

Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is for local authorities to provide comments to the Minister for the Environment on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Local authority providing comment	Greater Wellington Regional Council
Contact person (if follow-up is required)	Shaun Andrewartha S 9(2)(a)
	Annie Graham S 9(2)(a)
	Click or tap here to enter text.

Comment form

Please use the table below to comment on the application.

Project name	Jamaica Rise
General comment – potential benefits	The addition of housing stock will have positive benefits for Grenada North and the region.
General comment – significant issues	<p>As GWRC will be responsible for the compliance, monitoring, and enforcement of the consent (if granted), we request that the conditions of consent are consistent with similar developments consented by GWRC around the Region. We strongly encourage the applicant to consult with GWRC prior to lodgement to ensure a fit for purpose draft set of conditions is submitted with the application (if accepted).</p> <p>In regards to the policy framework and in addition to those matters outlined in S104 of the RMA, the proposal should demonstrate consistency with the Wellington Regional Growth Framework and the most recent notified changes to the Regional Policy Statement, particularly as it relates to density, climate resiliency and transport.</p>
Is Fast-track appropriate?	GWRC does not hold any concerns with the appropriateness of this type of activity (urban development) being processed through the Fast-Track consenting process.
Environmental compliance history	<p>In regards to the request for the compliance history of Grenada North Nominees Ltd, there has been no enforcement taken against this company.</p> <p>We do note however, that the company that is the sole shareholder of Grenada North Nominees Ltd is Carrus Properties Limited.</p> <p>Carrus Properties Limited is one of the companies that Greater Wellington Regional Council has laid charges against for unauthorised use of land and unauthorised discharges of contaminant on the Kenepuru Landing Development. Ten charges have been laid and we have attached the charging documents for reference.</p> <p>Please be aware that these charges are still going through the litigation process and the outcome is not determined.</p>

Reports and assessments normally required	<p>Erosion Sediment Control Plan (ESCP) At a minimum a <i>draft</i> ESCP should be submitted with the application and should be specific to the application site. This document should be prepared in accordance with the Erosion and Sediment Control Guidelines for the Wellington Region.</p> <p>Operational Stormwater Report Water Sensitive Urban Design measures will be required to minimise contaminants discharge from the site. Policies P83 and P84 of the Proposed Natural Resource Plan provide guidance for preparing this report.</p> <p>Ecological/Hydrological assessment This assessment should include the identification and delineation of any natural wetlands and streams on site, if any, and assess the potential effects (including hydrological changes, loss of habitat and any mitigation and offsetting measures).</p>
Iwi and iwi authorities	<p>Ngāti Toa Rangatira</p> <p>Port Nicholson Block Settlement Trust</p>
Relationship agreements under the RMA	N/A
Insert responses to other specific requests in the Minister's letter (if applicable)	<p>Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?</p> <p>GWRC does not hold any concerns with the appropriateness of this type of activity (urban development) being processed through the Fast-Track consenting process.</p> <p>The environmental matters that should be addressed through a regional consenting process are typical of other large scale urban developments in the region.</p> <p>What reports and assessments would normally be required by the council for a project of this nature in this area?</p> <p>See above</p> <p>Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your region?</p> <p>See above</p>
Other considerations	N/A

Note: All comments, including your name and contact details, will be made available to the public and the applicant either in response to an Official Information Act request or as part of the Ministry's proactive release of information. Please advise if you object to the release of any information contained in your comments, including your name and contact details. You have the right to request access to or to correct any personal information you supply to the Ministry.



Charging Document - #1/10

s 14 Criminal Procedure Act 2011

CRN:

on:

Filed in the District Court at Porirua

Defendant

Name:* Carrus Properties Limited

PRN:

Address: 61 Westmorland Rise
Mayfield
TAURANGA 3010**Gender:*** N/A
Date of birth:* N/A
Driver licence no: N/A
Occupation: N/A

Offence details

I, Johnathan Shaun Andrewartha, Manager, Environmental Regulation of Greater Wellington Regional Council, have good cause to suspect that Carrus Properties Limited has committed the offence specified below.

Date of offence:* Between 1 June 2020 and 30 September 2020**Offence location:*** at Porirua

Offence description: * did contravene section 9(2) of the Resource Management Act 1991, namely did use land in a manner that contravened a regional rule when not expressly allowed by Resource Consent WGN170148 [34454] and [34455] or any other resource consent, and not being an activity allowed by section 20A of the Resource Management Act 1991.

Particulars:

- The use of land being earthworks.
- The land being known under Resource Consent WGN170148 [34454] and [34455] as Kenepuru Landing Stage 1.
- The land being legally described as Record of Title 878510, Lot 2-4 Deposited Plan 529535 and Lot 1509 Deposited Plan 533884, as at 23 September 2020.
- The contravention of a regional rule being Rule R101 of the Decision Version of the Proposed Natural Resources Plan for the Wellington Region.

Legislative reference:* Resource Management Act 1991, sections 338(1)(a), 9(2), 339(1)(b), and 340(1)(a).*State the full legislative reference, including year and relevant section(s) of the Act***Maximum penalty:*** \$600,000 fine**Offence category:*** 3 **Representative charge:*** No **Alternative charge:*** No*Select Yes if the offence description is worded as a representative or alternative charge.***Register Charge:** No*Child Protection (Child Sex Offender Government Agency Registration) Act 2016*

First appearance hearing

Date:

Time:

Court: District Court at Porirua

Prosecutor details

Prosecutor:* Andrew Britton

Address for service:* C/- Luke Cunningham Clere
PO Box 10357
Wellington
Email:
Phone: 04 472 1050

Signed:*

6143
mail@lcc.co.nz



Charging Document - #2/10

s 14 Criminal Procedure Act 2011

CRN:

Filed in the District Court at Porirua

on:

Defendant

Name:* Carrus Properties Limited

PRN:

Address: 61 Westmorland Rise
Mayfield
TAURANGA 3010

Gender:* N/A
Date of birth:* N/A
Driver licence no: N/A
Occupation: N/A

Offence details

I, Johnathan Shaun Andrewartha, Manager, Environmental Regulation of Greater Wellington Regional Council, have good cause to suspect that Carrus Properties Limited has committed the offence specified below.

Date of offence:* Between 1 June 2020 and 30 September 2020

Offence location:* at Porirua

Offence description: * did contravene section 9(2) of the Resource Management Act 1991, namely did use land in a manner that contravened a regional rule when not expressly allowed by Resource Consent WGN180127 [35120] and [35122] or any other resource consent, and not being an activity allowed by section 20A of the Resource Management Act 1991.

Particulars:

- The use of land being earthworks.
- The land being known under Resource Consent WGN180127 [35120] and [35122] as Kenepuru Landing Stage 2.
- The land being legally described as Record of Title 878510, Lot 2-4 Deposited Plan 529535 and Lot 1509 Deposited Plan 533884 and Record of Title 858364, Lot 1508 Deposited Plan 528689, as at 23 September 2020.
- The contravention of a regional rule being Rule R101 of the Decision Version of the Proposed Natural Resources Plan for the Wellington Region.

Legislative reference:* Resource Management Act 1991, sections 338(1)(a), 9(2), 339(1)(b), and 340(1)(a).

State the full legislative reference, including year and relevant section(s) of the Act

Maximum penalty:* \$600,000 fine.

Offence category:* 3 Representative charge:* No Alternative charge:* No

Select Yes if the offence description is worded as a representative or alternative charge.

Register Charge: No

Child Protection (Child Sex Offender Government Agency Registration) Act 2016

First appearance hearing

Date:

Time:

Court: District Court at Porirua

Prosecutor details

Prosecutor:* Andrew Britton

Address for service:* C/- Luke Cunningham Clere
PO Box 10357
Wellington
Email:
Phone: 04 472 1050

Signed:*

6143
mail@lcc.co.nz



Charging Document - #3/10

s 14 Criminal Procedure Act 2011

CRN:

Filed in the District Court at Porirua

on:

Defendant

Name:* Carrus Properties Limited

PRN:

Address: 61 Westmorland Rise
Mayfield
TAURANGA 3010

Gender:* N/A

Date of birth:* N/A

Driver licence no: N/A

Occupation: N/A

Offence details

I, Johnathan Shaun Andrewartha, Manager, Environmental Regulation of Greater Wellington Regional Council, have good cause to suspect that Carrus Properties Limited has committed the offence specified below.

Date of offence:* On or about 18 June 2020

Offence location:* at Porirua

Offence description:* did contravene section 9(2) of the Resource Management Act 1991, namely did use land in a manner that contravened a regional rule when not expressly allowed by Resource Consent WGN180127 [35120] and [35122] or any other resource consent, and not being an activity allowed by section 20A of the Resource Management Act 1991.

Particulars:

- The use of land being earthworks.
- The land being known under Resource Consent WGN180127 [35120] and [35122] as Kenepuru Landing Stage 2.
- The land being legally described as Record of Title 878510, Lot 2-4 Deposited Plan 529535 and Lot 1509 Deposited Plan 533884 and Record of Title 858364, Lot 1508 Deposited Plan 528689, as at 23 September 2020.
- The contravention of the regional rules being Rule 2 of the Regional Plan for Discharges to Land and Rule R101 of the Decision Version of the Proposed Natural Resources Plan for the Wellington Region.

Legislative reference:* Resource Management Act 1991, sections 338(1)(a), 9(2), 339(1)(b), and 340(1)(a).

State the full legislative reference, including year and relevant section(s) of the Act

Maximum penalty:* \$600,000 fine.

Offence category:* 3 **Representative charge:*** No **Alternative charge:*** No

Select Yes if the offence description is worded as a representative or alternative charge.

Register Charge: No

Child Protection (Child Sex Offender Government Agency Registration) Act 2016

First appearance hearing

Date:

Time:

Court: District Court at Porirua

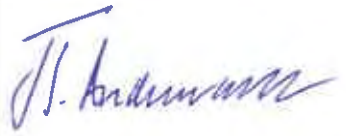
Prosecutor details

Prosecutor:* Andrew Britton

Address for service:* C/- Luke Cunningham Clere
PO Box 10357
Wellington
Email:
Phone: 04 472 1050

Signed:*

6143
mail@lcc.co.nz

A rectangular box containing a handwritten signature in blue ink. The signature appears to be 'J. Anderson'.

