

**ORDINARY MEETING**

**OF**

**MAKARA/OHARIU COMMUNITY BOARD**

**AGENDA**

**Time:** 7:00pm  
**Date:** Thursday, 7 December 2017  
**Venue:** Ohariu Valley Hall  
550 Ohariu Valley Road  
Ohariu Valley  
Wellington

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**MEMBERSHIP**

John Apanowicz (Deputy Chair)  
Christine Grace (Chair)  
Judy Liddell  
Chris Renner  
Wayne Rudd  
Hamish Todd

**Have your say!**

*You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 803-8334, emailing [public.participation@wcc.govt.nz](mailto:public.participation@wcc.govt.nz) or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.*

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**Questions**



## **1 Meeting Conduct**

### **1.1 Apologies**

The Chairperson invites notice from members of:

1. Leave of absence for future meetings of the Makara/Ohariu Community Board; or
2. Apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

### **1.2 Conflict of Interest Declarations**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

### **1.3 Confirmation of Minutes**

The minutes of the meeting held on 26 October 2017 will be put to the Makara/Ohariu Community Board for confirmation.

### **1.4 Public Participation**

A period of at least 10 minutes shall be set aside near the beginning of Makara/Ohariu Community Board meetings to enable members of the public to make statements about any matter on the Agenda for that meeting. The total time set aside for public participation may be extended with the majority agreement of the Board.

### **1.5 Items not on the Agenda**

A motion relating to any matter not on the Agenda may be made without notice, by the unanimous resolution of the meeting. The Chairperson shall explain to the meeting why the item is not on the agenda and the reason why discussion of the item cannot be delayed until a subsequent meeting.

## **2 Oral Reports**

### **2.1 Corrections Community Liaison Advisor – Scott Miller**

### **2.2 Chairperson's Updates**

1. Community Plan



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### **3. Reports**

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## **UPPER STEBBINGS AND MARSHALL RIDGE STRUCTURE PLANNING**

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### **Purpose**

1. To provide the Makara/Ohariu Community Board with a briefing on the Upper Stebbings and Marshall Ridge Structure Plan project, upon which Council will be publicly engaging during 2018.

### **Recommendation**

That the Makara/Ohariu Community Board:

1. Receive the information.

### **Background**

2. Wellington City is expected to grow by 50,000 to 80,000 people over the next 30 years.
3. The National Policy Statement for Urban Development Capacity requires the Council ensure there is sufficient land available to meet demand over the next 3, 10 and 30 years.
4. Upper Stebbings Valley was first identified as a growth area in 2003. Planning for Upper Stebbings Valley and Marshall Ridge will help us meet our growth targets for the city.
5. Upper Stebbings Valley, Marshall Ridge, rural parts of Glenside and the Arohata Prison land are included in this project to ensure an integrated planning process for the area.
6. This includes looking at options for improving access into and out of Lower and Upper Stebbings Valley and across to Tawa.
7. This project will integrate with the review of the Outer Green Belt Management Plan.
8. A structure plan (or master plan) is a high level plan outlining what the future of the area will look like. It generally includes specifying zones and rules associated with topics such as housing and development, and parks and open spaces.

### **Discussion**

9. The Council will be conducting public engagement and workshops starting in 2018.
10. The preferred option will be consulted on before a recommendation is made to the Council.
11. Once the structure plan has been developed, the Council will undertake a District Plan change process.

### **Attachments**

Attachment 1. Upper Stebbings and Marshall Ridge Structure Planning

Page 10

Author	David Mitchell, Spatial Planning Advisor
Authoriser	John McSweeney, District Plan Manager



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## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

This project is at the stage of 'pre-engagement'. Engagement will commence in 2018 with formal consultation to follow.

### **Treaty of Waitangi considerations**

There are no known impacts for this project currently, but ongoing engagement with Mana Whenua will identify any issues not yet identified.

### **Financial implications**

There are no financial implications related to the Tawa Community Board.

### **Policy and legislative implications**

This project is aligned with the Northern Growth Management Framework and the Wellington Urban Growth Plan. Furthermore, it will help support the actions that will be required from the National Policy Statement for Urban Development Capacity.

### **Risks / legal**

Currently there are no identified legal risks.

### **Climate Change impact and considerations**

This project will consider environmental impact and the wider climate change as required to under the policies of the Council.

