



STAFF REPORT

TO: Environment & Planning Committee

FROM: Mary Honey, Policy Planner

REFERENCE: L332 -3

SUBJECT: **COUNCIL SUBMISSION ON THE APPLICATION FOR RESOURCE CONSENT TO NELSON CITY COUNCIL BY WAHANGA LTD: 135 CHAMPION ROAD: REPORT EP08/03/06 - Report Prepared for 4 March 2008 Meeting**

1. PURPOSE OF REPORT

This report recommends approval of a submission from this Council to Nelson City Council concerning a subdivision application affecting land situated in Nelson City, north of Champion Road and east of Hill Street North.

2. APPLICATION AND SUBMISSION

The applicants, Wahanga Ltd, are seeking resource consent for an 82 residential lot subdivision on about 8 hectares of land situate at 135 Champion Road.

The attached Council submission was prepared by policy and asset engineering staff. In summary, the submission supports the approval of the application subject to the fulfilment of conditions. Should these conditions not be fulfilled, Council requests that the application be declined.

The submission approach and contents flow from the decisions made by this Committee regarding the growth and development of Richmond. More specifically, during 2004, after the community feedback from the Richmond Development Study was received, this Committee identified the Richmond East Nelson South precinct for residential expansion and / or densification. Last month, this Committee approved the implementation work programme for the Richmond East Nelson South structure plan process, a joint project of this Council and the Nelson City Council.

The submission conditions address issues of concern to this Council such as road standards and the receipt of fees for water and roading services that will offset cross boundary effects attributable to the development.

The submission period for the application closed on 25 February 2008. The submission was discussed with the Chair of this Committee before it was sent to Nelson City Council. This report seeks Committee approval for the action taken.

3. RECOMMENDATION

It is recommended that the Committee **approve** the lodging of the attached submission on the resource consent application by Wahanga Ltd for the subdivision and residential development of the land situated at 135 Champion Road.

Mary Honey
Policy Planner

**APPLICATION FOR RESOURCE CONSENT 085003
BY WAHANGA LTD: 135 CHAMPION ROAD**

Submission by Tasman District Council

Submitter: Tasman District Council
Address for service: Private Bag 4
Richmond, 7050
Contact Person: Steve Markham, Manager Policy
Email: steve.markham@tdc.govt.nz
Telephone: (03) 543 8427
Fax: (03) 543 9524

Authority for

Submission: Dennis Bush-King
Environment & Planning Manager

Date: _____

Cc: Wahanga Ltd
C/- Cardno TCB
PO Box 13142
Wellington 6440

SUBMISSION BY TASMAN DISTRICT COUNCIL

1. INTRODUCTION

Tasman District Council (TDC) and Nelson City Council (NCC) are immediate neighbours. Previously, both Councils have acknowledged that activities undertaken in each district potentially affect the other and that managing these cross-boundary effects requires a co-ordinated and integrated planning approach. Both the NCC and TDC operative Regional Policy Statements contain objectives and policies supportive of an integrated planning approach. Since 2003, in accordance with these objectives and policies, NCC and TDC councillors and staff have been working together on future growth options for Richmond (Richmond Development Study) and Nelson (Nelson Urban Growth Strategy) and the potential cross-boundary effects.

The application by Wahanga Ltd for an 82 lot residential subdivision affects land situated within Nelson City and adjoining Tasman District at Champion Road, Richmond. The application, if granted, will generate cross-boundary effects of significance to Tasman District and TDC. Direct cross-boundary effects include:

- Expanding and developing Richmond East Nelson South as an urban residential area and the consequent reduction of the present green space buffer between the districts.
- The urban design qualities of a residential area in close proximity to a present low density residential area within Richmond town.
- The effect of the development on existing infrastructure services and provision of additional infrastructure services such as roading, stormwater, wastewater and water supply reticulation.

2. EXPANDING AND DEVELOPING RICHMOND EAST / NELSON SOUTH AS A HIGH QUALITY, SUSTAINABLE RESIDENTIAL AREA

The TDC Richmond Development Study investigated future growth options for Richmond. Resulting from this Study, TDC has adopted a combination of options to accommodate the anticipated urban growth needs of Richmond. The proposals include:

- Limited southwards expansion of Richmond, between State Highway 6 north of Hope, and Hill Street to create a high amenity urban living environment.
- Residential and business intensification of central Richmond.
- Limited residential intensification in suitable locations in Richmond east, including land south of Champion road and east of Hill Street.
- Future urban expansion in the Lower Queen Street area.
- Support for limited northward residential expansion towards Stoke in Nelson City, north of Champion Road.

Over the past two years, the Richmond East Nelson South precinct has been the subject of successive individual applications for subdivision for residential development. Prior to this application, during 2006 and 2007, the Wahanga and Sutton subdivisions were approved that are providing 195 residential sites north of but with their only access onto Champion Road.