Charging Document - #4/10

S 14 Criminal Procedure Act 2011

CRN:

Filed in the District Court at Porirua

on:

Defendant

Name:* Carrus Properties Limited

PRN:

Address: 61 Westmorland Rise
Mayfield
TAURANGA 3010

Gender:* N/A
Date of birth:* N/A
Driver licence no: N/A
Occupation: N/A

Offence details

I Johnathan Shaun Andrewartha, Manager, Environmental Regulation of Greater Wellington Regional Council, have good cause to suspect that Carrus Properties Limited has committed the offence specified below.

Date of offence:* On or about 18 June 2020

Offence location:* at Porirua

Offence description: * did contravene section 15(1)(b) of the Resource Management Act 1991, namely did discharge a contaminant, being sediment-laden water, onto land in circumstances which may result in that contaminant (or any other contaminant emanating as a result of natural processes from that contaminant) entering water, namely Mitchell Stream being a named tributary of the Porirua Stream, otherwise than as expressly allowed by a national environmental standard or other regulations, a rule in the regional plan as well as a rule in the proposed regional plan for the same region, or a resource consent.

Particulars:

- The land being known under Resource Consent WGN170148 [34454] and [34455] as Kenepuru Landing Stage 1.
- The land being legally described as Record of Title 878510, Lot 2-4 Deposited Plan 529535 and Lot 1509 Deposited Plan 533884, as at 23 September 2020.

Legislative reference:* Resource Management Act 1991, sections 15(1)(b), 338(1)(a), 339(1)(b), and 340(1)(a).

State the full legislative reference, including year and relevant section(s) of the Act

Maximum penalty:* \$600,000 fine

Offence category:* 3 Representative charge:* No Alternative charge:* No

Select Yes if the offence description is worded as a representative or alternative charge.

First appearance hearing

Date:

Time:

Court:

District Court at Porirua

Prosecutor details

Prosecutor:*

A W M Britton

Address for service:*

Luke Cunningham Clere

PO Box 10-357

WELLINGTON

Email: awb@lcc.co.nz

Phone: 04 472 1050

Signed:*

A handwritten signature in blue ink, appearing to read 'J. Anderson', is enclosed in a rectangular box.

*Important: All fields marked * are mandatory. Please ensure all details are entered correctly, sign this document, and present it to the District Court to file the charge.*



Charging Document - #5/10

S 14 Criminal Procedure Act 2011

CRN:

Filed in the District Court at Porirua

on:

Defendant

Name:* Carrus Properties Limited

PRN:

Address: 61 Westmorland Rise
Mayfield
TAURANGA 3010

Gender:* N/A
Date of birth:* N/A
Driver licence no: N/A
Occupation: N/A

Offence details

I Johnathan Shaun Andrewartha, Manager, Environmental Regulation of Greater Wellington Regional Council, have good cause to suspect that Carrus Properties Limited has committed the offence specified below.

Date of offence:* On or about 18 June 2020

Offence location:* at Porirua

Offence description: * did contravene section 15(1)(b) of the Resource Management Act 1991, namely did discharge a contaminant, being sediment-laden water, onto land in circumstances which may result in that contaminant (or any other contaminant emanating as a result of natural processes from that contaminant) entering water, namely Mitchell Stream being a named tributary of the Porirua Stream, otherwise than as expressly allowed by a national environmental standard or other regulations, a rule in the regional plan as well as a rule in the proposed regional plan for the same region, or a resource consent.

Particulars:

- The land being known under Resource Consent WGN180127 [35120] and [35122] as Kenepuru Landing Stage 2.
- The land being legally described as Record of Title 878510, Lot 2-4 Deposited Plan 529535 and Lot 1509 Deposited Plan 533884 and Record of Title 858364, Lot 1508 Deposited Plan 528689 as at 23 September 2020.

Legislative reference:* Resource Management Act 1991, sections 15(1)(b), 338(1)(a), 339(1)(b), and 340(1)(a).

State the full legislative reference, including year and relevant section(s) of the Act

Maximum penalty:* \$600,000 fine

Offence category:* 3 Representative charge:* No Alternative charge:* No

Select Yes if the offence description is worded as a representative or alternative charge.

First appearance hearing

Date:

Time:

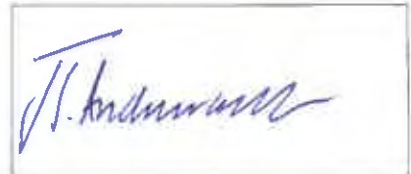
Court: District Court at Porirua

Prosecutor details

Prosecutor:* A W M Britton

Address for service:* Luke Cunningham Clere
PO Box 10-357
WELLINGTON
Email: awb@lcc.co.nz
Phone: 04 472 1050

Signed:*



*Important: All fields marked * are mandatory. Please ensure all details are entered correctly, sign this document, and present it to the District Court to file the charge.*

Charging Document - #6/10

S 14 Criminal Procedure Act 2011

CRN:

Filed in the District Court at Porirua

on:

Defendant

Name:* Carrus Properties Limited

PRN:

Address: 61 Westmorland Rise
Mayfield
TAURANGA 3010

Gender:* N/A
Date of birth:* N/A
Driver licence no: N/A
Occupation: N/A

Offence details

I Johnathan Shaun Andrewartha, Manager, Environmental Regulation of Greater Wellington Regional Council, have good cause to suspect that Carrus Properties Limited has committed the offence specified below.

Date of offence:* Between 1 June 2020 and 30 September 2020

Offence location:* at Porirua

Offence description: * did contravene section 15(1)(b) of the Resource Management Act 1991, namely did discharge a contaminant, being sediment-laden water, onto land in circumstances which may result in that contaminant (or any other contaminant emanating as a result of natural processes from that contaminant) entering water, namely Mitchell Stream being a named tributary of the Porirua Stream, otherwise than as expressly allowed by a national environmental standard or other regulations, a rule in the regional plan as well as a rule in the proposed regional plan for the same region, or a resource consent.

Particulars:

- The land being known under Resource Consent WGN170148 [34454] and [34455] as Kenepuru Landing Stage 1.
- The land being legally described as Record of Title 878510, Lot 2-4 Deposited Plan 529535 and Lot 1509 Deposited Plan 533884, as at 23 September 2020.

AS A REPRESENTATIVE CHARGE

Legislative reference:* Resource Management Act 1991, sections 15(1)(b), 338(1)(a), 339(1)(b), and 340(1)(a).

State the full legislative reference, including year and relevant section(s) of the Act

Maximum penalty:* \$600,000 fine

Offence category:* 3 Representative charge:* Yes Alternative charge:* No

Select Yes if the offence description is worded as a representative or alternative charge.

First appearance hearing

Date:

Time:

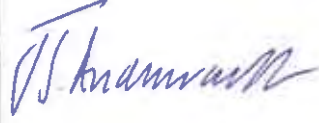
Court: District Court at Porirua

Prosecutor details

Prosecutor:* A W M Britton

Address for service:* Luke Cunningham Clere
PO Box 10-357
WELLINGTON
Email: awb@lcc.co.nz
Phone: 04 472 1050

Signed:*



*Important: All fields marked * are mandatory. Please ensure all details are entered correctly, sign this document, and present it to the District Court to file the charge.*

Charging Document - #7/10

S 14 Criminal Procedure Act 2011

CRN:

Filed in the District Court at Porirua

on:

Defendant

Name:* Carrus Properties Limited

PRN:

Address: 61 Westmorland Rise
Mayfield
TAURANGA 3010

Gender:* N/A
Date of birth:* N/A
Driver licence no: N/A
Occupation: N/A

Offence details

I Johnathan Shaun Andrewartha, Manager, Environmental Regulation of Greater Wellington Regional Council, have good cause to suspect that Carrus Properties Limited has committed the offence specified below.

Date of offence:* Between 1 June 2020 and 30 September 2020

Offence location:* at Porirua

Offence description: * did contravene section 15(1)(b) of the Resource Management Act 1991, namely did discharge a contaminant, being sediment-laden water, onto land in circumstances which may result in that contaminant (or any other contaminant emanating as a result of natural processes from that contaminant) entering water, namely Mitchell Stream being a named tributary of the Porirua Stream, otherwise than as expressly allowed by a national environmental standard or other regulations, a rule in the regional plan as well as a rule in the proposed regional plan for the same region, or a resource consent.

Particulars:

- The land being known under Resource Consent WGN180127 [35120] and [35122] as Kenepuru Landing Stage 2.
- The land being legally described as Record of Title 878510, Lot 2-4 Deposited Plan 529535 and Lot 1509 Deposited Plan 533884 and Record of Title 858364, Lot 1508 Deposited Plan 528689 as at 23 September 2020.

AS A REPRESENTATIVE CHARGE

Legislative reference:* Resource Management Act 1991, sections 15(1)(b), 338(1)(a), 339(1)(b), and 340(1)(a).

State the full legislative reference, including year and relevant section(s) of the Act

Maximum penalty:* \$600,000 fine

Offence category:* 3 Representative charge:* Yes Alternative charge:* No

Select Yes if the offence description is worded as a representative or alternative charge.

First appearance hearing

Date:

Time:

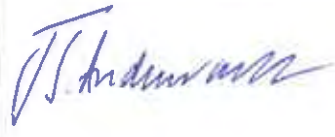
Court: District Court at Porirua

Prosecutor details

Prosecutor:* A W M Britton

Address for service:* Luke Cunningham Clere
PO Box 10-357
WELLINGTON
Email: awb@lcc.co.nz
Phone: 04 472 1050

Signed:*



*Important: All fields marked * are mandatory. Please ensure all details are entered correctly, sign this document, and present it to the District Court to file the charge.*

Charging Document - #8/10

s 14 Criminal Procedure Act 2011

CRN:

Filed in the District Court at Porirua

on:

Defendant

Name:* Carrus Properties Limited

PRN:

Address: 61 Westmorland Rise
Mayfield
TAURANGA 3010

Gender:* N/A

Date of birth:* N/A

Driver licence no: N/A

Occupation: N/A

Offence details

I, Johnathan Shaun Andrewartha, Manager, Environmental Regulation of Greater Wellington Regional Council, have good cause to suspect that Carrus Properties Limited has committed the offence specified below.

