photos and records that document the pasts of people, and is an important link for many people in finding ancestors. Educating people of their own history teaches them to value it.

Who will manage it? It is important that the hall stay under the control of the Lincoln Historical Association, because they are responsible for the hall still being in the condition it is. It makes sense to have the hall run by people in the community who have a vested interest in conserving the past.

It is likely that there are few people capable of maintaining the material in the hall in a manner that will ensure it is available for years to come.

Who is it being managed for? Lincoln township has a guaranteed population, because of the University. The people who come to Lincoln are from many different walks of life, and because of this the town needs to work hard at building a strong community. Local icons such as Pioneer Hall, Liffey Cottage and the Toy Library build a towns identity, but

only if they are recognised as being important. As buildings standing by themselves, they mean little, but when people know about them, or are involved with them, or actively use the building, they associate good things with them, and the town builds its own personality.

**Future Use:** It is important that the building is utilised more than it currently is. This is for two reasons, so that people associate with the building, and secondly, so that it can be maintained to a reasonable standard. It is difficult to justify maintaining something that is barely used.

The building has traditionally been used for community groups, and social events, and this should be a priority for the future use of the building. The use of the building as a museum is important, but there are options to use the building for other community uses also. As well as using the hall to show old photos and records, there could be story telling for children, old slides for adults, putting on Devonshire teas, etc. There needs to be an interest in the community to what happens at the hall, so that people become passionate about protecting it.

With the amount of photos that are available to be displayed, it is proposed that there could be themes for each time the museum opens. For example, displaying all of the photos from a particular era at one time. There are many more photos than can be shown at one time, so it is possible to create interest by having exhibitions.

There needs to be advertising of what the museum has to offer. By increasing exposure, there will be an increase in membership with the association, which obviously has flow on effects.

## Management Priorities

**High Priorities:** There is work that should be carried out on the hall to prevent further serious deterioration of the building.

- Repair the base of the roof, where the tin is curling. Although not a major job, failure to do so could result in water damage to the structure, that may not be evident until serious damage has been done.
- Have the chimney checked for structural integrity and safety. This may result in the chimney being rebuilt, but this is unlikely. Also have the gap between the weatherboards and the brickwork checked to ensure that water is not getting into the structure.
- Correction of the settled foundation at the south-east corner of the hall. Although it is not likely that this is going to cause serious structural damage, as the lean is only very slight, it may distort the structure over time. If the foundations are deemed to be stable, and not likely to subside any more, the need for correction is not as urgent.

**Medium Priority:** Work that is not urgent to the survival of the building, but may help delay deterioration.

- Trim back many of the trees, weeds and grass that is overgrown around the rear and south wall of the hall. The overgrowth of plants increases the amount of dampness around the foundations and lower skirting boards of the walls. By allowing more sunlight into the rear of the building it will reduce the amount of moisture, and moss etc.
- Check that all panes of glass are secure, and do not require new putty hold them in.



**Low Priority:** Work that is required to return the building to its original condition, or improve the appearance of the site.

- Replace the weatherboards that have been used to repair the building and replace with timber of similar finish to that of the original cladding. This was evident on the south wall of the building.
- Repaint fence in front of the hall. Repair any lost pickets, and the gate hinges and latch. Remove any dead overgrown grass around the base of the fence.
- Remove current cracked, overgrown concrete path to entrance, and replace with new concrete or paving. Recreate defined edges of the grass.
- Remove old bricks and wood stacked at the rear of the building, and tidy area at rear.
- Repair broken door handle on inside of front door. Repair architraves in the front foyer area.
- Put pressure on Selwyn District Council to keep the site looking tidier than it is at present.

## Museum Priorities

The priority for the museum is to raise the profile of what the hall contains, and its history. This is already underway with the Lincoln Historic Association planning exhibitions with themes from the past, and advertising locally to attract people to hall.

In the long term, there needs to be increased community involvement in the association to assist them utilising the property to its full extent. This involves using the hall in a way that provides more of an income to carry out the maintenance that is required.

## The Role of the Local Authority

The Association is hopeful that the Selwyn District Council will be able to offer more assistance in the upkeep of the building in the future. Local Authorities are now required to play an active role in preserving heritage sites, and Pioneer Hall definitely qualifies as an important heritage site for the Lincoln Township.

## Timeframe

With support from the council and community, it would be expected that the high priority work required would be completed in 18 months to two years. As these jobs are not major, but do require professionals, sponsorship from community businesses may be a viable option.

The less urgent jobs could be completed over a five year time period, but if the community is concerned enough to carry out the high priority jobs, then the other work that needs to be done could be completed much sooner.

Given enough support from the community, the museum could have much more to offer within the same time period.

## Conclusion

It is up to the community to ensure that this site is used to its full potential. Without support from the community there is no pressure on the Council to maintain the site, and no one to inspire the association to make the history contained in the hall available to the public.

Therefore, raising community support for the project is the best way to ensure its survival.

## Acknowledgments

Thank you to the Lincoln Historic Association, in particular, June Swittal for her assistance in compiling this report.

Also, thank you to the staff of the Lincoln Service Center for the Selwyn District Council.

## References

Holmes, John (1997). Saint Stephens Church Lincoln, Historical Notes

Ellesmere Camera Club (1997) Selwyn, from the hills to the sea.

Baylis & Moar, (1991) Lincoln Village Historical Walk Notes.





**ERST 303, 2000**  
**Examiner: M. Ignatieva**

## **Liffey Cottage Heritage Assessment**



# **Liffey Cottage Heritage Assessment**

## **Contents**

**1.0 Introduction**

**2.0 Description**

**3.0 Modification & Restoration**

**4.0 Threats**

**5.0 Heritage Significance**

**6.0 Management**

**7.0 Recommendations**

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**9.0 Bibliography**

# 1.0 Introduction

## 1.1 Purpose:

This heritage assessment has been written to assist the current and future restoration of Liffey Cottage in order to facilitate the long term conservation of the building.

## 1.2 Executive Summary:

Liffey Cottage was built in 1875. It is a two story, six room weather-board building with a corrugated iron roof. It is currently partially situated on an historic reserve in James Street, Lincoln. The cottage has a residential history of one hundred years prior to its relocation to the current James street site.

During the previous 23 years modification and restoration of the building has been undertaken by the non-profit Lincoln and Districts Historical Society, as the cottage is seen as having considerable social and historical significance to the residents of the Lincoln area. The restoration that has been undertaken has tried to recreate a working man's cottage of the late 19th century. At present the cottage is partially completed. The cottage is open to the public every first Sunday of the month.

Recommendations for the more accurate restoration of the rooms within the cottage have been outlined within this document along with possible restoration strategies for the reserve land immediately surrounding the cottage. Future financial funding from agencies such as the Historic Places Trust and the Selwyn District Council have been suggested in order for the restoration to be completed. More comprehensive interpretation has also been suggested for the cottage in order to illustrate its rich history and heritage to the public.

## 2.0 Description

### 2.1 Cottage Construction and layout:

Liffey Cottage is a two story weather-board building with a corrugated iron roof and is sited on concrete piling. The cottage is situated in James Street, Lincoln, adjacent to the Lincoln Union Church. The building is approximately 60m<sup>2</sup> in size and its frontage is facing north-west.

#### **The cottage layout includes:**

Two front rooms - living-room on the southern side and bedroom on the northern side.

Two rear rooms - kitchen on the southern side and a storeroom on the northern side.

An upstairs attic - formally two bedrooms.

- Front external entrance from living room.
- Rear external entrance from kitchen.

The floors in the front rooms are built out of Baltic pine and the two rear rooms have white pine (kahikatea) floors. The walls are predominantly rimu with the structural and support timbers believed to be Australian hardwood (Ellesmere County Council, 1976).



