

WE INVITE YOU TO PARTICIPATE

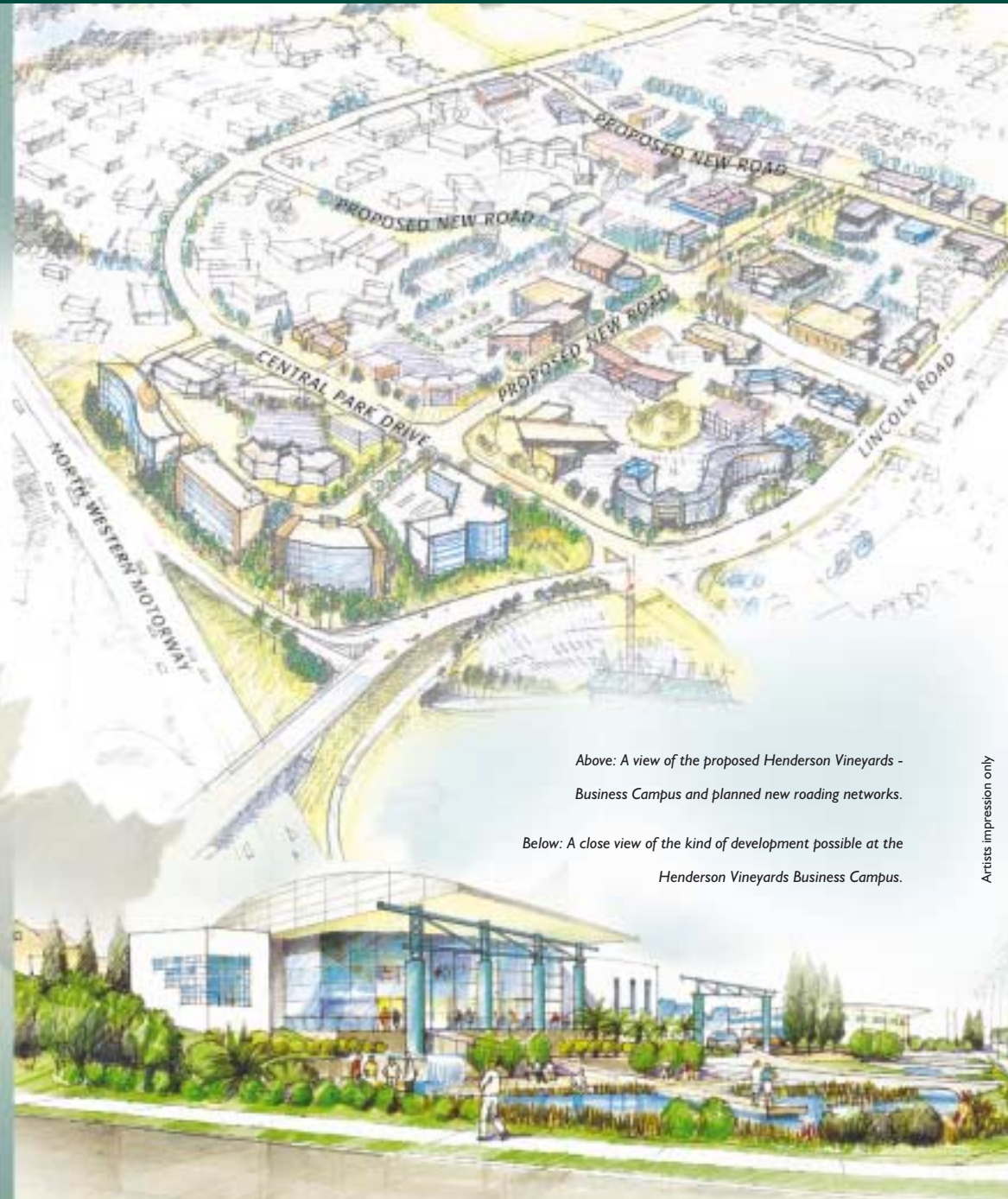
An exciting future lies ahead for the Lincoln Road business district, and we invite you to discuss with us how you can be part of that future. We expect that the area will progressively redevelop over the next one to ten years.