Date of offence:* Between 7 July 2020 and 14 July 2020

Offence location:* at Porirua

Offence description: * did contravene section 9(2) of the Resource Management Act 1991, namely did use land in a manner that contravened a regional rule when not expressly allowed by Resource Consent WGN170148 [34454] and [34455] or any other resource consent, and not being an activity allowed by section 20A of the Resource Management Act 1991.

Particulars:

- The use of land being earthworks.
- The land being known under Resource Consent WGN170148 [34454] and [34455] as Kenepuru Landing Stage 1.
- The land being legally described as Record of Title 878510, Lot 2-4 Deposited Plan 529535 and Lot 1509 Deposited Plan 533884, as at 23 September 2020.
- The contravention of a regional rule being Rule R101 of the Decision Version of the Proposed Natural Resources Plan for the Wellington Region.

Legislative reference:* Resource Management Act 1991, sections 338(1)(a), 9(2), 339(1)(b), and 340(1)(a).

State the full legislative reference, including year and relevant section(s) of the Act

Maximum penalty:* \$600,000 fine.

Offence category:* 3 **Representative charge:*** No **Alternative charge:*** No

Select Yes if the offence description is worded as a representative or alternative charge.

Register Charge: No

Child Protection (Child Sex Offender Government Agency Registration) Act 2016

First appearance hearing

Date:

Time:

Court: District Court at Porirua


Prosecutor details

Prosecutor:* Andrew Britton

Address for service:* C/- Luke Cunningham Clere
PO Box 10357
Wellington
Email:
Phone: 04 472 1050

Signed:*

6143
mail@lcc.co.nz

A rectangular box containing a handwritten signature in blue ink. The signature appears to be "J. I. Anderson" written in a cursive, flowing style.

Charging Document - #9/10

s 14 Criminal Procedure Act 2011

CRN:

Filed in the District Court at Porirua

on:

Defendant

Name:* Carrus Properties Limited

PRN:

Address: 61 Westmorland Rise
Mayfield
TAURANGA 3010

Gender:* N/A
Date of birth:* N/A
Driver licence no: N/A
Occupation: N/A

Offence details

I, Johnathan Shaun Andrewartha, Manager, Environmental Regulation of Greater Wellington Regional Council, have good cause to suspect that Carrus Properties Limited has committed the offence specified below.

Date of offence:* On or about 14 July 2020

Offence location:* at Porirua

Offence description: * did contravene section 9(2) of the Resource Management Act 1991, namely did use land in a manner that contravened a regional rule when not expressly allowed by Resource Consent WGN170148 [34454] and [34455] or any other resource consent, and not being an activity allowed by section 20A of the Resource Management Act 1991.

Particulars:

- The use of land being earthworks.
- The land being known under Resource Consent WGN170148 [34454] and [34455] as Kenepuru Landing Stage 1.
- The land being legally described as Record of Title 878510, Lot 2-4 Deposited Plan 529535 and Lot 1509 Deposited Plan 533884, as at 23 September 2020.
- The contravention of a regional rule being Rule R101 of the Decision Version of the Proposed Natural Resources Plan for the Wellington Region.

Legislative reference:* Resource Management Act 1991, sections 338(1)(a), 9(2), 339(1)(b), and 340(1)(a).

State the full legislative reference, including year and relevant section(s) of the Act

Maximum penalty:* \$600,000 fine.

Offence category:* 3 Representative charge:* No Alternative charge:* No

Select Yes if the offence description is worded as a representative or alternative charge.

Register Charge: No

Child Protection (Child Sex Offender Government Agency Registration) Act 2016

First appearance hearing

Date:

Time:

Court:

District Court at Porirua

Prosecutor details

Prosecutor:*

Andrew Britton

Address for service:*

C/- Luke Cunningham Clere

PO Box 10357

Wellington

Email:

Phone: 04 472 1050

Signed:*

6143
mail@lcc.co.nz



Charging Document - #10/10

s 14 Criminal Procedure Act 2011

CRN:

Filed in the District Court at Porirua

on:

Defendant

Name:* Carrus Properties Limited

PRN:

Address: 61 Westmorland Rise
Mayfield
TAURANGA 3010

Gender:* N/A
Date of birth:* N/A
Driver licence no: N/A
Occupation: N/A

Offence details

I, Johnathan Shaun Andrewartha, Manager, Environmental Regulation of Greater Wellington Regional Council, have good cause to suspect that Carrus Properties Limited has committed the offence specified below.

Date of offence:* Between 1 September 2020 and 22 September 2020

Offence location:* at Porirua

Offence description: * did contravene section 9(2) of the Resource Management Act 1991, namely did use land in a manner that contravened a regional rule when not expressly allowed by Resource Consent WGN170148 [34454] and [34455] or any other resource consent, and not being an activity allowed by section 20A of the Resource Management Act 1991.

Particulars:

- The use of land being earthworks.
- The land being known under Resource Consent WGN180127 [35120] and [35122] as Kenepuru Landing Stage 2.
- The land being legally described as Record of Title 878510, Lot 2-4 Deposited Plan 529535 and Lot 1509 Deposited Plan 533884 and Record of Title 858364, Lot 1508 Deposited Plan 528689 as at 23 September 2020.
- The contravention of a regional rule being Rule R101 of the Decision Version of the Proposed Natural Resources Plan for the Wellington Region.

Legislative reference:* Resource Management Act 1991, sections 338(1)(a), 9(2), 339(1)(b), and 340(1)(a).

State the full legislative reference, including year and relevant section(s) of the Act

Maximum penalty:* \$600,000 fine.

Offence category:* 3 Representative charge:* No Alternative charge:* No

Select Yes if the offence description is worded as a representative or alternative charge.

Register Charge: No

Child Protection (Child Sex Offender Government Agency Registration) Act 2016

First appearance hearing

Date:

Time:

Court:

District Court at Porirua

Prosecutor details

Prosecutor:*

Andrew Britton

Address for service:*

C/- Luke Cunningham Clere

PO Box 10357

Wellington

Email:

Phone: 04 472 1050

Signed:*

6143
mail@lcc.co.nz

A rectangular box containing a handwritten signature in blue ink. The signature appears to be 'J.S. Anderson'.

Invitation to comment on applications for referral under the Covid-19 (Fast-track Consenting) Act 2020

This form is for persons requested by the Minister for the Environment to provide comments on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Organisation providing comment	Transpower New Zealand Limited
Contact person (if follow-up is required)	Jo Mooar
	Senior Corporate Counsel
	s 9(2)(a)

Comment form

Please use the table below to comment on the application.

Project name	Jamaica Rise Project
General comment	<p>Transpower has been identified as an “other person” for the purpose of section 21(3) of the COVID-19 Recovery (Fast-Track Consenting) Act 2020 (Act). Thank you for the opportunity to provide comments about the Project, and its potential impact on National Grid assets.</p> <p>Transpower assets are located in the application area. However, based on the staging plan provided with the application, it appears that the assets are located outside the development area and will be reserve land. The topography and height of the line indicates that vegetation will also be able to be managed (particularly the location and swing of the conductors (wires) on the transmission lines are taken into account when vegetation species are chosen for planting).</p> <p>Provided appropriate management occurs, the Project would not be inconsistent with Policy 10 (in particular) of the National Policy Statement on Electricity Transmission (section 23(5)(c) of the Act).</p> <p>We do not consider these issues are a reason to decline the application for the Project to be referred to an expert panel.</p>
Other considerations	See above.
[Insert specific requests for comment]	Click or tap here to insert responses to any specific matters the Minister is seeking your views on.

Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is for persons requested by the Minister for the Environment to provide comments on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Organisation providing comment	Waka Kotahi NZ Transport Agency
Contact person (if follow-up is required)	Kathryn Millar-Coote, Team Lead Environmental Planning
	Environmentalplanning@nzta.govt.nz
	Our reference 2022-1104

Comment form

Please use the table below to comment on the application.

Project name	Jamaica Rise
General comment	<p><u>Multi modal transport options</u></p> <p>Waka Kotahi supports a multi-modal approach to developments to promote a range of transport options and avoid increasing the current reliance on private vehicles for travel.</p> <p>It is noted that there is an existing bus service in the adjacent residential area. A future bus service is proposed to service this site and would help to reduce overall vehicle kilometres travelled (VKT) resulting from the development.</p> <p><u>Takapu Road/State Highway 1 intersection</u></p> <p>The applicant had engaged with Waka Kotahi before lodging the Fast Track consent and has proposed a number of conditions we are largely aligned on. We will work with the applicant to refine the conditions to ensure the effects on the transport system are appropriately mitigated.</p>
Other considerations	As improvements are proposed to be undertaken at the Takapu Road/SH1 intersection, approval from Waka Kotahi to work within the state highway corridor will be required prior to physical works commencing.
[Insert specific requests for comment]	Waka Kotahi considers itself a key stakeholder to this project, given the potential for adverse effects on the state highway network. If referred, we would ask the expert consenting panel to direct the applicant to continue to consult with Waka Kotahi, with the express requirement to gain approval from Waka Kotahi under the Government Rounding Powers Act 1989 for intersection design of the Takapu Road/SH1 intersection upgrade.

Note: All comments, including your name and contact details, will be made available to the public and the applicant either in response to an Official Information Act request or as part of the Ministry's proactive release of information. Please advise if you object to the release of any information contained in your comments, including your name and contact details. You have the right to request access to or to correct any personal information you supply to the Ministry.

Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is for local authorities to provide comments to the Minister for the Environment on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Local authority providing comment	Wellington City Council
Contact person (if follow-up is required)	Cedric Tevaga Senior Planner
	s 9(2)(a)
	s 9(2)(a)

Comment form

Please use the table below to comment on the application.