*Figure 2.0.* North-west view of Liffey Cottage.

*Figure 2.1.* Southern view of Liffey Cottage.



## **2.2 Legal Description of Liffey Cottage:**

At the moment the cottage has only partial Historic Reserve protection (vested in the Selwyn District Council 1998 through the Reserves Act, 1977), as only the back half of the cottage overlaps onto a 544 m<sup>2</sup> Historic Reserve. The front half of the cottage is situated on land owned by the Lincoln Union Church. Currently the Selwyn District Council and the Lincoln Union Church trustees are negotiating a settlement in order to secure a 107m<sup>2</sup> piece of church land that the front half of the cottage presides on. When this piece of church land is secured it will also be vested as Historic Reserve. It is hoped that these negotiations will be resolved by the end of 2000 so that Liffey Cottage will have full Historic Reserve protection (Switalla, pers. comm.; Selwyn District Council, 1999).

## **2.3 History of Liffey Cottage:**

In 1875 Liffey Cottage was built in Market Square, Lincoln, for Mr William Arthur Murray. Murray, a flour-miller, paid twenty pounds sterling for the 32-perch section the cottage was built on. In 1882 William Murray moved to Winchester, South Canterbury to work and the cottage was sold to John Muir for 375 pounds sterling (Coates, 1975).

The Glasgow-born Muir, with his wife Agnes and their young family of three had moved to Canterbury from Melbourne in 1877. Soon after purchasing the cottage the Muir's converted the front room of the cottage to a butcher's shop. John Muir was described as a vigorous, athletic man with an impressive moustache, and Agnes as a well educated woman, who managed the financial side of their business. Mr & Mrs Muir had seven more children, six of whom are thought to have been born at the cottage. The business at the cottage apparently prospered, especially due to orders from the nearby Lincoln College. Tragedy struck the family in 1888 when Mrs Muir aged 39 died, apparently from a heart attack. At this time her youngest child, Ann, was only a year old. John Muir continued the business for another five years before moving his family to Christchurch (Newsplus, 1990).

In 1897 Henry Exon, a builder, bought the property and converted it back to a residence. His daughter Ada married Samuel Knight during this ownership period, and they raised another

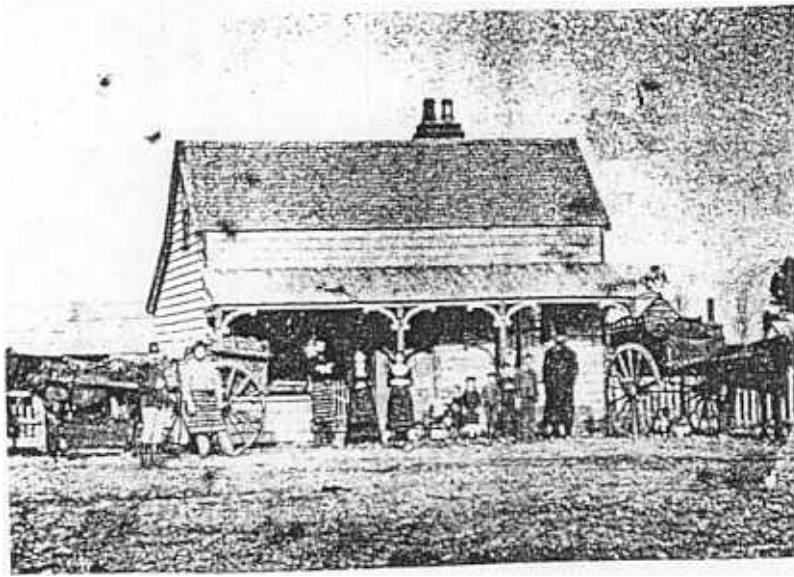


large family in the cottage. James Fraser who had immigrated from Scotland with his wife and sister bought the cottage in 1934 (Baylis & Moar, 1991).

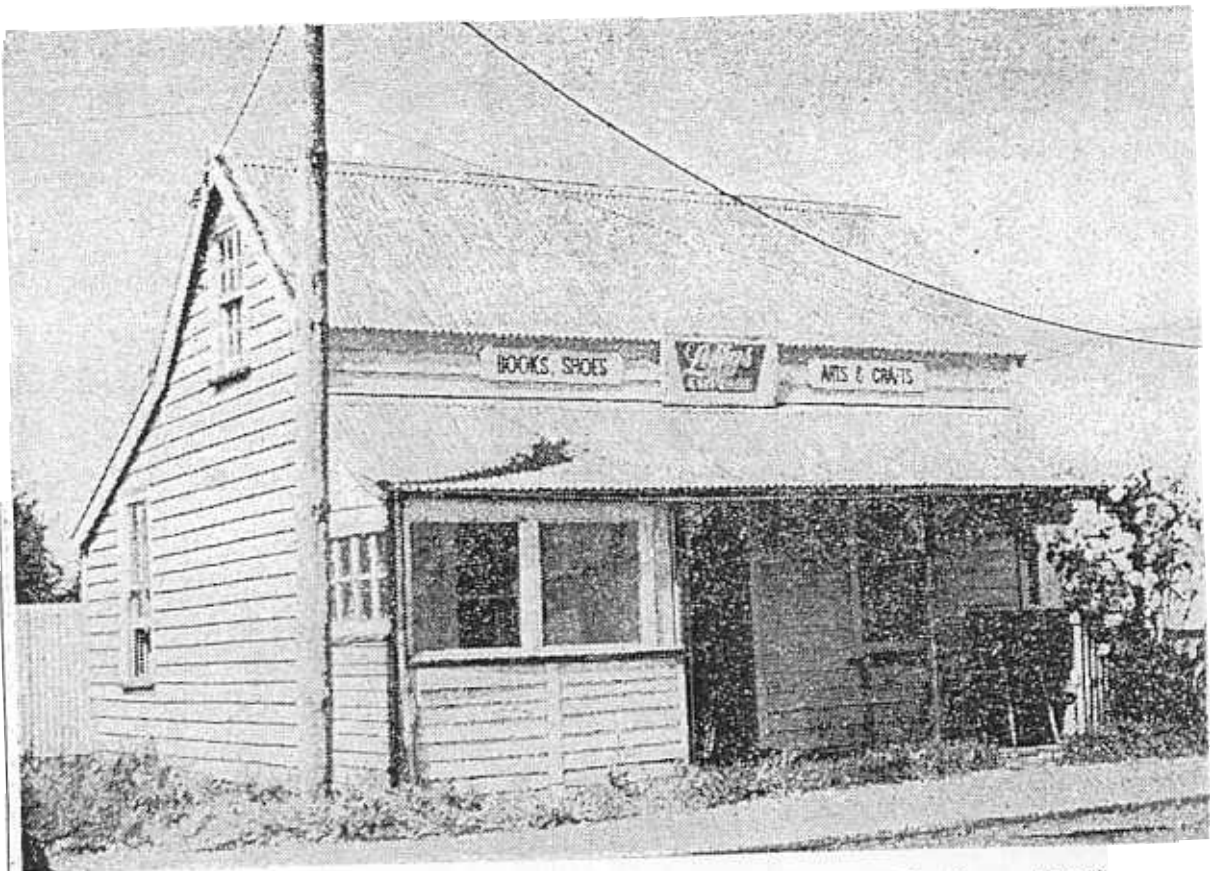
From the 1950's to 1977 the cottage was bought and sold several times. The owners during this period included (in chronological order) Mr & Mrs A Golding (who apparently kept the property immaculate and had a delightful garden surrounding the property), Mr James Bourke, Lincoln Enterprises and Foodstuffs NZ Ltd. During the 1960's the cottage was used as an arts and craft shop, shoe shop, and finally a student flat in the 1970's. It was during its period of being a craft shop that the cottage acquired its name 'Liffey', after the stream that runs through the Lincoln township (Lincoln Historical Society, 1996; Baylis & Moar, 1991).

