

## APPENDIX 5

### Submission: proposed road stopping on Jaunpur Crescent, between 8 and 28 Jaunpur Crescent, Broadmeadows, Wellington

Submission by  
Dirk Anderson  
11 Jaunpur Crescent  
Wellington  
Telephone: 04 4782290

5 August 2012



1. I **oppose** the proposed road stopping on Jaunpur Crescent, between 8 and 28 Jaunpur Crescent, Broadmeadows, Wellington. I'm concerned that the characteristics of this new residential development between 8 and 28 Jaunpur Crescent will exacerbate the strong winds already frequently experienced by road users and nearby landowners, by the creation of a **channel effect**. Explanation for this appears below.
2. Instead, I recommend this land be vested as reserve.
3. I do **not** wish to make an oral submission in support of my submission.

#### Background

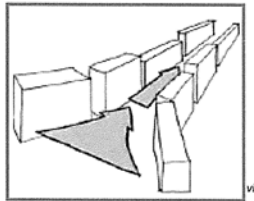
- Broadmeadows is a windy suburb...
  - Broadmeadows is located on the upper slopes of the Te Wharangi Ridge.<sup>i</sup> As a resident here, I've quickly become aware that the suburb is frequently exposed to strong winds from the northerly and southerly directions.
  - These strong winds are sometimes so strong as to cause damage, requiring the Fire Service to assist. Data supplied to me from the *New Zealand Fire Service Incident Database* reveals that, for the calendar years 2003 to 2010, they attended various addresses in Broadmeadows on **sixteen occasions**, where the incident was characterised as 'repair roof' or 'wind storm, tornado, cyclone.'<sup>ii</sup>
- ...and Jaunpur Crescent particularly so.
  - At ~300 vertical metres above sea level, Jaunpur Crescent, is one of Wellington's highest residential streets, and (combined with Sirsi Terrace, off Jaunpur Crescent), is the highest road in Broadmeadows suburb. The crescent is north facing, and is the road closest to the skyline landform of Te Wharangi Ridge.<sup>iii</sup>
  - Unsurprisingly, our Crescent is sometimes exposed to strong winds from the north or north-west. On 28 December 2010, it was so windy that the closest weather station, Mt KauKau, experienced a maximum wind gust of 172.3 Km/h, from the north-west: 342 degrees.<sup>iv</sup> I don't know what the wind strength was on our

Crescent, but it was strong enough that you could only stand up with extreme difficulty on the footpath, and for the Fire Service to attend a wind related incident on Jaunpur Crescent on this day<sup>v</sup>

### Channel Effect

- Wellington City Council plans to 'stop' a 3677 sq m portion of land, currently unformed legal road land, on Jaunpur Crescent, Broadmeadows, Wellington. Once 'stopped', this land is intended to be sold as one lot, or five smaller lots, for residential development.<sup>vi</sup> I'm concerned that the characteristics of this new residential development between 8 and 28 Jaunpur crescent will exacerbate the strong winds already frequently experienced by road users and nearby landowners, by the creation of a **channel effect**.

- Wellington City Council District Plan, Volume Two - Design Guide for Wind**, describes a wind channel effect thus: *"A row of buildings running more or less parallel to each other forming a channel or corridor open to the sky is not in itself a cause of discomfort, but can cause discomfort when it receives some other adverse wind conditions and transmits them for the whole length of the corridor. Adverse effects are accentuated when the corridor is well-defined (such as there being few gaps and generally standard height) and is relatively narrow (when the width between rows is less than three times the buildings' height)."*<sup>vii</sup>



- viii**
- This description of a *channel effect* seems to be a good approximation of what would occur if the proposed development were to take place on Jaunpur Crescent.
- The Crescent is already narrow, and where the land is to be stopped, bordered on one side by a large, well-defined steep bank extending further up the hill.
- If the land is stopped and the land sold, it has been recommended to the council that residential development be confined to the "upper part of the sloping topography" of each lot.<sup>ix</sup> I understand that this will mean all the houses on these new lots will have frontages at the level of the Crescent, close to the Crescent. These new buildings will, in combination with the existing thin road and solid bank on the other side, create a 'well-defined corridor' between 8 and 28 Jaunpur Crescent, leading to a wind channel effect. As a resident at the southern end of this corridor, I'm concerned that this wind channel effect will exacerbate existing northerly winds on our property. I'm also concerned that this wind channel effect will exacerbate existing winds for road users, particularly the cyclists and walking commuters who must walk along this crescent to get to the bus-stop on Kanpur road.

- I contend that because of this *channel effect* reason, the land between 8 and 28 Jaunpur Crescent is unsuitable for residential for development, so road stopping should not take place.
  