Project name	Jamaica Rise
General comment – potential benefits	Council agrees with the benefits detailed in Part 9 of applicant's <i>Application for a project to be referred to an expert consenting panel</i> (number PJ-0000849) dated 22/12/2022.
General comment – significant issues	<p>Change in character (as anticipated under the Operative District Plan):</p> <p>The proposed development does not accord with the anticipated low-density development under 4.3 (Limited Development Areas) and 6.2.3 (Rural Residential) of the Lincolnshire Farm Structure Plan under the Operative District Plan (ODP).</p> <p>Under the Proposed District Plan (PDP) the Development Area: Lincolnshire Farm and is zoned Future Urban Zone. Council's District Plan team have confirmed that the Future Urban Zone provisions will be subject to the Part 1, Schedule 1 Resource Management Act decision making process. Although the rules and standards under the Development Area: Lincolnshire Farm under the PDP do not have immediate legal effect, the objectives and policies do. It is appropriate to give more weighting to the objectives and policies under the PDP if there is a significant shift in Council policy and any new provisions accord with Part II of the RMA or NPS-UD. There is a notable shift to the planned built form under the Development Area: Lincolnshire Farm in terms of density and typology. As such the proposal will be consistent with the objectives and policies of the PDP.</p> <p>Natural hazards:</p> <p>There are some sites that are subject to the flood hazard overlay inundation area and stream corridor. Natural hazards such as these can be avoided if development occurs outside of these hazard areas.</p> <p>Reverse noise sensitivity effects:</p> <p>Council's Acoustic Engineer has reviewed the applicant's acoustic report and notes that proposed sites within proximity to nearby non-residential activities and State Highway 1 will be subject to reverse noise sensitivity effects from these noise sources. However, this can be managed through consent notices to ensure future build on these sites must be constructed to mitigate noise effects.</p>

	<p>Council's acoustic engineer does not object the proposed development to proceed through Fast Track provided that suitable sound insulation and ventilation standards are adopted as detailed in the applicant's acoustic report. (See Appendix 1 for Council's Acoustic Engineer's comment).</p> <p>Other potential effects of the proposal include:</p> <ul style="list-style-type: none"> • Nearby residential amenity effects (shading, bulk and dominance and privacy) • Construction noise and vibration • Lighting – during construction phase and ongoing use • Visual effects when viewed from beyond the site • Neighbouring residential amenity effects • Earthwork effects – stability, visual amenity, transport of material, erosion and sediment • Transportation effects for both the construction phase and ongoing management of the site's traffic • Effects of works on terrestrial ecology • Cultural considerations for Mana Whenua
Is Fast-track appropriate?	<p>The Council have no objection to the proposal being processed under the FTCA fast-track legislation. Council's resource consent advisors have reviewed the proposal and have provided feedback with support on the Fast-track approach (Please see attached appendices 1-7). Council's advisors including urban design and traffic have requested that should the applicant be successful in approval through Fast-track, that Council be involved working with the applicant on conditions.</p> <p>It is understood at this point in time that the proposed public open space within the development is an ongoing discussion between Council's Parks team and the applicant. Council's Senior Parks Planner has provided positive feedback in the applicant's continued engagement to date and advises it remains to do so if the applicant is successful through the fast-track process.</p>
Environmental compliance history	<p>Council's Compliance and Monitoring team have advised that they have no environmental compliance history with Grenada North Nominees Limited nor its sole director Mr. Scott Jason Adams nor project manager Mr. Kevin Alkema.</p>
Reports and assessments normally required	<ul style="list-style-type: none"> • Assessment of Environmental Effects with Architectural Plans & Scheme Plans • Cultural Impact Assessment • Infrastructure Report • Urban Design and Landscape Assessment including 3D modelling • Geotechnical Report with Earthwork Plans • Traffic Assessment Report • Ecology Report
Iwi and iwi authorities	<p>Council's Advisor on Iwi Partnerships has reviewed the Cultural Impact Assessment (CIA) prepared by Toa Rangatira regarding the proposed development and confirms no concerns have been raised and that Taranaki Whanui does not require a CIA. (Please see Appendix 3 for full comment).</p>
Relationship agreements under the RMA	<p>The Council has no specific relationship agreements under the RMA.</p>
Insert responses to other specific requests in the	<p><i>1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?</i></p>

Minister's letter (if applicable)	<p>Council has no objection for the application to proceed through the fast-track process.</p> <p><i>2. What reports and assessments would normally be required by the Council for a project of this nature in this area?</i></p> <p>As discussed above</p> <p><i>3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your city?</i></p> <p>As discussed above</p> <p><i>4. Are there any other approvals required to be sought from the Council that may impact on the applicant's timeframe for project delivery should a panel grant the resource consent required?</i></p> <p>The applicant will need to confirm with Council's Parks Team regarding the proposed neighbourhood park and vesting reserve land. Otherwise, there are no other approvals required from Council.</p>
Other considerations	<p>There are no other considerations.</p>

Note: All comments, including your name and contact details, will be made available to the public and the applicant either in response to an Official Information Act request or as part of the Ministry's proactive release of information. Please advise if you object to the release of any information contained in your comments, including your name and contact details. You have the right to request access to or to correct any personal information you supply to the Ministry.

Cedric Tevaga

From: Lindsay Hannah
Sent: Thursday, 9 March 2023 12:37 pm
To: Cedric Tevaga
Cc: BUS: Noise Team; Edward Dyer
Subject: COVID FAST TRACK - NOISE Comment | SR No. 530198 | Grenada North
Attachments: Jamaica Rise Stage 1 - Consultation Letter - Wellington City Council.pdf

Hi Cedric,

The Acoustic Team have reviewed the Fast Track Application for the establishment of a residential development known as the Jamaica Rise Project.

The project site forms part of the Lincolnshire Farm Development Area.

The noise from the development once complete would relate to residential based activities.

There would be temporary construction activity and related noise from earthworks and construction of the sites and dwelling.

When this construction noise is suitable managed, by the Applicant, it would be expected to comply with the construction noise standards set out in *NZS6803:1999 Acoustics Construction Noise*.

I note the project area lies adjacent to Jamaica Drive which has a commercial area in the lower quadrant of Jamaica Drive, being zoned Business 2.

The State Highway (SH1) also lies adjacent to the proposed development area.

Both noise sources are noted as generating potential for reverse sensitivity noise effects.

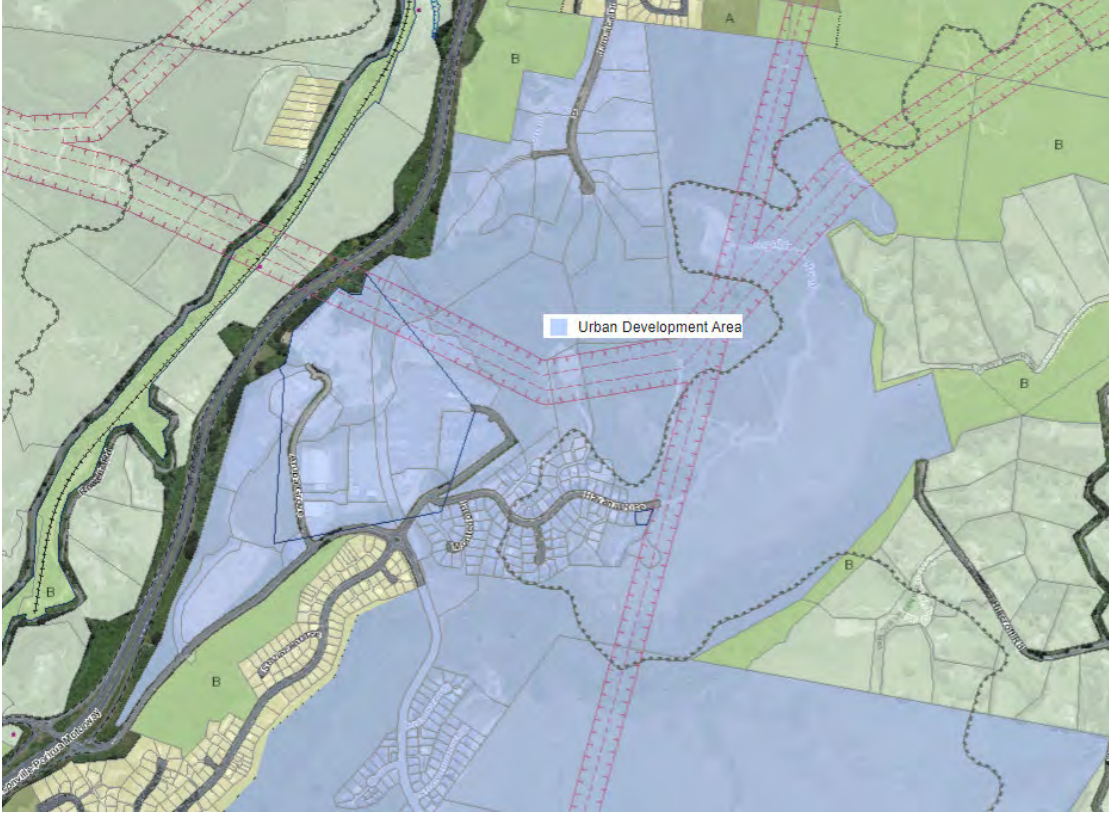
The Applicant has conducted communication with Waka Kotahi (NZTA) regarding reverse sensitivity noise effects as they acknowledge road noise could adversely affect the future dwellings amenity for occupants.

An acoustic assessment prepared by NDY, was prepared. The report determines if proposed lots are within 100m of the State Highway 1 these lots (dwellings) will require suitable mitigation to ensure indoor noise level standards are met. These are the standards set by NZTA being maximum design noise level of 40 dB LAeq.

The NDY noise report notes if any of these lots are noise affected, mitigation is likely to be in the form of a consent notice requiring future dwellings to be constructed to meet noise isolation standards. With these measures in place, the noise report submitted concludes ***“there are unlikely to be any reverse sensitivity effects”***.

The NDY noise report notes predict internal noise levels are expected to comply with 40 dB LAeq (24hr) with windows closed (which would mean the dwellings also require suitable ventilation to ensure both suitable internal noise levels and air changes are achieved for occupants).