During 1975 Foodstuffs NZ Ltd announced that it planned to demolish the cottage and build a supermarket on the site. The threat of demolition roused many people in the Lincoln community to try to save the cottage. At a Lincoln public meeting on the 19th of March 1975 the decision was made to try to preserve the cottage, and as a result of this decision the Liffey Cottage Action Committee was formed. Realising that there was local public support for the preservation of the cottage, Foodstuffs NZ Ltd offered the building free of charge to the Action Committee on condition that it was removed from the proposed supermarket site. The Action Committee then set about finding a suitable location for the cottage. In 1976 it was decided, after Ellesmere County Council approval, that the cottage would be relocated onto a piece of common land, 32 perches in area, adjacent to the Lincoln Union Church grounds in James Street. Liffey Cottage was moved to this new location in February 1977, free of charge by J.B Curline contractors (Lincoln Historical Society, 1996).

Since this time the members of the Lincoln & Districts Historical Society Incorporated (an amalgamation of the original Liffey Cottage Action Committee and The Pioneer and Early Settlers Association) have set about a 23 year campaign of gradually restoring and improving the cottage. The aim of the restoration is to recreate a typical example of a working man's cottage in the late 19th century. At present the cottage is partially restored. The cottage is open to the public every first Sunday of the month (Lincoln Historical Society, 1996).



*Figure 2.2. Liffey Cottage as it was in 1887 when it was being used as a butchery (source: Canterbury Museum).*



*Figure 2.3. Liffey Cottage condition prior to relocation (source: The Press, 1975)*

## **3. 0 Modification & Restoration**

The restoration of Liffey Cottage since the relocation in 1977 has attempted to recreate a worker's cottage of the late 19th century. The Lincoln and Districts Historical Society and the Lincoln Rotary club have been the major organisations to have undertaken the restoration work.

### **3.1 Modifications Prior to 1977 Relocation:**

During the course of the first hundred years of the cottage's history a number of modifications had taken place. A strict chronological order and sequences of these modifications are at this stage unknown, however an approximate list of the alteration and modifications prior to the Lincoln Historical Society moving the cottage from square are outlined:

- Shingle roof replaced by corrugated iron.
- Left hand side of the veranda inclosed (possibly around the early 1900's)
- Lean-to constructed at the back of the cottage (plumbing installed in this part of the cottage, possibly early 1900's). Two back windows taken out at this time.
- Power connected.
- A large number of the original weather-boards replaced.
- Walls and ceiling relined with wall boarding. False ceilings added in the front rooms

**Note:** Henry Exon who owned the cottage from 1897-1934 was a builder, possibly, many of the modifications were undertaken by him.

### **3.2 Restoration 1977 - 2000:**

Outlined is a summary of the renovation and restoration that has been undertaken by the Lincoln and Districts Historical Society (formally Liffey Cottage Action Committee, amalgamated 1991) after the relocation to James Street site.

## Exterior

Removal of lean-to prior to relocation.

Weather-board rear rebuilt onto the back of the house (original windows were not replaced).

Replaced defective weather-boards, barges and caps on exterior of house.

Rebuilt veranda complete with moulded decorations (rimu posts and mouldings sourced from cottage of similar era).

- Replaced spouting and down-pipes.

Rebuilt chimney with original bricks (were removed prior to relocation).

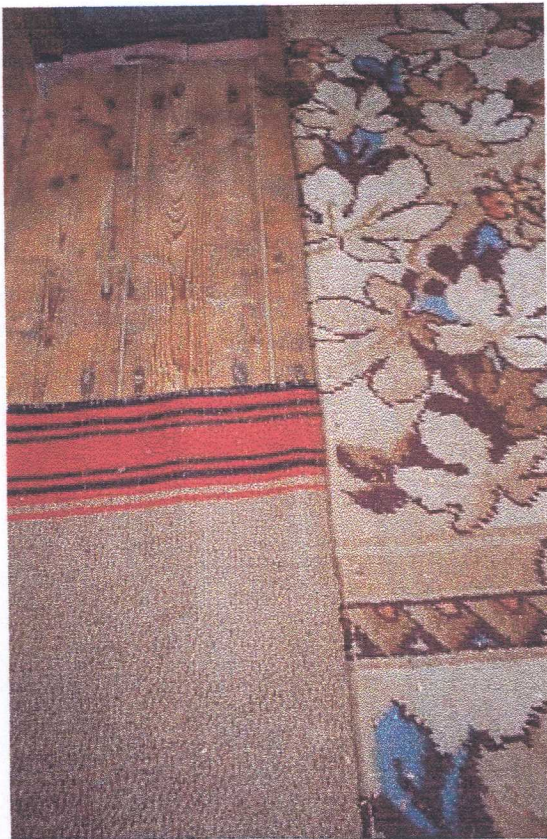
- Repainted the exterior.
- Outside tap installed (attached to the outside rear of the building).



*Figure 3.0.* Back view of Liffey Cottage.

## Interior

- Electricity and light fittings installed.
- Replaced original kitchen and storeroom floor with white pine (original Baltic pine in these areas were full of bora).
- Stripped wall boarding and removed false ceiling.
- Relined and wallpapered the two front rooms.
- Reinstalled the original coal-range.
- Carpet squares laid in hall and living room.
- Exposed ceiling beams painted in the living room.
- All exposed skirting boards, architrave, trimmings and surrounds in the living-room, kitchen and bedroom darkly stained.
- Storeroom rimu walls stained.
- Establishment of furnishings and household items typical of the last quarter of the 19th century (Switalla, pers. comm.; Gordon, pers. comm.)



*Figure 3.1.* Lounge and hallway floor showing Baltic pine floor and carpet squares currently in the cottage.



### **3.3 Assessment of Current Restoration:**

#### **Living-room**

The restoration of this room has largely been completed. Although the room has been fully wallpapered, it has been suggested that the wallpaper in this room may not be indicative of the period around the late 19th century, as it was common during this time to have a frieze and/or a dado around the walls. The walls would also not have been lined (McCulloch, 1986).

- The carpets squares, painted ceiling beams and the darkly stained trims in the room are appropriate for the cottages restoration period.
- The furniture, household items and chattels in the room appear to be appropriate.



*Figure 3.2. View of restored living-room.*

## Bedroom

- Again the wallpapering of this room does not accurately represent the restoration period (as mentioned in the living-room description), and the walls would not have been lined. The cutaway section in the wall, that illustrates Mr Muir's butcher shop calculations, should also be properly bordered. The bedroom furnishings in this room also appear to date around the restoration period.



*Figure 3.3.* View of the restored bedroom.



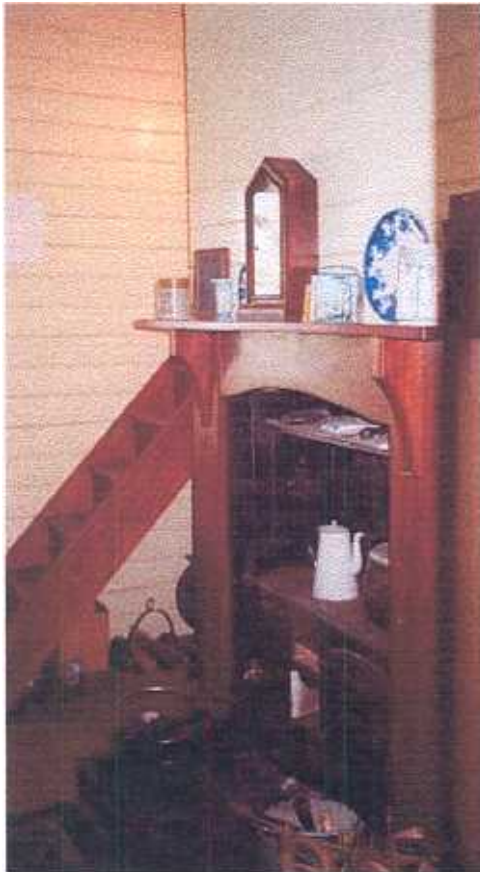
*Figure 3.4.* Cutaway section of wall in the bedroom showing John Muir's calculations and portrait.