- I note that original developer of Broadmeadows proposed that this land be vested as reserve.<sup>x</sup> I also note that this land appears on map 59 of **Wellington District Plan, Volume 3 (Wellington City Council Ridgelines and Hilltops)**<sup>xi</sup>, in very close proximity to Te Wharangi Ridge. As such, this land has “high visibility” within the district, and is part of that is described as “prominent skylines in a rural landscape...with open pastoral character tending towards regenerating vegetation”<sup>xii</sup>. Accordingly, I recommend this land instead be vested as reserve for its visual amenity value.



**Dirk Anderson**  
**11 Jaunpur Crescent**  
**Wellington**  
**Telephone: 04 4782290**

## Appendix One

Data supplied from the New Zealand Fire Service Incident Database. Non-fire related Fire Service attendances in Broadmeadows suburb, calendar years 2003-2010:

CAD#	Date/Time	Street	Street Type	Incident Type Name	24hr Rainfall (mm)
W387491	17/04/2003 20:37:25	ORISSA	CRESCENT	Repair roof	2
W399902	9/06/2003 22:22:46	KANPUR	ROAD	Assist public	3
W422452	18/09/2003 17:16:49	KANPUR	ROAD	Repair roof	2
W451779	21/01/2004 6:31:07	KANPUR	ROAD	Flood	33
W458034	15/02/2004 17:22:23	RAJKOT	TERRACE	Assist public	27
W458070	15/02/2004 17:46:41	RAJKOT	TERRACE	Repair roof	27
W459842	16/02/2004 12:23:50	KANPUR	ROAD	Repair roof	78
W459983	16/02/2004 16:12:56	KANPUR	ROAD	Repair roof	78
W463251	22/02/2004 11:06:12	NALANDA	CRESCENT	Repair roof	0
W467866	11/03/2004 0:47:04	BANDIPUR	TERRACE	Wind storm, Tomado, Cyclone etc	7
W503777	18/08/2004 1:29:13	KANPUR	ROAD	Wind storm, Tomado, Cyclone etc	47
W503805	18/08/2004 2:03:08	RAJKOT	TERRACE	Wind storm, Tomado, Cyclone etc	47
W503887	18/08/2004 3:42:38	KANPUR	ROAD	Repair roof	47
W503931	18/08/2004 5:18:15	SIRSI	TERRACE	Wind storm, Tomado, Cyclone etc	47
W504037	18/08/2004 7:09:17	NAGPUR	TERRACE	Assist public	47
W504074	18/08/2004 7:27:56	KANPUR	ROAD	Assist public	47
W504347	18/08/2004 9:30:27	SIRSI	TERRACE	Wind storm, Tomado, Cyclone etc	47
W504465	18/08/2004 10:23:11	NAGPUR	TERRACE	Wind storm, Tomado, Cyclone etc	47
W530679	5/12/2004 20:07:20	KANPUR	ROAD	Wind storm, Tomado, Cyclone etc	2
F0346097	1/02/2009 9:46:39	KANPUR	ROAD	Repair roof	0
F0769694	13/09/2010 17:02:39	BURMA	ROAD	Assist Police	11
F0868061	28/12/2010 10:00:24	JAUNPUR	CRESCENT	Wind storm, Tomado, Cyclone etc	33

<sup>i</sup> Wellington City Council Ridgelines and Hilltops. Wellington District Plan. Volume 3, Map 59. (<http://www.wellington.govt.nz/plans/district/volume3/pdfs/v3map59.pdf>)

<sup>ii</sup> Data supplied by New Zealand Fire Service from the NEW ZEALAND FIRE SERVICE INCIDENT DATABASE. See appendix one of this document.

<sup>iii</sup> Wellington City Council Ridgelines and Hilltops. Wellington District Plan. Volume 3, Map 59. (<http://www.wellington.govt.nz/plans/district/volume3/pdfs/v3map59.pdf>)

<sup>iv</sup> Cliflo weather database (National Institute for Water and Atmospheric Research) <http://cliflo.niwa.co.nz>

<sup>v</sup> Data supplied by New Zealand Fire Service from the NEW ZEALAND FIRE SERVICE INCIDENT DATABASE. See appendix one of this document.

<sup>vi</sup> Council Report to Regulatory Processes Committee 14/2/12.

<sup>vii</sup> Wellington City Council District Plan, Volume Two - Design Guide for Wind. Page 11 (<http://www.wellington.govt.nz/plans/district/volume2/pdfs/v2wind.pdf>)

<sup>viii</sup> Ibid.

<sup>ix</sup> Geotechnical Investigation: Site Suitability for Residential Development – Road Land Between 8 to 28 Jaunpur Crescent, Broadmeadows Wellington. (Report by ABUILD Consulting Engineers Ltd for Wellington City Council: October 2011), Page 9.

<sup>x</sup> Council Report to Regulatory Processes Committee 14/2/12.

<sup>xi</sup> Wellington City Council Ridgelines and Hilltops. Wellington District Plan. Volume 3, Map 59. (<http://www.wellington.govt.nz/plans/district/volume3/pdfs/v3map59.pdf>)

<sup>xii</sup> Ibid.