Overall based on suitable sound insulation and ventilation standards being adopted (as discussed above and in the NDY report) for affected new residence with noise sensitive areas I have no objections with respect to noise for a Fast Track Consenting application to proceed for the Lincolnshire Farm by Jamaica Drive, Grenada North.



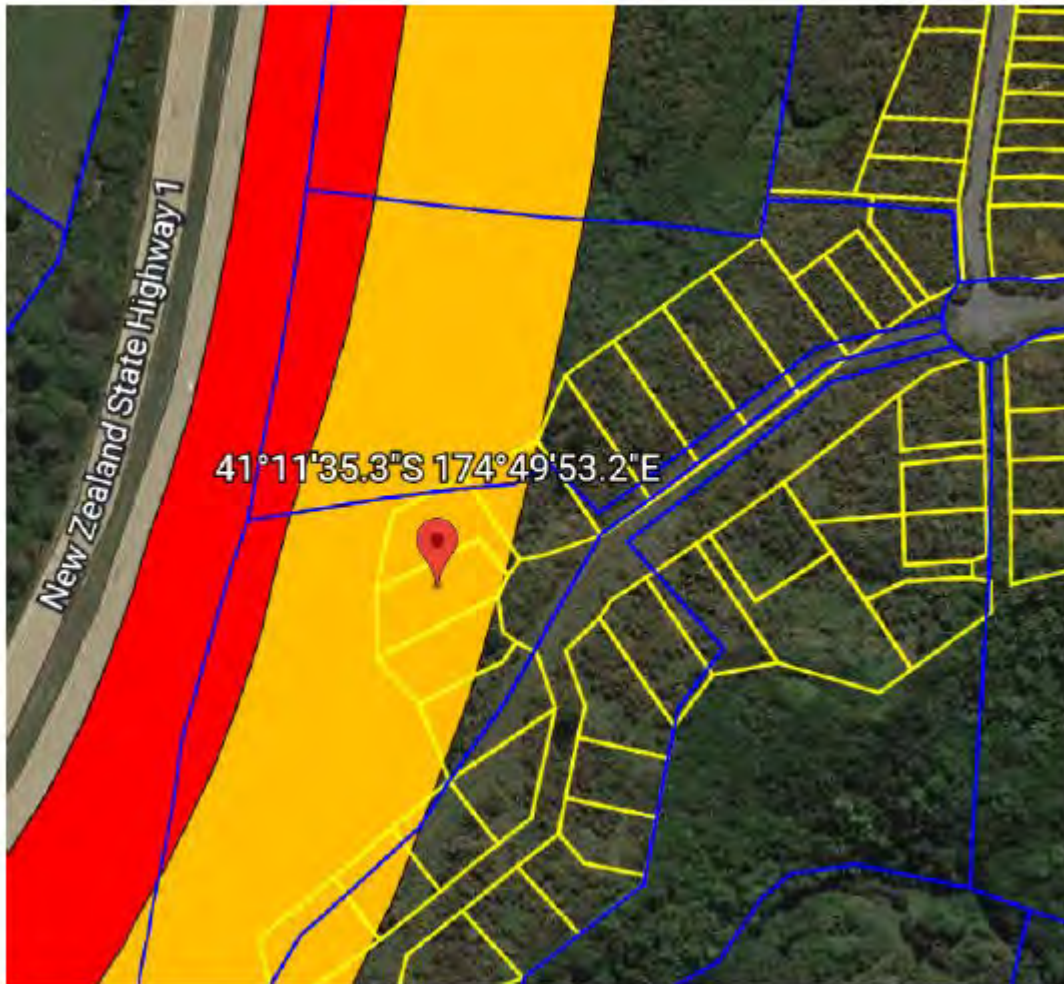


Figure 2: State Highway Noise Assessment Noise Logger Location

Lindsay Hannah MPhil (Sc) (Acoustics) (dist). PGDipSc (Acoustics) (dist). BBSc.

(Pronouns: He/Him)

Acoustic Engineer

Specialist Advice and Compliance

s 9(2)(a)

For more information on monitoring go to: <https://wellington.govt.nz/report-a-problem/noise-control>

The Acoustic team is based at 113 The Terrace. If you're visiting us please ensure you have a time booked, go to Level 16 first. Entry is from The Terrace, Level 7; accessible from Lambton Quay by the 1st floor lifts behind Whitcoulls, Capital on the Quay.

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From: Cedric Tevaga s 9(2)(a)
Sent: Wednesday, 8 March 2023 12:08 pm
To: Lucie Desrosiers s 9(2)(a) >; Kate Brown s 9(2)(a); Farzad Zamani s 9(2)(a); John Davies s 9(2)(a) BUS: RC for VA comments <rcforvacomments@wcc.govt.nz>; Lindsay Hannah s 9(2)(a); Edward Dyer s 9(2)(a)
Cc: Halley Wiseman s 9(2)(a); Patricia Wood s 9(2)(a)
Subject: COVID FAST TRACK - Advisor Comment | SR No. 530198 | Grenada North

Ahiahhi pai all,

A Fast Track Consenting application at the Lincolnshire Farm by Jamaica Drive, Grenada North has been put forward and as part of the process. We (Council) must decide whether we agree it is appropriate or not for the proposal to proceed under a Fast Track process.

We have 10 working days to provide a response which means that we must submit no later than the 22 March 2023. Some of you may recall as being part of the pre-app last year discussing this.

Please review the submitted documents and let me know as soon as possible if you have any comments to pass on for the Minister of Environment to consider. All documents can be cited Out of Scope

PLEASE NOTE: We must charge non-billable against the SR No.

Ia soifua ma ia manuia | go well and prosper

Cedric Tevaga

Senior Consents Planner | City Consenting & Compliance | Wellington City Council

s 9(2)(a) s 9(2)(a) | W [Wellington.govt.nz](https://www.wellington.govt.nz)

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Cedric Tevaga

From: John Davies
Sent: Friday, 10 March 2023 10:07 am
To: Cedric Tevaga
Subject: EW Review : COVID FAST TRACK - Advisor Comment | SR No. 530198 | Grenada North
Attachments: Jamaica Rise Stage 1 - Consultation Letter - Wellington City Council.pdf

Cedric,

I have reviewed the following documents:

1. Jamaica Drive Subdivision Preliminary Geotechnical Investigation & Assessment by Tera Tech Ltd - Reference: 773-WLGGE299853-AA - Dated: 22 June 2022
2. Application document dated 22.12.22.
3. Earthworks Layout Plan, reference 22771 P2, by Curtiss Ltd, dated 5.22.

The approach covered in the geotechnical report by Tera Tech is generally agreed with, further detailed design is required especially around the balance fill site and the retention pond. The earthworks are proposed to follow Council Code of Practice. The general earthworks layout is considered reasonable and achievable, with the understanding that adequate engineering monitoring and certification will also be undertaken as part of the earthworks approach.

During the construction phase an ESCP (Erosion and Sediment control Plan) will be required and should be assessed against the GWRC guidelines, provided appropriate controls are developed it is considered that the potential issues, in relation to erosion and sedimentation, can be controlled.

Regards,

John Davies

Earthworks Engineer | MEngNZ | Wellington City Council

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Normal work from home days are Monday and Wednesday

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From: Cedric Tevaga s 9(2)(a)
Sent: Wednesday, 8 March 2023 12:08 pm
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Cc: Halley Wiseman s 9(2)(a) ; Patricia Wood s 9(2)(a)
Subject: COVID FAST TRACK - Advisor Comment | SR No. 530198 | Grenada North

Ahiahī pai all,

A Fast Track Consenting application at the Lincolnshire Farm by Jamaica Drive, Grenada North has been put forward and as part of the process. We (Council) must decide whether we agree it is appropriate or not for the proposal to proceed under a Fast Track process.

We have 10 working days to provide a response which means that we must submit no later than the 22 March 2023. Some of you may recall as being part of the pre-app last year discussing this.

Please review the submitted documents and let me know as soon as possible if you have any comments to pass on for the Minister of Environment to consider. All documents can be cited Out of Scope

PLEASE NOTE: We must charge non-billable against the SR No.

Ia soifua ma ia manuia | go well and prosper

Cedric Tevaga

Senior Consents Planner | City Consenting & Compliance | Wellington City Council

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Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Cedric Tevaga

From: Gabriel Kirkwood
Sent: Wednesday, 15 March 2023 3:09 pm
To: Cedric Tevaga
Subject: RE: COVID FAST TRACK - Advisor Comment | SR No. 530198 | Grenada North

Kia ora Cedric,

I have reviewed the CIA and Application and there is no concerns.
I do note there is a SASM in proximity/adjacent the site which Taranaki has an association with.
Taranaki have, however, confirmed no requirement to provide a CIA which is consistent with the Fast Track process.

Toa Rangatira CIA confirms no substantive concerns with the application proceeding and expresses a desire to cooperate in good faith on various matters eg. Planting, Pou.

These interests expressed by Toa Rangatira are best dealt with privately between themselves and the applicant, or agreed as augier conditions.

In order to give effect to the CIA, the below points should be translated to proposed consent conditions (as much as practicable) at the appropriate stage of the application. Any points raised by Toa Rangatira that are not necessarily relevant to the consent need to be agreed separate to the fast track process:

Te Rūnanga seeks support to build our capacity to enable Ngāti Toa to undertake active kaitiakitanga in the Takapū area. This may include provisions that could be provided in consent conditions but also other non-statutory work programmes. Te Rūnanga is particularly interested in dedicated support to enable:

- Restoration of ngahere – tree planting, weed and pest control.
- Restoration of the streams and creeks flowing into Te Kenepuru, including removing of pipes and enabling fish passage.
- Mahi toi and signage relating to Pareraho.
- Supporting the creation of the detention pond and associated wetland.

Gabriel Kirkwood

Senior Advisor Iwi Partnerships | RMA | Climate Action
Strategic Planning | Climate Change Response
Wellington City Council

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Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

From: Cedric Tevaga s 9(2)(a)
Sent: Wednesday, 15 March 2023 8:59 am

To: Gabriel Kirkwood s 9(2)(a)

Subject: COVID FAST TRACK - Advisor Comment | SR No. 530198 | Grenada North

Ata mārie Gabriel,

Hope this email finds you well e hoa.