## Kitchen

The yellow-cream enamel paint on the walls of the kitchen is appropriate to the restoration period (McCulloch, 1986).

- The dark stain on the mantelpiece and the staircase are also appropriate to the restoration period (McCulloch, 1986).
- The coal-range is original and other household goods in the kitchen are appropriate, however, there needs to be more kitchen utensils and accessories of the period established in the kitchen in order for it to become more authentic (Switalla, pers. comm.).



*Figure 3.5. View of restored kitchen.*



*Figure 3.6. View of present storeroom.*

### **Storeroom**

- Restoration of this room is only partially complete.
- The walls of this room have been stripped and lightly varnished which has allowed the natural wood finish to be exposed. During the late 19th century this appearance would have been seen as totally inappropriate. The walls need to be painted (possibly similar to the kitchen) in order to recreate a storeroom representative of the period (McCulloch, 1986).

Sheets of newspaper dating back to the time of the cottages construction have been fixed to the storeroom walls. These newspapers were originally pasted onto the walls prior to the first wallpapering in the cottage.

### **Attic**

At present the attic is unfurnished and has been stripped back to the natural wood finish.

### **Exterior**

The cream weather-board finish and the red roof are typical of a house during the restoration period (red roof paint was all that was available before World War One) (McCulloch, 1986).

### **Surroundings**

No work has been done on the surroundings of the property at this stage, however there are two cabbage trees, an oak tree and an exotic flowering shrub in close proximity of the cottage.



*Figure 3.7. View of land surrounding Liffey Cottage.*

## 4.0 Threats

### 4.1 Vandalism:

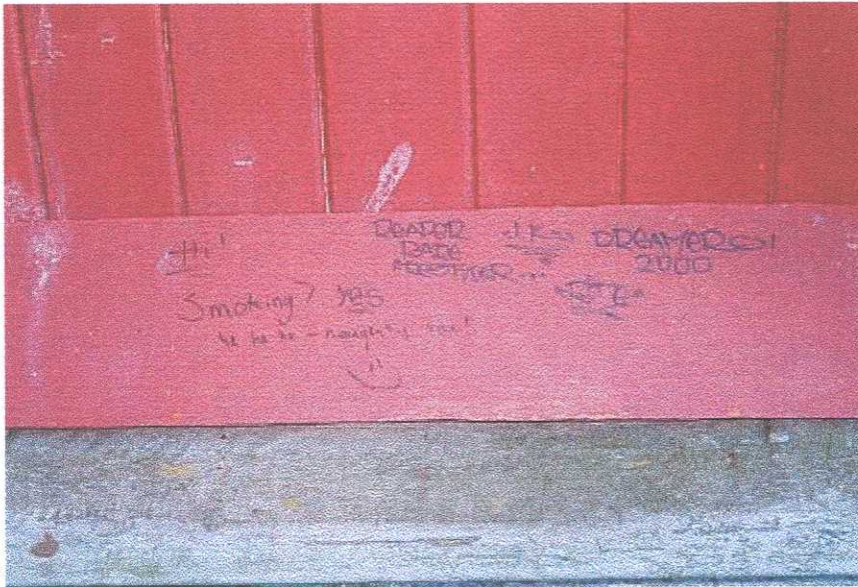
Through the Historic Reserve not being fenced the cottage is an easy target for vandalism and graffiti. There is current evidence of graffiti on the back door of the cottage.

### 4.2 Theft:

Although the cottage is locked at all times when not open for the public, it may be a target for theft as the historic items within the cottage will be of some value. At present the cottage is on a strip of land devoid of other building in the immediate vicinity, this isolation may exacerbate the threat of break-in and the subsequent loss of property.

### 4.3 Fire:

Due to the cottage not being a lived in and because it has only minimal electrical wiring (lights only), this threat may be seen as minimal.



*Figure 4.0. Current graffiti on the rear cottage door.*

## **5.0 Heritage Significance**

### **5.1 Social/Historic Significance:**

Liffey Cottage has considerable social and historical significance to the residents of the Lincoln Area. Although no family or individuals of prominent local and national notoriety lived in the cottage, it can be suggested that a lot of its importance stems from the fact that it is only one of the few residential buildings of its era still remaining in the area.

A worker's cottage such as this also emphasises the social and cultural heritage of ordinary New Zealanders. The cottage can be seen as a physical reminder of the humble beginnings many of our descendants embarked upon when they ventured to New Zealand during the 19th century.

The fact that Liffey Cottage has reasonable documentation of the people who lived in it during the last 125 years also gives greater emphasis to the social and cultural characteristics of the building. The unfolding layers of individuals and family associated with the cottage gives depth and richness to the cultural history of the Lincoln area. It is important that the cottage be preserved and protected, for it represents the heritage and history of an area within its walls.

### **5.2 Physical/Aesthetic Significance:**

Through Liffey Cottage being predominantly original in its construction the cottage is a good example of a typical cottage building in the latter part of the 19th century. This type of residential building is also becoming increasingly more rare as the years pass. It is possibly the only remaining example of a workers cottage of its age in the area.

The timber used in the cottage's construction is also unusual and possibly rare. The Baltic pine floor possibly came from Scandinavia and the Australian hardwood timber would have most certainly of been sourced from Australia. These timbers when combined with the rimu and white pine used, represent a building with unique structural heritage.

**Note:** The significance of Liffey Cottage has already been practically demonstrated through the Lincoln community and the Liffey Cottage Action Committee rallying together to relocate the building in 1977. The restoration work that the Action Committee and various organisations have bestowed upon the cottage over the past twenty three years further emphasises its overall social and historic importance to the Lincoln community.

## **6.0 Management**

### **6.1 Current Management:**

- Liffey Cottage has been managed and maintained by the members of the Lincoln and Districts Historical Society (formally the Liffey Cottage Action Committee) since its relocation in 1977. Although the building is now sited on a historical reserve, it is believed that the Historical Society will continue to directly manage the activities associated with the cottage (Switalla, pers. comm.).
- At present, the Lincoln and Districts Historical Society has approximately fifty active members and has management structure typical of non-profit organisations.

### **6.2 Management Aims & Objectives:**

- To finish restoration and the refurbishment of the cottage - as it would have been when lived in during the late 19th century.
- To promote the history and heritage of the cottage as an example of a typical working cottage in the Lincoln and surrounding area.
- To make the cottage assessable to the public and local community (Switalla, pers. comm.).

### **6.3 Management Funding:**

The funding for the restoration of Liffey Cottage over the last twenty three has come from the following sources:

- Membership fees from the Lincoln and Districts Historical Society and the previous Liffey Cottage Action Committee.
- Personal and commercial donations (WestpacTrust).

**Note:** Much of the labour and equipment has previously been provided by volunteer organisations such as the Lincoln Rotary Club and various local businesses.

## **7.0 Recommendations**

### **7.1 Management Recommendations:**

There is no question that Liffey Cottage should be continued to be managed, restored and maintained by the Lincoln and Districts Historical Society. The initial work the society undertook to firstly save the cottage, and then subsequently restore it to its present state emphasises that future management and decision making on matters concerning the cottage should be in their hands.

