

BEFORE Whangarei District Council

IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of an application by Hurupaki
Holdings Limited for resource
consent to create 73 residential
allotments and operate a café
at 131 and 189 Three Mile Bush
Road, Kamo

**STATEMENT OF EVIDENCE BY SARAH JANE BROWNIE ON BEHALF OF THE
WHANGAREI DISTRICT COUNCIL INFRASTRUCTURE GROUP**

DATE: 3 MAY 2022

1.0 INTRODUCTION, QUALIFICATIONS AND EXPERIENCE

- 1.1 This statement of evidence has been prepared by Sarah Jane Brownie. My role is Team Leader – Infrastructure Planning, within the Infrastructure Planning Department. The Infrastructure Planning Team is responsible for providing advice to the Whangarei District Council Infrastructure Group in relation to planning matters under the Resource Management Act 1991.
- 1.2 This includes the matter currently before Whangarei District Council, being a proposed subdivision and landuse consent application (SL2100046) made by Hurupaki Holdings Limited.
- 1.3 The issues that I address within this statement relate to access, maintenance and operation of recreation and stormwater assets within proposed local purpose reserves.
- 1.4 A full statement of my qualifications and experience is available in Attachment 1.

2.0 BACKGROUND AND ISSUES

- 2.1 Whangarei District Council Council (Parks and Recreation Department and Waste and Drainage Department) made a submission about the notified application on 1 February 2022. The submission raised issues relating to:
 1. A conflict between stormwater and pedestrian assets located on proposed Lot 205; and
 2. Ability to provide suitable access to the proposed playground and upper parts on proposed Lot 205 for maintenance purposes.
- 2.2 The conflict between the stormwater and pedestrian assets can best be seen by comparing the drawings of the Scheme Plan - Proposed Subdivision of LOTS 2 & 3 DP 99045 (20183-00PL-100 Rev 20) and Resource Consent Plan - Erosion and Sediment Control (20183-01-EN-250 REV 2). The area of concern is shown circled in red within Image 1 below. The concern is that the water movement in the stormwater forebay will damage pedestrian assets or that providing an appropriate pedestrian link could compromise water flows in the forebay if the two are not appropriately designed and take the needs of each co-located asset into account.
- 2.3 This potential conflict has been discussed with the applicant and with the development engineer. The issue can be resolved with and appropriate engineering design and condition of consent. An appropriate condition of consent

has been developed in consultation with the Development Engineer Pat Sugrue and recommended below.