A Fast Track Consenting application at the Lincolnshire Farm by Jamaica Drive, Grenada North has been put forward and as part of the process. We (Council) must decide whether we agree it is appropriate or not for the proposal to proceed under a Fast Track process.

We have until no later than the 22 March 2023. Unfortunately we cannot charge time against this. This is a free service.

Please review the submitted documents and let me know as soon as possible if you have any comments to pass on for the Minister of Environment to consider. All documents can be cited Out of Scope. Specifically, are you able to cast eyes on the CIA? Taranaki Whānui seem they wish not to provide a CIA in a correspondence. Otherwise docs can be cited in teamwork. In the attached letter, the Ministry for Environment has asked specifically the following.

Specific questions on the application

Jamaica Rise Project:

1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?
2. What reports and assessments would normally be required by the Council for a project of this nature in this area?
3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your city?
4. Are there any other approvals required to be sought from the Council that may impact on the applicant's timeframe for project delivery should a panel grant the resource consent required?

Ia soifua ma ia manuia | go well and prosper

Cedric Tevaga

Senior Consents Planner | City Consenting & Compliance | Wellington City Council

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**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke

Cedric Tevaga

From: Bob Barber
Sent: Wednesday, 15 March 2023 11:13 am
To: Cedric Tevaga; Matthew Borich
Cc: Halley Wiseman
Subject: RE: Compliance History | COVID FAST TRACK - | SR No. 530198 | Grenada North, Jamaica Drive

H Cedric

This company, under the name indicated, nor the sole director (Scott Jason ADAMS) as shown in the Companies Officer register, are known to us in an environmental regulatory compliance capacity.

Bob Barber

T/L Compliance & Monitoring | City Consenting & Compliance | Wellington City Council

s 9(2)(a)

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Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

From: Cedric Tevaga s 9(2)(a)
Sent: Wednesday, 15 March 2023 10:37 am
To: Matthew Borich s 9(2)(a) Bob Barber s 9(2)(a)
Cc: Halley Wiseman s 9(2)(a)
Subject: Compliance History | COVID FAST TRACK - | SR No. 530198 | Grenada North, Jamaica Drive

Good mōrena noble esteemed gentlemen,

I am processing a COVID-19 fast track for a development up in Grenada North along Jamaica Drive. The Minister for Environment wants to know if the applicant, or the company owned by the applicant have any environmental regulatory compliance history in Wellington City.

The applicant for this COVID-19 fast track are below:

Company | Grenada North Nominees Ltd
Project Manager | Kevin Alkema

Can you advise if you have previously dealt with this company and / or project manager before with regard to compliance? I guess the question asked by the Minister is open ended and could be records or either compliance (good) and non-compliance (bad).

Ia soifua ma ia manuia | go well and prosper

Cedric Tevaga

Senior Consents Planner | City Consenting & Compliance | Wellington City Council

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**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke

Urban Design Assessment SR530198

133-198 Jamaica Drive, Grenada North

Date:	15 March 2023
Comments to:	Cedric Tevaga, Senior Planner Resource Consents Team
Comments from:	Sarah Duffell, Senior Urban Designer, Design Review Team
Peer reviewed by:	Farzad Zamani, Manager Urban Regeneration and Design
Plans/drawing set:	Appendix E (concept development plans) and Herriot Meluish O'Neill plans 'Concept' sheets A-200-204, A-210-214, A220-232, A-900, 901, 903-907, 910, SK 01 (Rev 3), SK 02 (Rev 3), SK 06 (Rev 3), A0.01, A-203, A-204, A-903-906, LA1.13

The proposal is to undertake a 169-lot subdivision in Grenada North, in a location within the Lincolnshire Farm Development Area. This site has been identified for further urban development for some decades, and the current application has been preceded by a number of consents for subdivision. Some utilities and infrastructure have been constructed but the land remains vacant.

The applicant has requested that the application is referred into the Fast Track Consenting Process, pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020.

This report serves as advice on the urban design matters related to the consent.

The application describes the proposal as follows:

Subdivision of land (169 residential lots - 161 individual lots and 8 apartment lots), the construction of approximately 213 residential units (161 individual residential units, and 8 x 3 storey apartments accommodating a total of 56 residential units) and associated infrastructure new park, wetland, earthworks and infrastructure.

The site was purchased by Grenada North Nominees Limited in 2020 with the intention of further developing the site for medium density residential housing. Discussions with WCC prior to this consent lodgement have aimed to ensure that the development is consistent with the Proposed District Plan (PDP) which was notified 18th July 2022.

Consistent with the PDP the project aims to:

- Redevelop the site for medium density housing;
- Provide an access corridor for Wellington City Council to provide a Collector Road linking Grenada North with Mark Avenue to the south in the future;
- Provide an access lot providing future access between the site and any redevelopment to the east;
- Vesting 13.35ha as reserve for natural open space; and
- Construct a Neighbourhood Park

It is proposed to carry out the development in stages as outlined below:

1. 50 lots/units, bulk earthworks, roading, servicing, wetland - complete late 2023/2024
2. 49 lots/units and water reservoir - complete late 2024/2025
3. 51 lots/unit - complete 2025/2026
4. 63 lots/units - complete 2026

The medium density apartments will be split between stages 2 and 3. Note that these may change, depending on market conditions and demand.

The proposal requires assessment against the Subdivision Design Guide, as follows. A general discussion of other urban design-related matters for the overall development follows the assessment.

Subdivision Design Guide assessment

Activity location

Objectives

- 01.1 To provide convenient access to local neighbourhood services and facilities.*
- 01.2 To provide a range of lot types and sizes, public spaces and local facilities to meet the needs of the community.*
- 01.3 To create lots which lead to conditions of safety in both the public and private environments.*
- 01.4 To create lots which have potential to use renewable energy sources.*

Guidelines

Distribution, intensity and mix of activity

Guideline		Comment
G1.1	Provide for service, retail, and community facilities at neighbourhood centres, as set out in the Urban Development Strategy and any applicable structure plans.	Not provided as part of this development.
G1.2	Concentrate the highest intensity of residential development within close walking distance of local neighbourhood and larger suburban centres, transportation nodes and public transport routes.	Not achieved at this point. Possible future bus route along Jamaica Drive may improve this situation.

Design for diversity

G 1.3	Provide a range of lot sizes within a development, where appropriate.	Some variation. The development proposes to provide a mix of lot sizes, to facilitate approximately 213 residential dwellings, providing for housing choice and appeal to different segments of the market. Smaller standalone lots are proposed centrally within the site and larger apartments of up to 3 storeys are proposed along Jamaica Drive.
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Locating parks and other public open spaces

G 1.4	Provide parks and other public open spaces close to and well connected with concentrations of activity such as neighbourhood centres, in locations that serve a substantial population within close walking distance, and in keeping with any applicable structure plans.	A small centrally-located park is provided. Other land zoned open space is adjacent to this development, linked by a walking track.
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Orientation of lots

G 1.5	Orientate lot frontages onto streets and other public spaces, wherever possible locating the fronts of lots opposite other fronts, and connecting backs to backs. To enhance safety and security, ensure that all streets and other public spaces are bounded by lot frontages or overlooked from adjoining activity. Minimise rear lots.	Satisfactory.
G1.6	Provide good natural surveillance of public parks or reserve areas through the orientation of adjacent lots and the provision of adequate adjacent road frontage.	Achieved.
G1.7	Relate the orientation and alignment of lots in infill subdivision to established and defined neighbourhood patterns.	Not an infill subdivision. Nearby patterns are typical of low-density suburban development and this generally continues the pattern, apart from the centralised blocks of apartment-style dwellings.
G1.8	Plan and orientate lots to maximise the potential for solar gain into habitable rooms and private open space.	Should be possible with good house design on single-dwelling lots. Orientation of units on higher density lots with terrace houses will be important.
G1.9	Where appropriate, take into account opportunities for joint energy schemes e.g. small scale wind turbines, solar generation and/or solar heating.	Not considered as part of this application
G1.10	In cases where land subject to subdivision and development proposals are located near, or traversed by, high voltage electricity transmission lines, take into account Transpower's Development Guide for development near high voltage transmission lines (September 2006).	Not applicable

The proposal is considered to partially meet these guidelines. General layout is acceptable, but the lack of local amenities and public transport connections are shortcomings.

Access and interconnection

Objective

02.1 To provide good accessibility to, from and within an area, permitting a choice of modes of access and routes.

Guidelines

Connection to neighbouring areas and facilities

G2.1	Provide street connections to adjoining neighbourhood centres, residential areas,	Not provided as part of this development. This part of Jamaica Drive does not connect
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	recreational reserves, regional walkways, other public facilities, and future development areas and more direct links to existing or proposed public transport services.	with any other streets. One walkway is proposed, to link with adjacent open space. A bus route is proposed for Jamaica Drive at some stage in the future, which is beneficial. The roading network should be designed to support this, including allowing for bus turnaround at the end of a route and sheltered waiting spaces at bus stops.
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Internal connectivity

G2.2	Provide streets in a highly interconnected network structure that is simple and legible, and provides good access to public transport services, neighbourhood centres and public facilities.	Some interconnection is provided by loop roads. The street layout is simplified by not being extensive and using natural topography in a linear fashion.
G2.3	Accommodate vehicles, cyclists and pedestrians together, in preference to pedestrian-only routes.	Achieved by provision of traditional road layout. Walking routes are by footpath, however there are few public facilities that would encourage walking as a transport method. Topography and distance from services and amenities probably preclude cycling and walking to and from this location as a preference, however safety for cyclists should also be considered in road design.

These guidelines would be met, subject to requiring consideration of road formation that encouraged multi-modal transport options.

Sense of place

Objectives

- 03.1 To develop a distinctive and valued character within new neighbourhoods.*
- 03.2 To create systems of streets and other public spaces that people readily understand and find easy to navigate.*

Guidelines

Distinctiveness and memorability

G3.1	Retain existing notable landscape elements and create new features to give a distinctive and memorable sense of place.	The site was previously farmland. No notable landscape elements exist or were retained when the site was earthworked.
G3.2	Identify significant views or landmarks, and align streets and design significant public spaces to focus on these.	The site benefits from elevation and topography that may provide generous views to many houses.