However, the Historical Society should think about additional funding measures to insure that the interior of the cottage is finished sooner than previous restorations. Two possible future sources of funding include:

The Historic Places Trust - Registering the building with this trust (if it meets the Historic Places Trust own heritage criteria) may allow additional funding to be received.

- The Selwyn District Council - Since the Historic Reserve, which the cottage presides on, is legally the responsibility of the Selwyn District Council, the Historical Society should lobby this local authority to meet some of the costs associated with the cottage's future restoration and management.

### **7.2 Interior/Exterior Restoration Recommendations:**

To leave the restoration of the living room and bedroom predominantly as they are. The wallpapers in these rooms, although not perfectly representing the period, are close enough to reflect a sense of the cottages pioneering past (McCulloch, 1986). The exposed section in the bedroom wall (butchers calculations), however, needs a neater lining in order for it not to detract from the overall aesthetic nature of the room.



- The refurbishment and restoration of the storeroom and attic need to be finished. The storeroom needs to be painted and furnished in order for it to fully represent a workers cottage of the 19th century. The attic needs to be utilised more fully as part of the cottage display. It is recommended that the attic area should be refurbished as a children's bedroom, with such articles as a iron bedsteads, 19th century newspapers stuck to the walls, candlesticks and toys of the period displayed (McCulloch, 1986).
- The kitchen will also need more kitchenware of the desired age to be displayed in order to get a more authentic feel to this area.

The exterior of the house predominantly only needs to be maintained in its existing condition.

### **7.3 Reserve Restoration Recommendations:**

- Part of the reserve that surrounds the house should be restored to reflect a typical cottage garden type setting that would befit the late 19th century. A garden devoid of natives would be appropriate as the early New Zealand European settlers predominantly surrounded themselves with exotic garden plants sourced from Europe. Old style roses, foxgloves, hollyhocks, lupines, primroses, sweet peas, wallflowers, forget-me-nots, sunflowers, cornflowers, snapdragons and daisies would be typical cottage garden plants of the period. A small vegetable garden or even a chicken run should also be established in order to give the cottage an authentic 19th century garden setting (McCulloch, 1986).
- A picket fence or a stone wall surrounding the garden area may also give the cottage authenticity. A fence or a wall may also act as a deterrent for possible vandalism and theft.

#### **7.4 Interpretation Recommendations:**

More comprehensive signage and interpretation needs to be facilitated within the cottage. At present only limited information on the cottages past is displayed and this is in a predominantly ad-hoc manner. To give the visitor a greater understanding of the cottage heritage, descriptions of the area and the people associated with its past need to be given. This interpretation should include and cover the history of the current restoration period and all the subsequent periods thereafter (1875 -1975). This type of interpretation will give the visitor a more holistic understanding and appreciation of the pasts associated with the cottage.

#### **7.5 Additional Recommendations:**

- To make the cottage more assessable to the public was one of the objectives of the Lincoln and Districts Historical Society. Registration with the Historic Place Trust would possibly mean that the cottage would be promoted more widely through brochures or literature published by the trust. Directing cottage promotions towards local schools and other community groups may also satisfy the society's objective, however, until interest or demand increases opening on the first Sunday of every month seems, at present, practical.

## 8.0 References

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- Bowron, G., & Harris, J. (1994). *Guidelines for preparing conservation plans*. New Zealand Historic Places Trust.
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### 3a HERITAGE VALUES

#### HISTORIC SITES AND STRUCTURES IN SELWYN DISTRICT

Ref. No.	Name	Location	Classification		Legal
			HPT	SDC	Description
TAI TAPU AREA					
1	Tai Tapu Public Library	Old Tai Tapu Rd		A	Lot 2 DP 30235 <i>th</i>
2	St Pauls Anglican Church	Old Tai Tapu Rd		A	Lot 1 DP 10086 <i>th</i>
3	Otahuna Homestead	Rhodes Rd		A	Pt Lot 1 DP 19621 <i>pp</i>
4	Memorial Gate	Tai Tapu Domain		C1	Res 4125
5	Ellesmere Arms Hotel	Old Tai Tapu Rd		C1	Res 5794
6	Rhodes Spring	Summit Rd - Cooper's Knob		C1	Res 3920
TEMPLETON/PREBBLETON/BROADFIELD AREA					
7	Trents Chicory Kiln	Trents Rd Templeton	II	B	Lot 2 DP 19955 <i>P.P</i>
8	Wheatsheaf House (formerly hotel)	Selwyn Rd/Shands Rd	II	B	Lot 1 DP 19536 <i>pp</i>
9	Saby's Rd Bridge	Saby's Rd - Halswell River		C1	Road Reserve Streambed (Trices Road/Sabys Road)
10	All Saints Anglican Church	Blakes Rd/Springs Rd		C1	Pt Lot 2 DP 57568 ✓
11	Railway Bridge	Springs Rd Prebbleton Prebbleton		C2	Railway Reserve Hornby Industrial Branch Railway

#### LINCOLN AREA

<u>12</u>	<i>Historic Farm Cottage</i>	<i>Ellesmere Rd / Tancred Rd</i>		<u>C1</u>	<i>Lot 1 DP 33449</i>
<del>12</del>	<del>Workers Cottage</del>	<del>Ellesmere Rd/Tancred Rd</del>		<del>G1</del>	<del>Pt RS 2968</del>
13	Ivey Hall	Lincoln University Campus	I	A	Lot 4 DP 6070
14	Site - Lincoln Flour Mill	Edward Street		C2	Lot 15 DP 17721 —
15	Stone wheels for Flour Mill	Ellesmere Country Club Carpark, Edward Street		C1	Lot 15 DP 17721 —
16	Lincoln Doctor's House	Fitz Pl/Edward St		C1	Pt Res 1532 —
17	St Stephen's Anglican Church	Edward Street	II	B	CT 368-289 Pt Rs 1532
18	Miss Gray's House	23 Leinster Tce		C1	Lot 1 DP 28887 —

19	Railway bridge site	L2 - footbridge is now	C2	Gaz 19-3135 Pt Res 3761 RS 39900
20	Site - railway station	South Belt	C2	Secn 1 SO 18572
21	Site - Long Cottage or Chan Cottage	Robert St	C2	Lot 2 DP 25762
22	Pioneer Hall	Kildare Tce/Gerald St	C1	Pt Res 3761 ✓
23	Baptist Church	Gerald St/Maurice St	C1	Pt RS 2159
24	Catholic Presbytery	Gerald St	C1	Pt RS 2159
25	'The Gables' house (formerly vicarage St Stephen's Church)	Gerald St	C1	Lot 3 DP 55189
26	Lincoln Police Station	Gerald Street	C1	Pt Lot 5 DP 1788
27	Druids Hall	Gerald Street	C1	Pt RS 2724 ?
28	Post Office	Gerald St/Lyttelton St	C2	Secn A SO Plan 1780 Pt Ru Sec 2724
29	Coronation Library	<del>Gerald Street</del> Liffey Pl / Gerald St.	C1	Pt Res 3761 ✓
30	The Old Manse	East Belt	C1	Lot 1 DP 23109
31	Lincoln Union Church (Presbyterian)	St James St	C	Lot 1 DP 23109
32	'Liffey' Cottage	St James St	C1	Pt RS 1532
33	Home of William & Mary Tod (Pioneers)	East Belt	C1	Lot 2 DP 30031
34	Hewton's Garage - Site	Gerald St	C2	Lots 1 & 2 Pt RS 2159
35	Depot - E Birch & Sons	Gerald St	C1	Pt RS 2159
36	Restall's - Wheelwright	Gerald St	C2	Lots 3 & 4 Pt RS 2724
37	Howell Bros Store	Market Square	C1	Pt RS 1712
38	Perryman Bros Shed	South Belt	C1	Lot 6 DP 6070