During October 2006, the Nelson City and Tasman District Councils established the Nelson Richmond Futures Working Group, the purpose of which is to better coordinate the work of the two Councils to manage growth in Richmond and Nelson. During 2007, The Working Group identified the development of a structure plan for Richmond East Nelson South as a priority for joint work between the Councils.

The purpose of developing a structure plan for the area is to promote best practice urban design by integrating all the network services and the pattern of built development. A structure plan approach helps to avoid the inefficiencies in servicing and poor amenity that can arise from successive incremental subdivision, particularly in so far as the land transport and greenway networks are concerned.

This draft Richmond East Nelson South structure plan, which reflects the urban design principles recognised by the Richmond Development Study and the Nelson Urban Growth Strategy, is scheduled for public release during March 2008. The draft structure plan supports higher density residential development (300 sqm lots) for the area in which this subdivision is located.

Relief Requested

Nelson City Council support development proposals that give effect to the draft Richmond East Nelson South structure plan principles and proposals.

3. INFRASTRUCTURE

Structure planning is demonstrating that a coordinated NCC/TDC programme for the upgrading of infrastructure services will promote servicing efficiencies and orderly development for the Richmond East Nelson South precinct within which this development is located.

Currently, a Memorandum of Understanding exists between the Councils regarding cross boundary servicing in the precinct. Where relevant, this Memorandum is referred to in relation to particular network services.

3.1 Land Transportation Network

The Memorandum of Understanding that exists between the Councils regarding cross boundary servicing in the Nelson South Richmond East precinct provides that:

- i. As Champion Road falls within the TDC, NCC will ask TDC for proposed roading conditions with respect to any resource consent application impacting on Champion Road.”
- ii The conditions prescribed by TDC will be considered in any proposed conditions for a resource consent.
- iii. Where any work is required on Champion Road, between Main Road Stoke and Hill Street, as a requirement of a resource consent, TDC will fund the local authority share of any upgrade work required with the balance to be funded by the resource consent applicant.”

The cumulative demand on the road network from this development, in addition to the recently approved Wahanga and Sutton developments located at 85 Champion Road and 55 Champion Road / 2A Hill Street, is expected to increase pressure on the surrounding road network of TDC and Transit, particularly Champion Road, Hill Street and Salisbury Road. This demand will be exacerbated by the lack of through road from Hill Street North to Saxton Road East and / or Suffolk Road. Of necessity, all residents of this development will use Champion Road or Hill Street to connect with the surrounding road network.

Champion Road above Hill Street

The anticipated traffic flows from this and the above mentioned developments and the anticipated densification of the existing rural residential development south west of Champion Road have caused TDC to review its road hierarchy for the Richmond East Nelson South precinct. Resulting from this review, TDC is proposing that Champion Road above Hill Street become a Distributor road to Park Drive and beyond Park Drive to the road end remain a Collector road.

This development and its anticipated traffic flows are the primary cause for the upgrading of the subdivision frontage side of Champion Road and for the upgrading of the intersection of Champion Road and the proposed subdivision Road 4A and Park Drive.

For traffic safety and efficiency purposes, TDC Engineering Standards require that streets be designed to avoid cross intersections. Despite discussions with the applicant about adherence to this standard, the applicants have retained a preference for a subdivision plan with proposed subdivision Road 4A intersecting Champion Road opposite the existing Park Drive. To provide for safe and efficient traffic flows and to mitigate the adverse effects generated by the cross intersection, TDC requires the construction of a roundabout by the applicant.

Champion Road subdivision frontage:

- From Hill Street to Park Drive, TDC requires a road reserve of 24 metres or a set back of 12 metres from the centre line of Champion Road to the subdivision - the additional area of road between the existing road reserve and setback boundary to vest in Council. This represents an additional two metres to that being offered by the applicant.
- Above Park Drive, TDC requires a road reserve of 21.8 metres or a set back of 10.9 metres from the centre line of Champion Road to the subdivision - the additional area of road between the existing road reserve and setback boundary to vest in Council. This represents an additional 0.9 metre to that being offered by the applicant.
- TDC requires the applicant to construct the widened carriageway, kerb, channel, berm, foot and / or cycle path on the subdivision side of Champion Road to TDC standards as set out in the current TDC Engineering Standards and Policies.

- TDC supports proposed Consent Condition 5 which requires overhead services to be relayed underground and proposed Consent Condition 7.2 which regulates the height of fences on lots fronting onto Champion Road.

Intersection of Champion Road, Park Drive and the proposed subdivision Road 4A

- TDC requires the applicant to construct a roundabout to TDC standards as set out in the current TDC Engineering Standards and Policies.