Authenticity

G3.3	Reinforce an authentic local sense of place by referencing past local events, the history of development and use of the site, the site's cultural significance, and the underlying landscape patterns.	Nothing proposed as part of this development. Appropriate consultation has been undertaken with the relevant iwi authorities. The application includes a cultural impact assessment from Te Runanga O Toa Rangatira, and PNBST have reviewed the proposal and do not wish to provide a CIA. Reinforcement of local pathways is mentioned, but other than that there is little mention of commemorating anything prior to this development.
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Orientation and wayfinding

G3.4	Design new streets, access ways and other public spaces so that they fit within a coherent neighbourhood-wide system.	Proposed street design responds to topography. No information is provided about street lighting. Local street pattern is typical for lower-density residential development.
G3.5	Where appropriate, give main routes within and through the subdivision a distinctive form and character that differentiates them from other streets in the neighbourhood.	The main route along Jamaica Drive is a wider road, with a hierarchy of smaller roads on either side. No other information about road formation is provided.

These guidelines are not met. Given the scale of the development there would ideally be a placemaking initiative to support development of local identity.

Landform and natural features

Objectives

04.1 To maintain the distinctive natural character of the landscape including general contours and prominent landforms, areas of native bush, wetlands, streams and their margins.

04.2 To provide for the long-term sustainability of identified valued ecosystems and habitats.

Guidelines

Relation to landform

G4.1	Avoid intensive development on coastal escarpments, open ridgelines and skylines, and generally on sites steeper than 30 degrees.	Satisfactory. Adjacent ridgelines and hilltops will be retained undeveloped.
G4.2	Minimise disturbance to natural landform.	Earthworks are required to form both road corridors, housing lots and the wetland area. Much of the work for the road corridors has already been undertaken, and some of the roads are already formed, as part of previous consents granted (see

		aerial photo below.
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Streams, watercourses and storm water runoff

G4.3	Maintain streams, watercourses and wetlands, and protect aquatic habitats and any associated native vegetation.	Not applicable
G4.4	Minimise additional storm water runoff resulting from development.	Will be assessed by Wellington Water. Traditional measures proposed, supplemented by a wetland to mitigate the downstream impact of runoff for significant rain events. Use of permeable paving surfaces should be encouraged.

Mature trees and established vegetation

G4.5	Protect remnant areas of native bush where possible.	Much of the site is previously earthworked, but in some areas native bush is regenerating and there are several large areas of reserve proposed that will further enhance native species. The application does not appear to include an Ecology report, and does not include detailed landscaping plans for public areas. The latter, at the very least, should be required as a condition of consent.
G4.6	Retain and integrate mature trees and native vegetation where these can make a positive contribution to the visual character, amenity and ecological values of an area.	As above.

These guidelines are partially met. Previous earthworks on the site have already heavily modified the site, but landscaping plans should be requested to ensure a quality outcome, at the very least for public spaces including road corridors.

Public space design

Objectives

05.1 *To provide an attractive, safe and pleasant public environment for all users and all modes of use.*

05.2 *To achieve environmentally sustainable stormwater design wherever site conditions allow.*

Guidelines

Street trees and landscaping

G5.1	Use street trees to give local character and amenity, ensuring these are spaced in a way that defines the street space and achieve visual continuity. Generally use a single species of street trees within anyone street.	It is unclear whether street trees are proposed – they appear to be included on some of the plans but more detailed public space landscaping information is not included with the consent.
G5.2	Express the street hierarchy with differentiation of street trees and landscaping as well as street width.	No information supplied about landscaping but the roading pattern exhibits hierarchy based on street width.

Walkability

G5.3	Provide safe, convenient pedestrian access, generally along both edges of all streets.	Not achieved. Footpaths are not proposed for Road 5, road 7 or Road 8. Although these are minor roads or intended to function as access lanes, footpaths should be provided on both sides of the roadway.
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Safety

G5.4	Ensure streets, accessways and other public open spaces are wherever possible bounded by active building frontages, with low or visually permeable fences at these boundaries, to allow the natural surveillance that promotes safety.	Site layout and narrow site width (particularly in the areas of increased density) means a substantial proportion of site frontages will almost certainly be occupied by garages or parked cars. Ideally, the width of garages would be controlled by a consent condition, and generally limited to single garage width.
G5.5	Ensure vegetation within the street space does not obstruct car drivers' vision of pedestrians, cyclists or other vehicles and minimises the opportunity for concealment.	Street vegetation does not appear to be proposed.
G5.6	Use traffic calming devices, suitable for the type of street and traffic conditions, to moderate driver behaviour and reduce traffic speeds.	No details included. The broad road hierarchy is acceptable and detailed street design will be commented on by others.

Providing for recreation

G5.7	Provide attractive and accessible park spaces, including some that are suitable for active as well as passive recreation, which are dimensioned for the expected type and intensity of use.	A small park space is provided, located somewhat centrally to the development. No design detail is supplied but it is satisfactory in terms of size, shape and surveillance to be developed as a
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		neighbourhood park. Larger open space areas are proposed to the south and west of the development, these are not well suited for sports but will most likely provide for recreation opportunities like walking.
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Storm water treatment

G5.8	Apply environmentally sensitive methods of storm water disposal within public spaces wherever practicable.	The developer has a Memorandum of Understanding with WCC to create a stormwater treatment and detention facility (along with a residual area of park land) on WCC land to the west of the site. This is intended to supplement a more traditional stormwater disposal system. The application states that there will be <i>“other measures such as raingardens, rainwater re-use or other proprietary systems proposed to ensure high water quality discharging from the site.”</i> (Page 14 of application.) Ideally, details would have been included of more innovative or lot-based measures that commence the stormwater management process at individual site level rather than relying on a large-scale ‘catch’ facility. However, this does at least achieve stormwater neutrality for the overall development to the satisfaction of Wellington Water. More details about the abovementioned measures and ‘proprietary systems’ should be required as a condition of consent.
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These guidelines are not met. Conditions are suggested.

Individual Lot Design

This section requires the potential development achievable on each lot to be planned so that the lot and its subsequent building development will offer a high level of amenity and not unduly compromise the amenity of neighbours or character of the wider neighbourhood.

Objectives

06.1 To create acceptable qualities of amenity on each new lot.

06.2 To maintain the amenity of neighbouring properties.

Guidelines

Shaping the lot

G6.1	Shape lots to be generally compact and regular in shape, allowing for outdoor areas to be accessible from proposed dwelling sites.	Lots for individual houses are generally regularly shaped, reflecting the pattern set in the areas developed to the north. Lots for more dense housing types are
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		much smaller and narrower, but should be able to deliver terrace house-type development that meets the expectations of residential quality guidance (i.e. the Residential Design Guide, if this were to be applied.)
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Useable outdoor space

G6.2	Plan for building footprints that allow for at least one primary outdoor space of reasonable size with northerly exposure on each lot.	Indicative house plans for the denser housing types appear to achieve a primary outdoor living space for each dwelling, with an acceptable aspect. It is likely that single houses on larger lots will also be able to meet this requirement.
G6.3	Where possible, co-locate the primary open spaces associated with new lots to give outlook both for new dwellings and neighbours, and allow the integration of large trees.	Unknown at this stage, space and outlook may be able to be achieved to some extent due to layout of houses in terraces with adjoining yard spaces. Larger lots will permit tree planting.

Access to the lot

G6.4	Provide for vehicle access and future garaging in a location and configuration that minimises earthworks and does not dominate either the streetscape or the interior of the development.	Narrow lot width on some parts of the site will mean it's likely that garages or rows of parked cars will be a dominant feature at the street edge. This is not a location where residents could be encouraged to forego garages or parking due to distance from amenities and transport alternatives. Some weight can be given to the location of collected parking areas at the 'rear' of sites with access from laneways. Garages for the more intensive housing areas should be limited to single size to try and eliminate negative visual effects of garage doors in a row, and attention should be paid to the prominence and legibility of front doors to balance this.
G6.5	Offset or otherwise articulate long vehicle accessways to reduce vehicle speeds, and to landscape them to make them visually attractive.	No details have been supplied about proposed treatment of the roads or accessways.
G6.6	Where possible, combine accessways to rear lots to minimise the visual impact of these and associated kerb crossings on the neighbourhood.	Acceptable.

Landscaping

G6.7	Retain significant large trees and vegetation on new lots.	No significant vegetation remains in the areas proposed for housing development.
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G6.8	Provide planting within new development that is suitable for situation, wind and sun exposure and soil type, placing this to enhance amenity.	No details are provided.
G6.9	Design any necessary retaining walls to be both integrated into the development and not visually intrusive.	The overall site has been previously earthworked. The application includes a Geotechnical assessment. Noted is the use of battered and planted faces rather than extensive or high retaining walls on public areas of the site.
G6.10	Incorporate on-site water quality treatment measures where practicable.	LIUDD or sustainability measures are limited to the stormwater capture area in the WCC reserve. A greater and more specific commitment to this starting at individual site level would have been ideal.

Privacy, sun and outlook for neighbours

G6.11	Provide for placement of buildings where they may avoid unreasonable compromises to privacy, sun and outlook for neighbours as well as, where these are significant, reflecting established neighbourhood patterns.	The narrowness of many of the lots in the denser central part of the development precludes much flexibility in building style and placement. It's likely that the outcome will be some areas of closely spaced or terrace houses built to the maximum possible width and near to the street edge. This type of housing is probably more typical of the inner suburbs of the city at this point, however a degree of change can be accepted as housing types and styles evolve and local preferences and demands become more diverse.
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The guidelines relating to building development can most likely be met. The guidelines relating to public amenity, sustainability and landscaping can be subject to conditions.

Residential Design Guide

This development proposes 169 residential lots on the outer edge of the city, in Grenada North, with 56 of those being in a more intensive, townhouse-style format. An assessment against the Residential Design Guide for the single-house lots is not indicated, but may be required for those lots with multiple dwellings.