# DOYLESTON

39	Doyleston Library	Leeston Rd Doyleston	C	Lot 79 DP 105
40	Remnants - railway	Drain Rd/High St Doyleston	C2	Lot 1 DP 16891 Pt RS 6044
41	Memorial gates	Osborne Park Doyleston	C1	Res 3939 ✓

## 4 HERITAGE AND NOTABLE TREES

HERITAGE AND NOTABLE TREES OF SELWYN DISTRICT				
	Lime trees <i>Tilia x europaea</i> c. 1875	Notable	T58	Lot 2 DP 16113
Cnr Fitz Place & Edward St, LINCOLN (property of G. Carnaby)	Redwood	Notable	T59	Pt Res 1532
Cnr Leinster Tce & Edward St, LINCOLN	Common Oak <i>Quercus</i> <i>rubur</i>	Notable	T60	Lot 1 DP 57207
Bank of L2 Stream, Leinster Tce side, LINCOLN	Willow, Oaks (4) <i>Quercus rubur</i>	Notable	T61	Gaz 19-3135 Pt Res 3761 RS 39900
Bank of L2, LINCOLN	Eucalptus	Notable	T62	Gaz 19-3135 Pt Res 3761 RS 39900
Union Church grounds, James St, LINCOLN	Ash <i>Fraxinus excelsior</i>	Notable	T63	Lot 1 DP 23109
13 Gerald St, LINCOLN	Walnut <i>Juglans</i> spp.	Notable	T64	Lot 2 Pt RS 1880
Homebush Stn	Atlas Cedar <i>Cedrus atlantica</i>	Notable	T65	Lot 2 DP 16113
	<i>Cupressus macrocarpa</i> 52.4 m high	Notable	T66	Lot 2 DP 16113
Terrace Station	Big-cone pine <i>Pinus coulteri</i> 25.6m high, 96cm dbh	Notable	T67	Lot 8 DP 18079
""	Manna Gum <i>Eucalyptus</i> <i>viminialis</i>	Notable	T68	Lot 8 DP 18079
""	<i>Pinus radiata</i>	Notable	T69	Lot 8 DP 18079
	Evergreen oak <i>Quercus canariensis</i> 30.2 m high, 116 cm dbh	Notable	T70	Lot 8 DP 18079
Homestead shelter belt, The Point Station WINDWHISTLE	Brown barrel <i>Eucalyptus</i> <i>fraxinoides</i>	Notable	T71	RS 38126
	Wellingtonia <i>Sequoiadendron</i> <i>goganteum</i> 37.5m tall, 244 cm dbh	Notable	T72	RS 38126
	<i>Pinus radiata</i> 47.2m tall, 164 cm dbh	Notable	T73	RS 38126



## APPENDIX 3 – SCHEDULE OF HERITAGE ITEMS

### LEESTON/DOYLESTON AREA

H45	Catholic Church	Feredays Road		C1	Lot 7 DP 101	Living 1	Map 11
H46	House No.1	Chapman Street, Leeston	II	B	Pt Lot 1 DP 13004	Living 1	Map 11
H47	Ellesmere Brass Band Hall	High Street, Leeston		C1	Pt RS 5787	Living	Map 11
H49	Doyleston Library	Leeston Road, Doyleston		C	Lot 79 DP 105	Living	Map 5

### LINCOLN AREA

H55	Ivey Hall	Lincoln University	I	A	Lot 4 DP 6070	Business 3	Map 12
H56	Pioneer Hall	Kildare Terrace & Gerald Street, Lincoln		C1	Pt RS 3761	Living 1	Map 12
H57	Coronation Library	Gerald Street, Lincoln		C1	Pt Res 3761	Living 1	Map 12
H58	St Stephen's Anglican Church	Edward Street, Lincoln	II	B	Lot 1 DP 81574	Living 1	Map 12
H59	Liffey Cottage	St James Street, Lincoln		C1	Lot 1 DP 81241	Living 1	Map 12

The items marked \* are situated outside the township boundaries and are listed for the sake of completeness. They do not form part of this section of the Plan but will be incorporated into the Rural Section.

*(Proposed District Plan Notified 2 Dec 2000)*

T40	Cnr Goulds & Lowes Roads, Rolleston	Eucalypt	Lot 3 DP 73564	Living 2	Map 15
T54	Cnr Fitz Place & Edward Street, Lincoln	Redwood	Pt Res 1532	Living 1	Map 12
T55	Cnr Leister Terrace & Edward Street, Lincoln	Common Oak <i>Quercus rubur</i>	Lot 1 DP 57207	Living 1	Map 12
T56	Bank of L1 Stream, Leinster Terrace side, Lincoln	Willow, Oaks (4) <i>Quercus rubur</i>	Gaz 19-3135 Pt Res 3761 RS 39900	Living 1	Map 12
T57	Bank of L1, Lincoln	Eucalyptus	Gaz 19-3135 Pt Res 3761 RS 39900	Living 1	Map 12
T58	Union Church Grounds, James Street, Lincoln	Ash <i>Fraxinus excelsior</i>	Lot 1 DP 23109	Living 1	Map 12
T72 *	A. E. Hart Arboretum, Lake Coleridge	Various	Lot 1 DP 80128	Rural	Map 10

The items marked \* are situated outside the township boundaries but are shown on the Township maps. They do not form part of this section of the Plan but are included for the sake of completeness.

#### APPENDIX 4 – SCHEDULE OF HERITAGE TREES

(Proposed District Plan Notified 2 Dec 2000)



### Contents of the Selwyn District Council's Lincoln File

The following is a summary of relevant information held at SDC in their "Lincoln" file, largely letters from ratepayers over the last 10 years or so. It provides a useful window on to issues of concern between council and ratepayer.

Relevant issues published in the LCC newsletters since their inception in Dec 1998 (4 issues to date) are added at the end.

The main issues seem to be to do with the appearance and physical state of roads and footpaths, and drainage problems; traffic problems in the Market Square and speeding though traffic with respect to school children and the elderly needing safe road crossing facilities ( quite a bit of discussion about pedestrian crossings); road safety and bus parking adjacent to the schools; and parking control on Saturdays in North Belt due to sports activities. Need for village signs at the village entries, wheelchair access, general landscaping (esp in front of the Fish'n'Chip Shop) were other issues.

The following items are chronologically ordered starting with the oldest items.

- 
- 1989 (late) - Letter from Dr A S Campbell re kerbing and channelling works and lack of notice re impeded vehicle access, and damage to a tree. Poor communication and lack of courtesy.
  2. Oct 1989 - letter from Neil Lancaster of Lincoln High to County Engineer re need to provide proper student parking
  3. Feb 1990 - complaint from Mrs Oxnevad over dust and visual ugliness with delayed roadworks cnr. West and North Belt. SDC reply that it will be completed soon.
  4. Feb 1990 - letter from Chch Transport operations manager to SDC stating need to erect bus clearway outside primary school for 4 buses to download and pick up children, as parents' cars are blocking access around 3-3:30pm. SDC replied no objection to doing this.
  5. Complaint from the Township Committee that work requested is not being carried out and other work being done seen as unnecessary and not to their knowledge. Reply that work was overlooked and the other is routine maintenance.
  6. Feb 1991 - complaint from Mr W Harris re street cleaning and mowing standards are dropping. Telecom leaving footpaths in a poor state. Reply that Telecom had agreed to tidy up its act and that mowing would be improved.  
  