As business growth takes off, you'll see an improvement in services and amenities and the general environment.

In response to these changes you may choose to further develop your current investment, seek a new one, on-sell, or stay as you are.

Should you need further information please contact us.

This document has been prepared to promote development discussion. Information is provided on an informative basis only and no way binds the landowners or Waitakere City Council.



Above: A view of the proposed Henderson Vineyards - Business Campus and planned new roading networks.

Below: A close view of the kind of development possible at the Henderson Vineyards Business Campus.

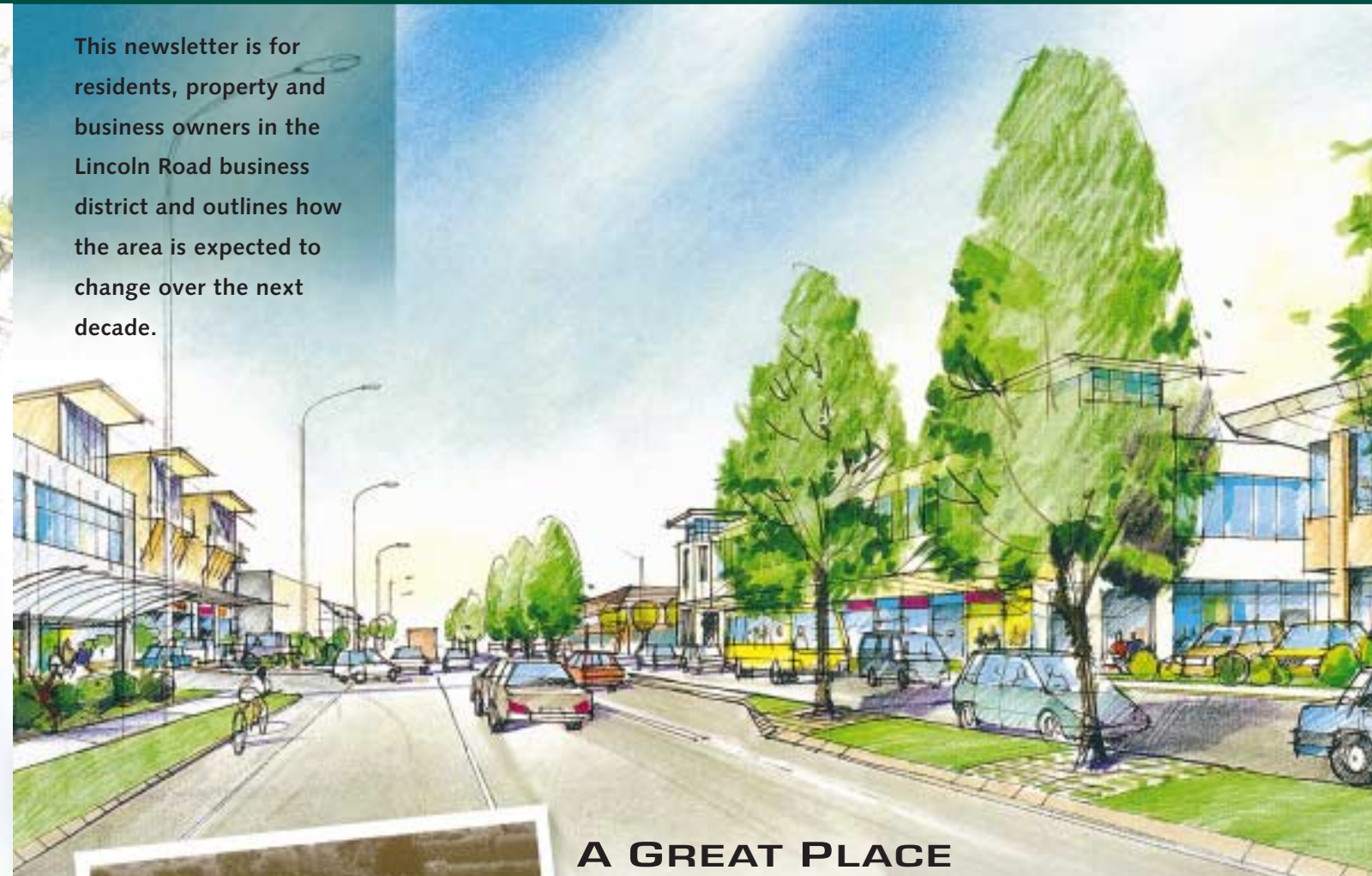
Artists impression only



CONTACT US