### **Communications Plan**

An outline of the engagement process is attached.

### **Health and Safety Impact considered**

There are no health and safety impacts identified for this project.

## Upper Stebbings and Marshall Ridge Structure Planning

### What is a structure plan?

- A structure plan (or master plan) is a high level plan outlining what the future of the area will look like. It generally includes specifying zones and rules associated with topics such as: housing and development; parks and open space; environmental protection; transport, road networks and a street hierarchy; commercial needs; community needs; or a range of other topics.
- A District Plan Change will follow this process, which will formalise the re-zoning and associated rules or controls developed through the structure plan.

### Why is it needed?

- City is expected to grow by 50,000 to 80,000 over the next 30 years. This growth will happen across the city, with different typologies and densities (apartments to detached dwellings).
- The National Policy Statement for Urban Development Capacity requires the Council to ensure there is sufficient land available to meet demand over the next 3, 10 and 30 years.
- Planning for Upper Stebbings and Marshall Ridge will help us meet our growth targets for the city.
- The area is one of two remaining identified greenfield growth opportunities for the city.
- Upper Stebbings, Marshall Ridge, the rural parts of Glenside and the Arohata Prison land are included in this project to ensure an integrated planning process for the area. This includes looking at options for improving access into and out of Lower and Upper Stebbings Valley.
- This project will integrate with the review of the Outer Green Belt Management Plan.

### Local information

- The area covers 254 HAs of land from Churton Park to Tawa, including Glenside.
- There are 10 land owners for the outlined area:
- A road from Upper Stebbings to Tawa is to be considered as part of the project.
- The Stebbings Stream flows into the Porirua Stream. The National Policy Statement for Freshwater Management is in effect and the Porirua Whaitua process is underway. Both of these processes will require land use controls to manage flooding and water quality management in all waterways including Stebbings Stream, Porirua Stream and the Porirua Harbour.

### **Project process**

This project will be a workshop based process.

#### Phase 1: Investigation and research (currently underway)

- Consultants will produce technical reports covering topics of landscape, ecology, transport, infrastructure capacity and we are investigating local heritage values.
- Initial engagement with local landowners, key stakeholders and local community groups.

#### Phase 2: Vision and design principles

- These workshops will be early next year and include the public and interested parties.
- It will produce a local area vision and design principles which can be used throughout the process to guide and refine future works.

#### Phase 3: Scenario development and testing

- Following Phase 2, these workshops will create multiple options for how the area may develop.
- This will be done with the stakeholder and interested parties.

#### Phase 4: Master plan iteration

- Phase 3 scenarios will be assessed against the Phase 2 vision and principles. A preferred option will be identified via engagement and feedback processes.
- The preferred option will then be further refined.

