

REPORT 7
(1215/12/IM)

RESOURCE CONSENT APPROVALS AND APPLICATIONS FOR 2 SEPTEMBER TO 29 SEPTEMBER 2009

1. Purpose of Report

In accordance with an agreement reached with the Tawa Community Board, the purpose of this report is to advise the Board of all resource consents lodged, along with decisions made by Officers acting under Delegated Authority, on Land Use and Subdivision resource consent applications.

2. Recommendation

Officers recommend that the Tawa Community Board:

- 1. Receive the information.*

3. Discussion

For the period from 2 September until 29 September 2009, there were 6 applications lodged with the Council.

<i>Service Request</i>	<i>Address</i>	<i>Applicant</i>
201218	35 Findlay Street	Peter Bowers and Pamela Bowers
Land Use Consent for the addition of an ensuite to the rear bedroom		
201309	72 Larsen Crescent	Levin and Helen Squire
Subdivision Consent to subdivide the site into two allotments		

201285	210 Main Road	Bruce Mansell, Sign of the Times Ltd on behalf of Plan B Limited
Land Use Consent for three signs to be erected on the existing parapet at the top of the building		
200495	197 Woodman Drive	Aaron Mai Family Trust
Land Use Consent for earthworks to construct a building platform		
201533	19 Ranui Terrace	Philip and Michele Wilson
Land Use Consent for a second vehicle crossing at the southern side of the site		
201052	110 Tremewan Street	Ontrack
Objection to Condition (b) and (f) related to Service Request 198817		

For the period from 2 September until 29 September 2009, there were 6 applications approved under delegated authority.

<i>Service Request</i>	<i>Address</i>	<i>Applicant</i>
198171	21 Findlay Street	Kirsty Holden
Land Use Consent for the addition of an ensuite, study and to enlarge a small bedroom to the east end		
179916	9 Linden Avenue	PD Donovan and DG Brown
Land Use Consent for the construction of five two level town houses		
200495	197 Woodman Drive	Aaron Mai Family Trust
Land Use Consent for earthworks to construct a building platform		
200037	13 Larsen Crescent	Mark O'Hara
Land Use Consent for the removal of an old carport and the construction of a new carport with a sealed deck.		
198533	104 Bing Lucas Drive	John and Mary Walsh
Subdivision Consent to re-subdivide lots 5, 6, 7 and 8 of Service Request 186422 and to create six fee simple allotments with six building platforms		

199504	2 Luckie Street	Jeremy Burrows
Subdivision and Land Use Consent for the subdivision of the property into two residential allotments.		

4. Specific Consents Granted

Decisions were issued for two notified applications that are of interest to the Board.

In summary these are as follows:

4.1 9 Linden Avenue

This relates to a 5 unit multi-unit development of a currently vacant site which was notified on a limited basis with notice being served on adjoining property owners deemed to be affected. There were two submissions received in opposition to the proposal.

The committee approved the application having shown particular regard to permitted baseline (i.e. what could be built as-of-right) and having also considered the design of the proposal to be appropriate. While two storey in design, the buildings will generally tend to appear to be single storey with steeply pitched roofs.

4.2 Johnsonville Shopping Centre

This relates to the extension of the existing shopping centre creating a total of 32,000m² (incl. the Countdown supermarket) to be undertaken potentially in two stages, stage one being 26,877m². If carried out in two stages, the shops south of Hawea Street on Johnsonville Road would be retained as part of stage one, with these shops then removed and replaced by the centre as part of stage two. There is also a possibility that only stage one will occur.

The commissioners approved the proposal taking into account the urban design of the development, traffic effects, noise effects, economic effects and construction effects in particular.

Two important things to note are:

- The roading works necessary to improve the roading network to address existing problems and also facilitate the development were applied for separately by the Council and approved prior to the hearing. Most of these works are a permitted activity with resource consent only being required in four constrained locations where the road will be widened beyond the current legal road corridor.

- The shopping centre proposal is a discretionary restricted activity in respect to economic effects under Plan Change 66, where discretion is restricted to effects on the Golden Mile and Wellington CBD. Being "in centre", no economic effects could be considered in relation to any other town centre either within or external to Wellington City. Accordingly, economic effects assessments provided prior to and during the hearing were restricted to this, and no effects on Tawa were able to be considered by the commissioners.

5. Conclusion

This report advises the Community Board of resource consents lodged and decision made during the period 2 September until 29 September 2009.

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