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This newsletter is for residents, property and business owners in the Lincoln Road business district and outlines how the area is expected to change over the next decade.



A GREAT PLACE

Imagine Lincoln Road looking like the drawing above — smart buildings, improved traffic flow and attractive landscaping. These are just some of the positive changes planned by the Council for the Lincoln Road business district.

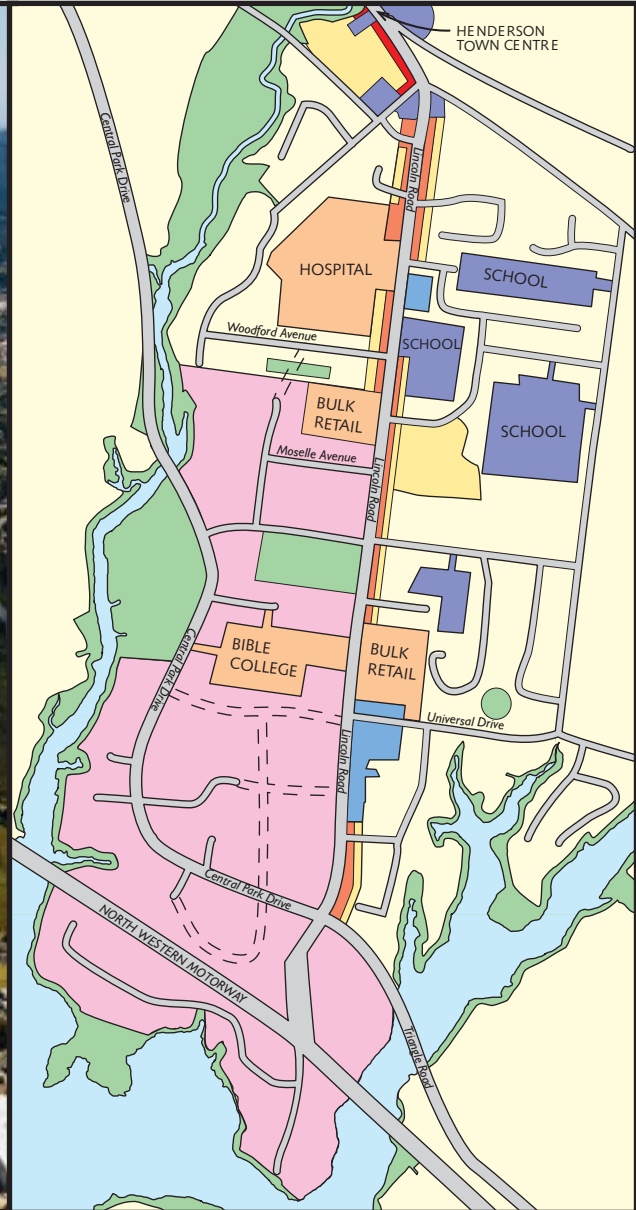
Some of you will remember when the area's main commercial activity revolved around vineyards and orchards. We want to retain a sense of that heritage, and to guide the area's future growth in a way that ensures a well-designed urban environment for those of us living and working here now.