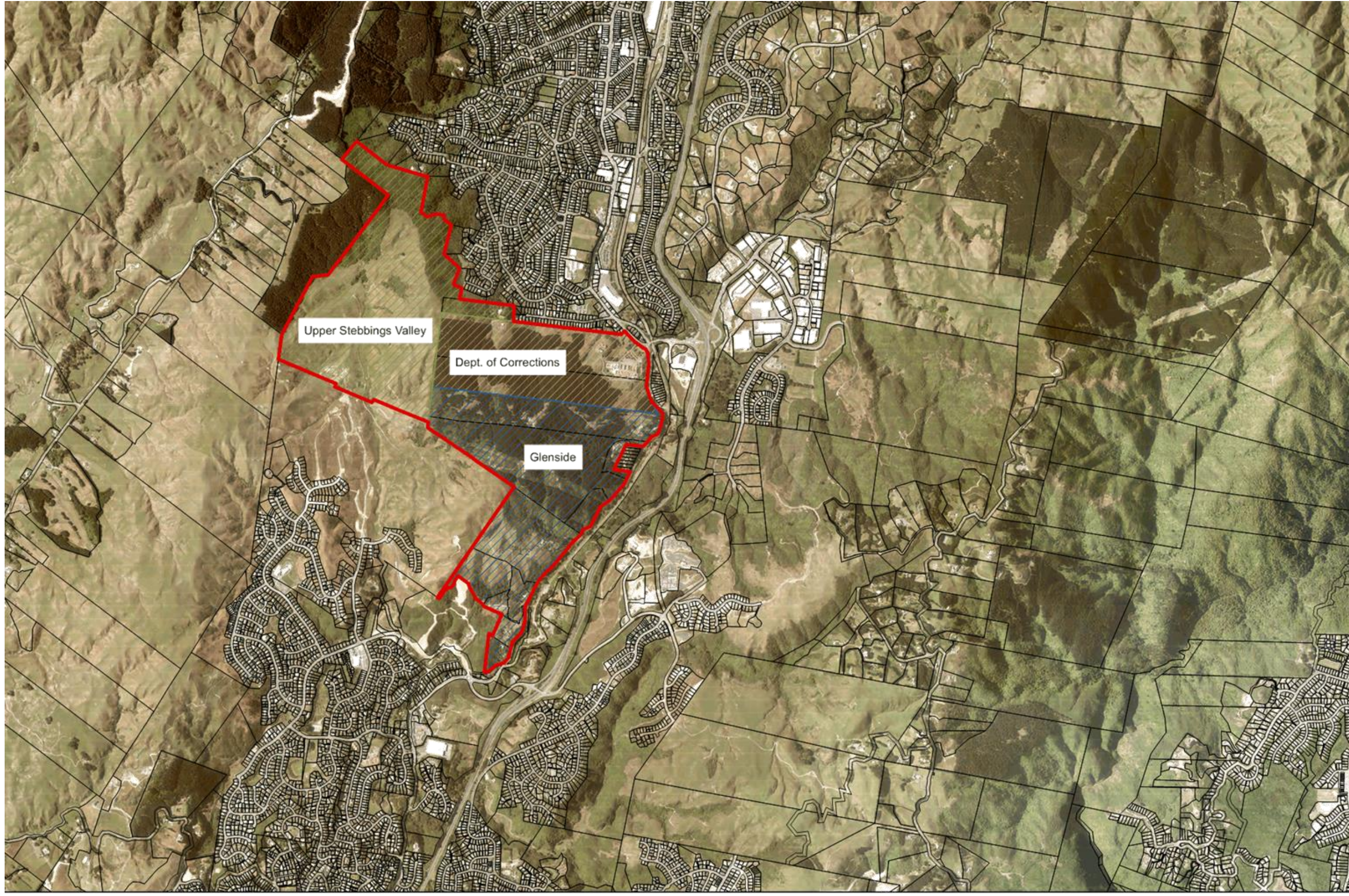
#### Phase 5: Consultation and approval

- The preferred option will be consulted on before a recommendation is made to the Council.
- This stage will conclude the structure plan development and signal the start of the District Plan Change process.
- There is no set timeframe for this process as we want to ensure sufficient flexibility in the process to enable full engagement with the landowners and local communities.

### **Key Council contacts**

- Please contact David Mitchell (project manager) if you require any information or if community members require a staff contact for the project.
  - ph: 04 806 4706
  - email: [david.mitchell@wcc.govt.nz](mailto:david.mitchell@wcc.govt.nz)
- There is a wider project team within the Council to provide specialist input on particular topics including Parks and Open Space planning, Biodiversity, Transport and Urban Design. Please contact me and I can put you in touch with the team as required.



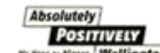


Property boundaries, 20m contours, road names, rail line, address & site points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes estimated from NZ Post.

MAP PRODUCED BY:  
Wellington City Council



ORIGINAL MAP SIZE: A4  
AUTHOR: miche2d  
DATE: 6/09/2017





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## RESOURCE CONSENT APPLICATIONS AND APPROVALS FOR 12 OCTOBER 2017 TO 15 NOVEMBER 2017

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### Purpose

1. In accordance with an agreement reached with the Makara/Ohariu 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.

### Recommendation

That the Makara/Ohariu Community Board:

1. Receive the information.

### Background

2. This report advises the Community Board of resource consents decisions made during the period 11 October 2017 to 15 November 2017.

### Discussion

3. For the period from 11 October 2017 to 15 November 2017, there were no applications lodged with the Council under delegated authority.
4. For the period from 11 October 2017 to 15 November 2017, there were two applications approved under delegated authority.

<b>Service Request</b>	<b>Address</b>	<b>Applicant</b>
394453	746 MAKARA ROAD	Bennett Lean Trustee Ltd
Land use consent for earthworks associated with the construction of a bridge.		
394745	167C HAPPY VALLEY ROAD, OWHIRO BAY	C Parbhu, V Parbhu & C Parbhu
Land use consent for a new dwelling, an associated stream crossing and earthworks.		

