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**REPORT 2**

*(1215/12/IM)*

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**PLAN CHANGE PROPOSAL – TAKAPU ISLAND**

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It is recommended that the Tawa Community Board:

1. *Receive the information.*
2. *Delegate to the Chair to reply to Spencer Holmes with the Boards views on the proposed plan change.*
3. *Notes that this letter from Spence Holmes is not any form of support for the plan change proposal.*

Attached is the letter from Spencer Holmes advising the Board of the plan change proposal.

23<sup>rd</sup> March 2006

**SpencerHolmes**

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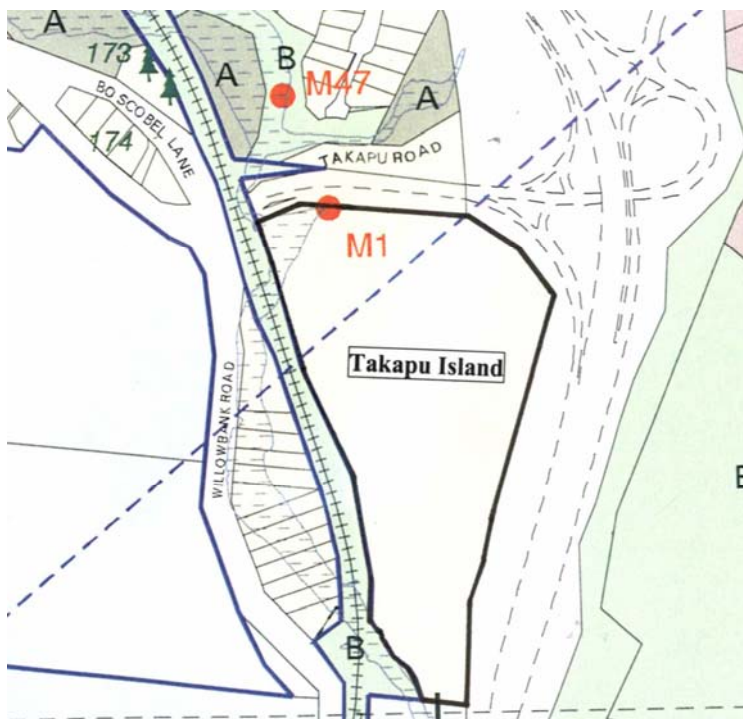
**Tawa Community Board**  
C/- Wellington City Council  
PO Box 2199  
**Wellington**

**Attn: Secretary - Fiona Dunlop**

Dear Fiona

## **Plan Change Proposal – Takapu Island**

Our clients are the owners of a 6 hectare allotment, commonly referred to as Takapu Island, Tawa. The land bounded on the west side by the North Island Main Truck railway. To the north and east is the Porirua-Wellington Motorway. Residential land adjoins the site to the south. The closest other residential land is located on the other side of the railway line with frontage to Willowbank Road. The site under consideration is outlined in black and shown below.



### ***District Plan Change Proposal***

The land is currently zoned under the Wellington City Council District Plan as “**Outer Residential**”. The land was however identified during the Wellington City Council’s Northern Growth Framework (NGMF) as being a site suitable for “mixed use.”

Mixed land use would include such activities as commercial, office, retail and residential housing. The owners are also investigating with the Greater Wellington Regional Council the possibility of making some land available adjacent to the Takapu Platform for the extension of the existing “park and ride” facilities at Takapu Railway Station.

In order to better accommodate a mixed land use on the site, it is proposed to undertake a District Plan Change to rezone the land to “**Suburban Centre**”. The current residential zone requires any new development to be predominately residential housing. The **Suburban Centre** zone allow for a wider range of activities as permitted uses while still requiring activities to mitigate adverse effects on the surrounding environment.

### **New Tawa Off Ramp Configuration and Access Point**

During early consultation with Transit NZ, it has been concluded that safe access to the site can be achieved by modifying the existing Tawa Motorway off ramp by constructing a new roundabout. This new configuration has been designed to the meet the current motorway design standards and would significantly improve the current substandard layout. Access to the site would then be from a second smaller roundabout off Takapu Road.

### **Feedback Sought from The Tawa Community Board**

Prior to submitting the application for the plan change to Wellington City Council, we are undertaking consultation and given the location of the site at the entrance to Tawa, obtaining feedback from the community board.

We do note that the site is zoned for residential development now. The proposal is to amend the zoning to Suburban Centre as the site is adjacent to the main North Island railway line, State Highway 1 (motorway) and is traversed by high voltage power lines. These features, in our opinion, make large parts of the site, inherently unsuitable for residential development.

The change of zoning will allow for different uses as permitted activities, but will still require relevant resource consents to subdivide and develop the site in future.

Should the Board identify any specific concerns, we would appreciate any detailed comments and any suggestions you may have as to how these concerns could be addressed. If the Board would like to have the opportunity for us to attend a meeting to discuss the plan change and answer any questions, we would be more than happy to do so.

Our consultation has included sending letters to the residents in the immediate vicinity of the site seeking their feedback, together with other governmental and service authorities.

Yours faithfully

**Spencer Holmes Limited**



**Ian Leary**

**Associate - Planning**

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