A GREAT LOCATION

Lincoln Road is a gateway into Waitakere City. It provides the major transport link between the North Western motorway and Henderson, the commercial heart of the City. The ease of getting from "a to b" coupled with planned improvements to public transport, makes the Lincoln Road area a natural drawcard for business investment. The location of UNITEC and the Council's new Civic Centre right in the heart of

Henderson will also have major benefits for business life on Lincoln Road. Other developments due to be completed in the next few years will also increase commercial activity. For example:

- Waitakere Hospital expansion
- New Waitakere Sports Trusts Stadium on Central Park Drive
- New Regional Library in Henderson
- New Henderson Bus/Rail Transport Centre



- 1 Proposed Henderson Vineyards Business Campus.
- 2 West Wave Aquatic Centre and Recreation Centre.
- 3 Waitakere Trusts Sports Stadium. Completion date 2004.
- 4 Waitakere Hospital. Expanding to full emergency services. Completion 2004.
- 5 UNITEC, Waitakere Campus. Expansion project 2000-2012.
- 6 Waitakere City Civic Centre. New site development. Completion date 2006.
- 7 Waitakere Regional Library. Completion 2006.
- 8 Current location of Civic Centre.
- 9 Enterprise Waitakere and WestSmart (eco-tech business incubator).
- 10 Corban Estate Arts Centre. Development of site 2001-2006.
- 11 Henderson Valley Film Studios
- 12 Westfield Shopping Town/West City retail and entertainment precinct.
- 13 North Western Motorway interchange.
- 14 Henderson Creek.
- 15 Bus/Rail Transport Centre. Completion 2007.

Existing Roads	Medium Density Housing
Proposed New Roads	Proposed Commercial/Professional
Working Environment	Proposed Living Environment
Recreational Areas	Social Services
Special Area	Shopping Centre

The Council are actively promoting the concept that Henderson Vineyards represents, guiding the development of this special area into a quality business environment. Along with the Council's support for the changes in the rest of Henderson, it forms part of long-term plans to encourage economic growth in the City.

A business campus such as Henderson Vineyards will create quality jobs for the large pool of talented and skilled people living here, and enable them to work locally rather than having to drive out of the City each day.

SO FAR...

- To make Henderson Vineyards a reality, the Council has so far taken these steps:
- In December 2002 the designation of the proposed new roads was publically notified. These roads will allow for more efficient use of "business campus" sites. The actual roads will be built as development takes place.
 - A marketing and communication plan has been developed to stimulate interest in the Henderson Vineyards concept and to attract quality investors to locate to Lincoln Road.
 - An investment document has been created for potential investors.

A GREAT FUTURE

The Lincoln Road business district is already a hive of activity. It has a wonderful mix of social and community services alongside a range of businesses and retail outlets.

As redevelopment takes place along Lincoln Road, it's likely a variety of new multi-story buildings will spring up to cater

for professional services particularly adjacent to the Waitakere Hospital. These buildings could also accommodate apartments above, conveniently positioned on a transport route and within walking distance of Henderson town centre.

The northern end of Lincoln Road near the motorway turnoff is also ready for change.

Some of the vineyard land, existing businesses and residential sites along this part of Lincoln Road are poised for redevelopment.

There's an exciting mix of development opportunities including plans for a new "business campus".

WHAT IS THE "BUSINESS CAMPUS"?

Key properties at the northern end of Lincoln Road could be up for sale in the next one to five years. Lincoln Road, Central Park Drive and the North Western Motorway form part of the outer boundary around these properties. Since 1999 the Council has been consulting with the

landowners about the future development of their land, and acting as the initial go-between for them and potential investors. Henderson Vineyards Business Campus is the Council's name for the ideal future use of this land as a business location.

WHAT'S IN A NAME?

The name, Henderson Vineyards Business Campus, acknowledges the area's winemaking history but also its future potential as the home of clean, progressive, high-tech industries and modern businesses.