Jun 1990 - Complaint from Lincoln Grange 86 Edward Street re flooding of their drive due to removal of pipe and channel to west being opened "all the water from the township now comes on to our property". Maintain a 12" pipe is required . SDC checked, did not confirm situation, will monitor.
  8. July 91 - proposed Lincoln Heritage Walkway - outline of feasibility study presented and received with enthusiasm ( I presume to the LAC) - one of Val Kirby's student projects.
  9. Aug 1991 - Minutes of LAC (Lincoln Advisory Committee):
    - college roundabout needs scrutiny from MOT
    - SW drain east of Dentist needs clearing out, overgrown
  10. Sept 91 - LAC minutes:
    - sewerage pond has reached capacity, alternatives being evaluated (Council report to meeting), concern over flow of nitrates and sulphates to L.Ellesmere if outflow continues
    - discussion of draft Annual Plan :
      - (i) appreciation of active "beautification" programme
      - (ii) support an objective related to superannuitant housing provision in Lincoln, ideal site for it, lack of such housing in Lincoln is a concern.
      - (iii) concern over safety on North and West Belt intersection - lack of road markings and signs.

- (iv) roading maintenance is a requirement not an objective.
- (v) footpaths still needed esp on Lyttelton St and West Belt
- (vi) concern over removal of signs between Lincoln Uni and Lincoln - call for alternatives.
- (vii) call for SDC commitment to recycling projects, already successful projects at LU and the high school.
- (viii) extension of sewerage system is a cost that should be borne by those who benefit most ie, developers and institutions rather than the ratepayers who will not directly benefit.
- (ix) support \$70 000 towards upgrading street lighting, sorely needed.

Oct 1991 - letter from Mrs M Williams requesting speed restrictions and pedestrian crossing at west end of village centre esp for the elderly and young children. Old shop at the corner does not improve the image of Lincoln as a "tidy village".

MOT subsequently advised only 1 crossing is required and the LAC considered the existing one to be in the best position.

12. Oct 91 - LAC minutes :
  - concern over lack of markings and loose shingle with roadworks, for drivers & cyclists
  - new signs at LU roundabout removed in 24 hrs or damaged - seek vandal proof ones.
  - request 12 months ago that Gerald St be the name given to the road between the village and LU - saw that it has been called Ellesmere Junction Road - what's the story? Gerald st is a 37 yr plus name for this road. SDC replied they must forward request to the Duplicated Road Names Committee ....!
3. Nov 91 - LAC minutes:
  - request for being informed about streetlighting proposals
  - problem with inadequate rubbish receptacles in shopping area
  - request that the planned traffic flow through the central area be forwarded to the LAC
  - footpath up to LU needs upgrading, wheelchairs have to use the road.
  - general complaint over poor state of footpaths and roads
14. Feb 92 - letter from Lincoln Volunteer Fire Brigade, requesting assistance from SDC to upgrade entrance to the station by changing levels and sealing, to control runoff and assist in cleaning the shed. Maintain whole area used by the public and tidying up the area along with the planting they had done would put the finishing touches to the whole area.
15. Feb 92 - memo in SDC, a Mr W Brown re a need for a light at eastern boundary to the town to mark entry and a need for a "Lincoln Township" sign and a larger 50kph sign, all to slow down traffic. He also requested drain clearing in front of his property 48 Edward St.
16. Feb 92 - letter from G Meijer on behalf of Catholic parish, re quest for regrading and grassing of berm along West Belt.
17. May/June 92 - minutes of the LCLC, request that SDC take a more district wide holistic approach to sewage management. Request for info and facts on current effluent with a view I think to determining who should pay for the upgrade, eg where does it come from? Request for info on decision not to discharge effluent into waterways (cultural and legal matters). How much more development can take place?
18. Jun 92 - the first letter of a long saga about a blocked blind sump! Greg Barnard at 31 West Belt requested the SDC clear a blocked drain outside his property. Apparent delay, angry ratepayer! No apparent action for 1 year so he wrote to the mayor.  
SDC repsonse was that the drain was cleared initially, but that it was a blind sump and really the whole street drainage needs looking at "expect it to be somewhat complex and expensive" ! Maybe it can go into the next annual plan...
19. Jul 92 - Lincoln Community Liaison Committee formed to liaise with the SDC and act as watchdog re sewage upgrading proposals. Request for greater publicity and expression of lack of communication with the SDC.
20. Annual Plan requests from LAC 92/93 (see attached copy) mainly re sealing of roads, footpaths, kerb and channel, street naming, traffic plan for "Market Square", wheelchair access.

21. Jul 93 - letter from SDC to Fire Brigade - funding approved for sealing, earlier a council report concluded sealing would tidy up the area, provide parking access for library patrons and users of the Liffey reserve. Possible extension for foot traffic to the adjoining street.
22. Letter from SDC to LAC :
  - response to various matters including pedestrian crossings, maintenance of trees in the Liffey, road bridge maintenance, renaming of part of South Belt, relocation of bus stop and standard of street cleaning (see photocopy).
23. Nov 93 - letter from Lincoln Hall Committee re dangerous condition of trees in Liffey Domain and Roblyn Place. request to SDC to do something, LAC asked then to advise SDC of requirements.
24. Jul 94 - LAC minutes:
  - move bus stop to where shelter is on James St
  - request that SDC install signs near children's play areas on Leinster Terrace and North Belt and chevron painted at South Belt-Leinster Tce intersection.
  - request for permission from SDC to erect "Lincoln Village" signs where appropriate
  - concerns mooted over proposed Springs Rd uni carpark re ped. safety.
25. Aug 94 LAC minutes:
  - concern over traffic flow from Uni carparks
  - disappointed SDC is not proceeding with "School parking plan"
  - pressure on Lincoln to supply student accommodation
  - concern over state of area in front of fish shop Sept 94 - LAC to SDC - concern over childrens safety on North Belt at School entrances, need for road safety "blips".
26. Correspondence bet. LU and SDC re ped. crossing with new carpark. No problems foreseen from LTSA point of view as long as in one place and clearly visible.
27. Sept 94 - letter from Mr Browning principal of Lincoln High requesting a bus loading zone on Boundary Rd verge - can some of the power poles be shifted? Has 17 buses and 950 pupils. Approval was given but no funding, see Southpower re poles. School to maintain site.
28. Sept 94 - LAC minutes :
  - no parking signs opposite netball courts not working, want permanent signs.
  - fish shop area, want to raise the footpath to level of shop front, fit in tables, seats and a cycle stand, ramp at corner of Robert St, median strip in Gerald St for safety, area from Hillyers should be rezoned commercial to allow further development, 5min parking by Post Boxes.
30. Nov 94 - letter from Dr and Mrs Morton re drainage outside their property, area on adjacent property (between theirs and the Catholic church) raised with development.
31. Feb 95 - LAC minutes:
  - residents on north side of Edwards St complaining it needs tidying up, and kerb & channel and drain piping needed, and a footpath.
  - Domain Board to be asked if they can provide parking as problems occurring in North Belt
32. Letter to NZ Police re speed of traffic in east end along Edward St, most only reduce speed when they get to the bridge. Children use the footpath and road, and they have to cross the road in peak traffic to get to school, also elderly people
33. CDL subdivision in South belt, letter to Miles Fowler and Fear from SDC. Something about lot sizes and "open rural characteristics", sections maintaining the status quo by being 950m2 plus. Carriageways and turning circle of larger dimensions than necessary "large expanses of seal".