### Attachments

Nil

Author	Nicole Tydda, Manager Cust Serv & BusSupport
Authoriser	Bill Stevens, Resource Consents Team Leader David Chick, Chief City Planner





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## CURRENT AND UPCOMING COUNCIL CONSULTATIONS AND SURVEYS

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### Purpose

1. To provide the Makara/Ohariu Community Board with an update of items upon which Council is currently seeking public feedback and to advise the Board on upcoming items for consultations or surveys the Council is undertaking.

### Recommendation/s

That the Makara/Ohariu Community Board:

1. Receive the information.

### Discussion

#### Surveys

2. Electric bikes: Council is currently trialling the use of electric bikes (e-bikes) on selected tracks within our open space network.
3. To understand the impact of the trial, Council is conducting a survey and feedback received will help Council to make a decision as to where e-bikes will be allowed in the open space network.
4. The 'electric bikes' survey closes at 5.00pm on Friday 15 December, 2017.
5. Outer Green Belt: Council is interested in hearing what people value about the Outer Green Belt and any key issues with its current management and use.
6. Responses will help the Council to review the Outer Green Belt Management Plan.
7. The 'Outer Green Belt' survey closes at 5.00pm on Friday 22 December 2017.
8. Further information is available on the Council's website:  
<https://wellington.govt.nz/have-your-say/consultations>

#### Current Consultations and Community Engagement

9. Fees and Charges under the Resource Management Act (RMA) 1991: Recent changes to the RMA have created extra activities and processes which require associated charges to be either set or clarified.
10. The deadline for submissions is 5.00pm on Monday 8 January 2017.
11. Further information is available on the Council's website:  
<https://wellington.govt.nz/have-your-say/consultations>

#### Options

12. Should the Board wish to participate in the on-line surveys, there is no requirement for the Board to formally ratify this.

13. Should the Board wish to make a submission on the proposed fees and charges under the recent changes to the RMA, then the Board will need to approve the submission at its next meeting.

**Attachments**

Nil

Author	Carline Thomas, Governance Advisor
Authoriser	Crispian Franklin, Governance Team Leader

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## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

All relevant supporting information and documentation relating to these items is available on the Council's website and community input is sought.

### **Treaty of Waitangi considerations**

Treaty of Waitangi considerations are an integral part of the engagement and consultation process.

### **Financial implications**

Financial implications will be considered for each survey and consultation by the relevant Council officer/s.

### **Policy and legislative implications**

Policy and legislative implications are considered as part of the consultation and engagement process.

### **Risks / legal**

Any legal implications or risks identified as part of the consultation and engagement process will be addressed as appropriate.

### **Climate Change impact and considerations**

Climate change impacts will be considered.

### **Communications Plan**

Further information will be disseminated following collection and analysis of feedback received.

### **Health and Safety Impact considered**

Health and safety will be considered under the Health and Safety at Work Act 2015 and the Council's health and safety plans and policies.



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## **FORWARD PROGRAMME**

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### **Purpose**

1. To provide a current draft work programme for the Board's consideration.

### **Recommendation/s**

That the Makara/Ohariu Community Board:

1. Receive the information.
2. Approve its current draft work programme subject to any alterations, additions, or deletions deemed necessary.

### **Discussion**

2. The Forward Programme as it currently stands is outlined below:

<b>Thursday 7 December 2017 (Ohariu Valley Hall)</b>
<ul style="list-style-type: none"><li>• Standing Items:<ul style="list-style-type: none"><li>○ Roding</li><li>○ Resource Consents</li><li>○ Forward Programme</li><li>○ Upcoming Areas of Consultation (if any)</li></ul></li><li>• Community Plan</li></ul>



### **Attachments**

Nil

Author	Carline Thomas, Governance Advisor
Authoriser	Crispian Franklin, Governance Team Leader

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## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

None required.

### **Treaty of Waitangi considerations**

None required.

### **Financial implications**

No financial implications.

### **Policy and legislative implications**

No policy and legislative implications.

### **Risks / legal**

No risks/legal implications.

### **Climate Change impact and considerations**

No climate change implications.

### **Communications Plan**

No communications plan required.

### **Health and Safety Impact considered**

Health and safety impacts will be considered in line with the requirements of the Health and Safety At Work Act 2015, as appropriate.