Champion Road / Hill Street and Champion Road / Salisbury Road intersections

For the purpose of managing the anticipated effects of increasing traffic from this development on the surrounding road network, TDC requires that a condition/s be imposed requiring the applicant to pay a roading fee to TDC representing the likely cost to TDC of upgrading the above mentioned intersections brought about by the traffic flows attributable to the development. This fee is not a financial contribution nor a development contribution, because it is requested not to be paid to the consent authority but to an adversely affected adjoining local authority. The roading fee condition is for a resource management purpose as there are offsite adverse environmental effects to be mitigated.

Details of the roading fee amounts sought will be made available to the applicant prior to the hearing.

Regarding the Champion Road / Hill Street intersection, TDC requires 15 metre corner snipes at the north east corner of the intersection and that area of road to vest in Council as road reserve. The 5 metre corner snipe offered by the applicant is considered insufficient to provide an intersection with a roundabout of adequate standard for the anticipated traffic flows.

Stoke Wakatu and Richmond Deviation Wakatu Roundabouts & Associated Road Network

Currently, Transit is reviewing the performance of these roundabouts and associated road network in the light of the expected cumulative demand from this development, in addition to the recently approved Wahanga and Sutton developments located at 85 Champion Road and 55 Champion Road / 2A Hill Street respectively. TDC notes that NCC, TDC and Transit are working collaboratively to improve the overall performance of the affected roading network.

Relief Requested

First Alternative

NCC approve the application subject to the following conditions:

- (1) *From Hill Street to proposed subdivision Road 4A / Park Drive, the provision of a set back of 12 metres from the centre line of Champion Road to the subdivision - the additional area of road between the existing road reserve and setback boundary to vest in Council.*

- (2) *Above proposed subdivision Road 4A / Park Drive, the provision of a set back of 10.9 metres from the centre line of Champion Road to the subdivision - the additional area of road between the existing road reserve and setback boundary to vest in Council.*
- (3) *Proposed Consent Condition 6 to be amended to accommodate the above conditions (1) and (2).*
- (4) *The applicant construct the widened carriageway, kerb, channel, berm, foot and / or cycle path along the subdivision side of Champion Road subdivision frontage to TDC standards as set out in the current TDC Engineering Standards and Policies.*
- (5) *The applicant construct a roundabout at the intersection of Champion Road, Park Drive and the proposed subdivision Road 4A to TDC standards as set out in the current TDC Engineering Standards and Policies.*
- (6) *The applicant construct 15 metre x 15 metre corner snipes at the northeast corner of the Champion Road / Hill Street intersection and that area of land to vest in Council as road reserve.*
- (7) *The applicant contribute a roading fee to TDC representing the likely cost to TDC of upgrading the Champion Road / Hill Street and Champion Road / Salisbury Road intersections brought about by the traffic flows attributable to the development. Details of the amount sought will be made available to the applicant prior to the hearing.*
- (8) *Retain proposed Consent Conditions 5 and 7.2.*

Second alternative

NCC decline the application.

3.2 Water Supply

The application states that:

“Water will be supplied to the site by connection with Tasman District Council’s mains reticulation as shown on the schematic services plan. Any water supply connection fees payable to Nelson City Council should therefore be deleted from total calculated contributions and the appropriate contributions for Tasman District Council invoiced accordingly.” (Application, page 10).

The applicants proposed Consent Conditions relevant to water supply include the following:

12. The point of connection for supply of water shall be Tasman District Councils main in Champion Road. Connections to the Champion Road water main shall be to the requirements of Tasman District Council.
13. All pipes fittings, hydrants valves and metres shall be constructed to Tasman District Council engineering standards. (Appendix 13, page ii)

The Memorandum of Understanding that exists between the Councils regarding the cross boundary servicing in the Richmond East Nelson South precinct commits TDC

to servicing Nelson City properties on the north side of Champion Road, in Hill Street North and the Wakatu Industrial Estate subject to various conditions.

Information regarding whether TDC will be able to supply water to all the Nelson City properties in the wider Richmond East Nelson South precinct or only those it has already committed to servicing in terms of the Memorandum is expected to become available in March 2008.

Relief Requested

First alternative

(9) NCC approve the application subject to a condition that the consent holder pay a water supply connection fee to TDC equal to the total amount of the TDC development contributions payable for the number of lots created by the subdivision as required by the TDC Long Term Community Council Plan which is applicable at the time the subdivision is granted.

(10) Retain proposed Consent Conditions 12 and 13.

Second alternative

NCC decline the application.

3.2 Wastewater

TDC confirms its understanding that all lots are to connect to NCC wastewater reticulation.

3.3 Stormwater

TDC confirms its understanding that any stormwater flows attributable to the development will drain toward the north within the Nelson City catchment area.

4. CONCLUSION

Overall Tasman District Council supports the approval of the application subject to the fulfilment of the conditions (1) to (10) set out above. Should these conditions not be fulfilled, TDC requests that the application be declined.

Tasman District Council wishes to present its submission at the hearing.