The wider area has been developed over the last 25 or so years in a relatively consistent manner, with stand-alone single-family dwellings located on individual lots of around 600-800m² forming the prevailing pattern. Many houses are single storey with onsite parking, and the majority present a building to the street that is wider than it is deep.

Without wanting to disparage any type of housing, this appears to be an area where the size, style and quality of homes has previously been somewhat formulaic and rather unvaried. The photo below illustrates 'typical' development for the Grenada North area.



Diversity in local housing supply is definitely lacking, so the introduction of developments that aim to that address this could be supported. Such developments would have to still achieve appropriate quality outcomes, and be done in a manner that enhances the local context.

A detailed assessment of the townhouse units against the Residential Design Guide has not been undertaken as part of this assessment due to time constraints, however, an ‘overview’ assessment is relevant and can supply the following comments:

- Developing the more intensive housing on a comprehensive basis is a good approach for ensuring a visually cohesive approach that also creates a new local character.
- All the housing in the wider development will be new, which contrasts that in the rest of Grenada North. However, it will be provided in sufficient quantity to develop a new ‘neighbourhood’ of both stand-alone houses and townhouses typical of a maturing residential suburb.
- Sites appear to be sufficiently sized and well-oriented to accommodate houses that could achieve acceptable standards of amenity and liveability. This includes providing an outdoor space and being oriented to receive sunlight into living areas.
- There is some concern about car/parking dominance which will be more pronounced for the terrace houses due to density. However, this is not a walkable location that has any local amenities or a reliable public transport service. Ongoing development in this location has been influenced by previous consents granted so it’s difficult to see a viable alternative to a car-dominant living model.

A further, more detailed assessment of the intensive housing types could be undertaken but an initial high-level assessment does not raise any ‘red flag’ concerns. However, as mentioned above more information is required about landscaping for public spaces, and it is recommended that some design controls are put in place in the denser parts of the development to minimise the visual impact of vehicle parking.

Conclusion

The Urban Design Team considers that this development could be supported.

Urban design requirements and requested conditions are as follows:

- Roads and accessways should all have footpaths on both sides for their full length.
- Information is required about the paving and landscaping of the road and footpath, including specification of species, size, placement and number of street trees, and proposed street lighting. This could be requested as a consent condition.
- The street size, dimensions and formation should take into account future introduction of a bus service, including turning buses and provided covered bus stops.
- That the developer submit for approval a local placemaking concept, aimed at identifying this as either a new or expanded neighbourhood and referencing some historical or storytelling features.

I also note that other developments with similar type and layout (i.e. an area of increased density housing) have been proposed recently for parts of Churton Park, and specific amenity requirements relating to buildings achieving satisfactory streetscape interaction were included.

The following urban-design related conditions were added to those consents, and I would recommend inclusion of the following conditions of the same nature on this consent for the houses on the lots shown in colour on the plan below in order to encourage consistency and safeguard local amenity:



- A maximum fence height of 1.2m is limited to all road (front) boundaries, as measured from the public (legal road) side of finished ground levels.
- A maximum width of the garage door per allotment is limited to 2.7m wide (if garaging is provided).
- Garaging must not protrude forward of the front face of the dwelling (as measured in plan view).

Other requested urban design notes:

- The use of permeable ground surfaces is encouraged throughout this development wherever possible.

Transport Assessment on Resource Consent Application

21 March, 2023

Service Request No: 530198
File Reference: 1796642

Site Address: 133 JAMAICA DRIVE, Grenada North

Introduction:

The proposal is for the subdivision of several large residential lots into a range of housing options containing approx. 213 dwellings. A Fast Track Process is proposed by the Applicant.

Legislative Requirements (ie District Plan / Standards) and Assessment: Parking

On-site parking provision is expected to be assessed when applications are made for resource consent for the individual sites and the parking impacts on the adjoining access roads.

Public Transport

It is expected that the bus route will be extended along the new section of Jamaica Drive with a turnaround at the proposed cul-de-sac, which will be beneficial for residents. The extension of the PT service is to be confirmed by GWRC with proposed additional bus stops and adequate lane widths and turning area in order for buses to operate safely along this new section of Jamaica Drive.

New Roads and Pedestrian Facilities

- The proposed road widths and footpath provision will need to be further assessed by the Council before detailed design starts and any physical construction begins, as these assets will be vested to Council subject to agreed construction standards and completed quality to be acceptable to the asset owner for any roads to be vested. Final detailed road construction plans will need to be approved by the Council's Transport team. As the earthworks will in practice create the road gradients, it is recommended that the proposed detailed design plans and construction plans are submitted before earthworks designs are finalised, preferably earlier.
- New roads to be vested with Council will need to be constructed by the consent holder to meet Council Code of Practice for Land Development standards and requirements as a condition of the consent.

Traffic Generation

The **applicant's** traffic report covers the effect of the additional number of vehicles on existing intersections and the impact at the intersection of Jamaica Drive / Takapu Road is acceptable due to gaps in traffic being available. Additional safety measures will be considered and included as part of the detailed design plans development to not exacerbate the safety risk at this intersection.

The applicant's traffic report highlighted that there would be unacceptable delays at the intersection of Takapu Road and State Highway 1. An extension of the length of the southbound on-ramp to State Highway 1 was suggested and the alteration has been accepted by Waka Kotahi. The detailed design plans need to meet all agreed design dimensions, gradients and safety criteria.

Construction Traffic

It is expected that the volume of material, equipment and machineries to be brought to or from the site will be greater than that permitted in the District Plan. The

provision of a Construction Traffic Plan as a condition of consent is therefore recommended to address the impacts for heavy vehicle movements on adjacent neighbourhoods along the proposed routes.

Conclusion:

The proposed Fast Track Process is acceptable as long as the Council has ongoing discussion and involvement in the detailed design and physical construction of the roads and footpaths for the subdivision.

Patricia Wood
Transport and Vehicle Access Engineer

Peer reviewed by: Soon Kong
Engineer and Operations Manager

Cedric Tevaga

From: Sebastian Barrett
Sent: Monday, 20 March 2023 2:20 pm
To: Cedric Tevaga
Cc: Lucie Desrosiers; Katrina Gaston
Subject: RE: COVID FAST TRACK - Advisor Comment | SR No. 530198 | Grenada North

Hi Cedric

I've kept it short and sweet to be added to the development benefits section, let me know what you think?

You may have already noted this but in regards to other Council approvals, you will see that there is an approval in place already mains stormwater and mains water supply on Council land., these easements have been approved under the Reserves Act 1997. The Council is continuing to work with the applicant to form a Development Agreement for the vestment of land, and construction of the wetland and reservoir on Council-owned land.

Housing supply

The proposed development would result in 208 additional dwellings being provided to the Wellington housing market. Additionally, the development provides for housing diversity, with a mixture of larger lots around the edges, smaller lots centrally to facilitate medium density development, and the proposed three-storey apartment buildings.

Economic benefits

The applicant's economics assessment finds that the proposal would create 344 Full Time Equivalent jobs and contribute \$45.7 million to GDP.

Amenity

The overall development will provide for amenity of future residents and those in the surrounding area. Notable aspects include the proposed 512m² neighbourhood park, wetland, and vesting of 13.35ha to Wellington City Council as reserve land.

Realisation of Structure Plan

As noted in the Proposed District Plan, the Lincolnshire Farm Development Area has been identified for urban development since the 1970s, and planning for the area has been through numerous iterations. The proposal provides an opportunity for development in accordance with the Development Area plans to proceed. The proposal for medium density development on the land helps to achieve an efficient use of the relatively scarce greenfield development land in Wellington City.

Mana whenua

The application includes a Cultural Impact Assessment providing support for the development by Te Rūnanga of Toa Rangatira due to the provision of housing, and the potential for restoration of the whenua, waterways and reinstatement of the Pareraho Track.

Infrastructure provision

The applicant has worked with Wellington Water to design for appropriate three water services provision. Water services include the provision of a new reservoir and a wetland for stormwater treatment.

Sebastian Barrett

Principal Advisor - Housing Development | Build Wellington | Wellington City Council

s 9(2) | s 9(2)(a) | W [Wellington.govt.nz](https://www.wellington.govt.nz)

(a)

From: Cedric Tevaga s 9(2)(a)

Sent: Thursday, 9 March 2023 10:48 pm

To: Sebastian Barrett s 9(2)(a)

Subject: FW: COVID FAST TRACK - Advisor Comment | SR No. 530198 | Grenada North

FYI – the template attached does not raise any further queries or anything specific from that under the consultation letter from the Ministry.

Ia soifua ma ia manuia | go well and prosper

Cedric Tevaga

Senior Consents Planner | City Consenting & Compliance | Wellington City Council

s 9(2)(a) | [W Wellington.govt.nz](http://W.Wellington.govt.nz)

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**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke

From: Cedric Tevaga

Sent: Wednesday, 8 March 2023 12:08 pm

To: Lucie Desrosiers s 9(2)(a); Kate Brown s 9(2)(a); Farzad Zamani s 9(2)(a); John Davies s 9(2)(a); BUS: RC for VA comments <rcforvacomments@wcc.govt.nz>; Lindsay Hannah s 9(2)(a); Edward Dyer s 9(2)(a)

Cc: Halley Wiseman s 9(2)(a); Patricia Wood s 9(2)(a)

Subject: COVID FAST TRACK - Advisor Comment | SR No. 530198 | Grenada North

Ahiahhi pai all,

A Fast Track Consenting application at the Lincolnshire Farm by Jamaica Drive, Grenada North has been put forward and as part of the process. We (Council) must decide whether we agree it is appropriate or not for the proposal to proceed under a Fast Track process.

We have 10 working days to provide a response which means that we must submit no later than the 22 March 2023. Some of you may recall as being part of the pre-app last year discussing this.

Please review the submitted documents and let me know as soon as possible if you have any comments to pass on for the Minister of Environment to consider. All documents can be cited

Out of
Scope

PLEASE NOTE: We must charge non-billable against the SR No.

Ia soifua ma ia manuia | go well and prosper

Cedric Tevaga

Senior Consents Planner | City Consenting & Compliance | Wellington City Council

s 9(2)(a) | [W Wellington.govt.nz](http://W.Wellington.govt.nz)

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