34. Aug 95 - letter from George Agnew on behalf of LAC and residents. Concern over lack of footpath maintenance eg, potholes, uneven, subsidence where Telecom have been. Call for rubbish bin in Market Square near bottle collection point. Ponding at 6-8 Kildare Tce.
35. Oct 95 - letter from Lincoln Businessmens Association to Traffic Canterbury.
- Concern over excessive speed in Edward and Gerald Streets. Pedestrian safety is an issue in peak hours esp school children with only one crossing.
  - Increasing number of elderly people who can only cross slowly.
  - Conflict with parking in central area esp with young families.
  - Lincoln is growing 4,700 in 95, expected 10 000 by 2010.
- SDC replied that population is 1600.
36. Drainage problem in Kildare Tce. opposite pub entrance. (Rough file note).
37. Letter from LAC to SDC re need for clearway on North Belt on its south side between West Belt and William St, and along the west side of Lyttelton St for first 50m from North Belt, so congested on Saturdays during netball season. "No stopping Saturdays 8am-6pm".  
SDC reply that it is to be assessed. Provision of parking within the Domain reserve also suggested as a consideration.
38. Letter from M and A Stevens re 30m footpath link between new subdivision and on both sides of South Belt, around to Kildare Terrace and Robert St. Access to reserve and to Kildare footpath esp for children would be achieved.  
Request approved.
39. May 96 - Letter from Claire Irwin of the Medical Centre, concern over traffic speeds in Lincoln, safety has not improved. Request for judder bars east and west of hotel across main street and another crossing.  
Reply from Mike Gadd Traffic Engineer that judder bars would not be acceptable here and that traffic calming measures instead would do. Recommendations to LAC.
40. Claire Irwin writes again, stating the doubling of student numbers in the last 12 years has resulted in a great increase in traffic flows in LU time esp after 4pm.
41. Aug 96 - complaint from the LAC re poor road restoration by SDC after road works.
42. Report by Mike Gadd on traffic problems in Lincoln (see copy).
43. SDC memo - re parking on North Belt and congestion on Saturdays. Recommendation that permanent signs be erected. The portable ones did not work.
44. Correspondence between the Brights on Leinster Terrace re stopping of road and provision of access to their property.
45. Correspondence between solicitor for Mrs L N Giltrap and the SDC re shopping centre developments. She was concerned that inadequate space was left for planting, that there was loss of carparking, and over the position of the disabled park. Also concerned over the requirement for provision of toilet facilities for the disabled as felt this would encourage general public use of the toilets.
46. Letter to Marion Townsend re funding for Lincoln-Tai Tapu Garden Competition.
47. Letter from Traffic Design Group requesting SDC funding and support/input to a travel diary survey to assess predicted traffic impact of a proposed subdivision. SDC declined financial support.
48. SDC Memo re people slipping on footpath outside the True Value store, too steep and smooth. To be grooved.
49. Mar 98 - the LAC advised SDC that pedestrian and vehicle counts are to be done (Mark Chamberlain).



50. Aug 98 - Big file of letters from Lincoln Primary School re formal pedestrian crossings on Gerald St, concern over proposal to do away with them, children rely on them to get across to go to school. Seems they were replaced by speed bumps). (see photocopies).
51. Aug 1998 - LCC minutes:
  - concern over dumping of soil on a reserve by neighbour Brent Nicholls. He said he understood from the SDC that he could mow part of it and plant trees and irrigate it
  - jetty proposal canned
  - call for whole reserve to be planned and designed, perhaps wait for the Townscape plan.Statement by Councillor Christiansen that "the Townscape plan is for the beautification and enhancement of the Village whereas the District Plan is for the future planning".
52. Sept 98 - letter from Jim Manning the Lincoln Constable, concern that there is no pedestrian crossing in the main shopping area and over the location of the other 3 crossings (refuges?) esp in respect of children's safety. SDC replied that the preferred crossing point will be converted to proper crossings and asked for advice on other 3.
53. Dec 98 - LCC complaint to the SDC over lack of maintenance of footpaths and gutters.
54. Feb 99 - letter from Catherine Calder to LCC re speed f traffic down Birches Road and Edward St, recommends an intermediate 70kph zone. Also concern over congestion and crossings and children esp on James St and North Belt and on Boundary Road by the kindergarten and school.
55. April 99 - letter from a Myles Rea re the disgusting state of the public toilets.
56. April 99 - request from Historical Society to erect an information panel about the history of Pioneer Hall - approved.
57. Lynda Westall's comments on the proposed Townscape Plan. Topics covered should not include future growth directions on size. I think this is appropriate given the current legislation which precludes SDC from directly controlling the growth of towns. Emphasised the plan will not be binding on anyone, some provisions may not be appropriate for inclusion in a District Plan. Suggests the LCC find out:
  - (i) what will the plan contain apart from "something" about the topics listed
  - (ii) methods of how the vision will be enacted
  - (iii) performance measures - time, quality, costDarryl (somebody) in the SDC sees it as little more than a landscaping plan.
58. May 99 - letter from Café Felix re skateboarding in the shopping precinct.
59. Letter from LCC to SDC, supporting Lincoln Domain Management Committee decision to seek purchase of the "Vege" block to add to the Domain.
60. Application to SDC to carry out planting on berm at 48 South Belt by B and M Gardner, 2 Ginkgo trees and several azaleas. SDC approved and thanked them for their efforts to beautify and maintain the township environs.
61. Jul 99 - letter from R S Paton 3 Douglas St re kerb and channel work on Douglas St, SDC replied that this work item is in the Annual Plan plus a footpath on the west side and will be implemented May 2000.
62. Sept 99 - LCC minutes :
  - Mill Stream reserve jetty query
  - skate boarding facilities update ( under plan with Lindsay Philps thru student project)
  - esplanade strip along the Liffey, Country Club has building within a 20m setback, related to subdivision in other (west) side, request to SD for this strip.
  - sewerage, costs to be allocated
  - plot planting on Gerald Street

- rubbish bins by fish and chip shop
- toilet painting
- planting of trees in The Mews (recommendation that it be delayed until the Townscape plan completed)
- reserve survey - release Oct/Nov?
- need for entranceway sealing esp for the elderly
- dogs in the Liffey (need for control I guess)
- poor state of bus shelters - school pupils to blame it appears, get the school to design a new one and give "ownership" and pride...
- section coverage issue

63. Letter from W B Fraser on Douglas St re state of road and berm, potholes etc.

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Newsletter Issues Dec 98-Dec 99, 4 issues

1. Roadworks to slow traffic on Edward St and Birches Rd being implemented (kerb and channel to narrow road, island). Beautification planting proposed.
2. Wheelchair access to be provided throughout the village.
3. Year 2000 project - upgrading the railings on the Liffy bridge using Alec McDonald, the architect involved with the church.
4. Lincoln Domain has acquired land from Crop and Food (the "vege block" I presume) - what can we do with it? A later edition however states this acquisition (the "vege block") is still being pursued, maybe 2 different areas.
5. Annual Budget 99/00 includes looking at the North Belt/James St intersection, traffic threshold for Birches Rd (ie, James St), sw drain in Habgood Place, Wheelchair access on footpaths, K&C in Fitz Place (ie, the shopping centre) incorporating carparking, implementing the Townscape plan (\$30 000), Liffy Bridge railings.
6. Plan Change 45 by Kajens Trading and Development Ltd., to residential to allow subdivision. SDC accepting it, LCC part of an appeal to the Env. Court in respect of predicted traffic flows on Kildare Tce, and impact on the Liffy reserve. SDC propose one-way traffic on Kildare Tce to reduce impact.
7. More playgrounds needed in Lincoln it seems, esp a junior playground says Plunket, perhaps use the existing one on Leinster Tce. SDC doing a review.
8. The Historical Society suggesting a name change for Market Square - ideas?
9. Perceived need for a town identification statement on signs at entries to Lincoln, eg, "Lincoln - a centre for living and learning and lifestyle".
10. Request to SDC from LCC to upgrade the public toilets. Currently being repainted.
11. Issue of more parking needed in shopping area. SDC doing a count (done I believe but not good results, need to do again properly).
12. A Millenium totara tree has been given to Lincoln by the SDC - where shall it go? Perhaps cnr of Kildare south and Gerald St by the Liffy Bridge?
13. Skateboarding facility for Lincoln - preliminary planning underway.