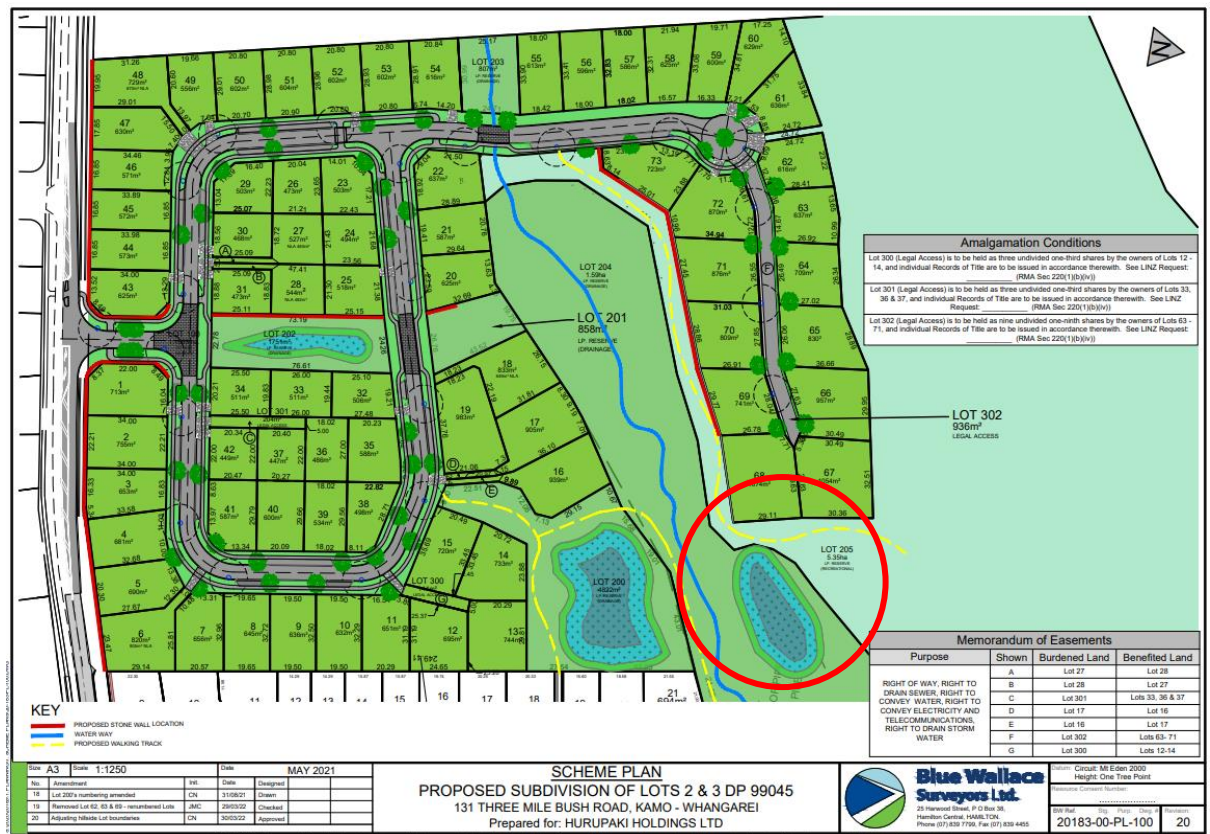
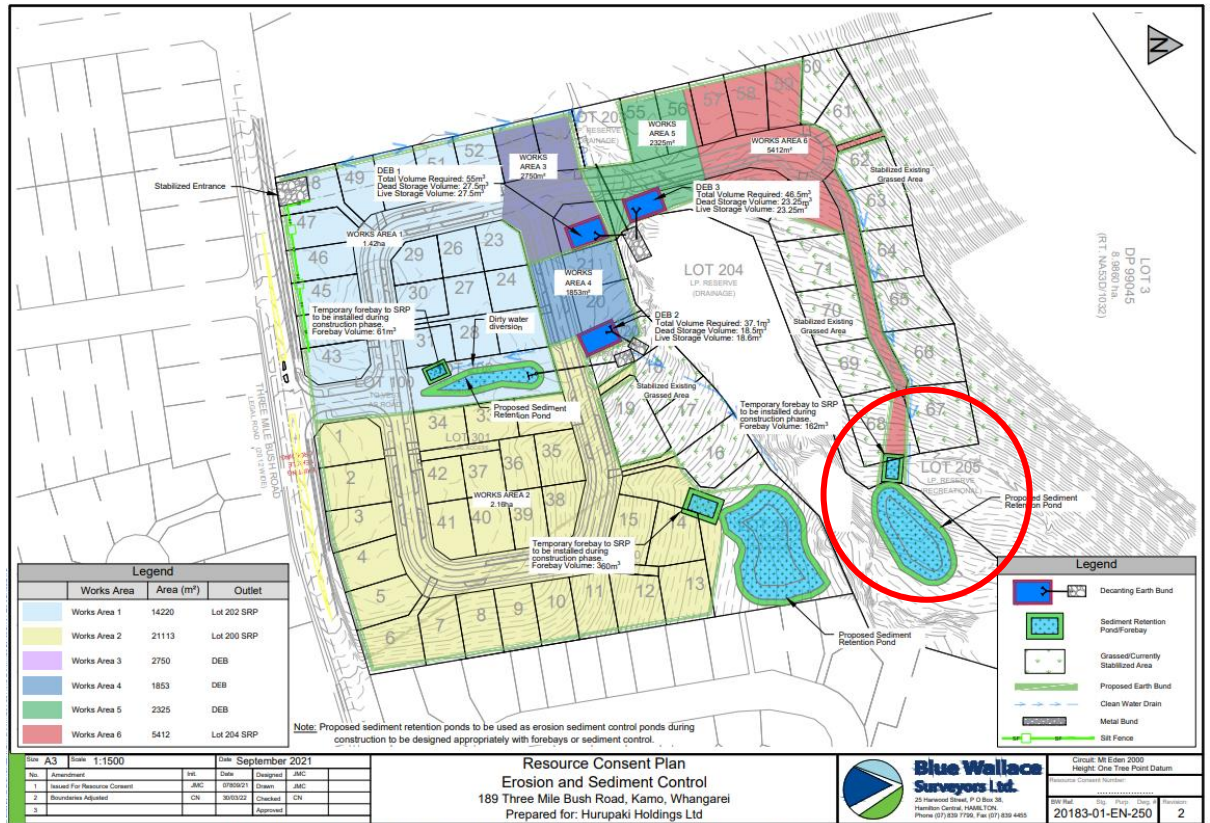



Image 1 – Potential conflict between pedestrian route and stormwater forebay

- 2.4 The ability to provide suitable access to the proposed playground and upper parts on proposed Lot 205 for maintenance purposes relies on being able to achieve access by a light maintenance vehicle. The site is steep and an appropriate accessway width and construction standard will be required to achieve this. At this time, it is unclear whether suitable access can be provided using the route taken by the pedestrian access across proposed Lot 205.
- 2.5 An alternative route has been considered during discussions between the applicant and staff. The route accesses proposed Lot 205 via proposed Lot 201 and a lot within the adjacent subdivision "The James". An easement is required across a lot in The James. This has been negotiated and agreed. However the applicant has not yet confirmed that an easement has been registered. This subdivision application and resource consent cannot compel an adjacent property to provide an easement and so this matter is considered to remain unresolved.
- 2.6 I confirm that the matter can be resolved if suitable design and property rights are provided. Without these however, suitable access for maintenance purposes is not provided and it is questionable as to whether the reserve would be suitable to accept for vesting.

3.0 RECOMMENDATIONS AND RELIEF SOUGHT

- 3.1 Considering the issues positions outlined above, Whangarei District Council - Infrastructure Group seeks the following relief:
- 3.1.1 To resolve the conflict between the pedestrian and stormwater assets on proposed Lot 205, include the following as a condition of consent:
- 3.1.1.1 Design details of the proposed pedestrian access through Lot 205 from Road 3 is to be designed in a way that mitigates any adverse interactions between the pedestrian access and storm water retention pond and/or Storm water retention pond forebay on Lot 204-205, to the approval of the Development Engineer or delegated representative; or
 - 3.1.1.2 Words to that effect.
- 3.1.2 To provide vehicular access to the upper parts of proposed Lot 205 and resolve the issue either:
- 3.1.2.1 Confirm ability to access the eastern side of proposed Lot 201 from The James and provide access to Proposed Lot 205 across proposed Lot 201; or
 - 3.1.2.2 Ensure that the access from Road 3 is constructed to a standard that can accommodate access by a light maintenance vehicle.

3.2 On behalf of the Whangarei District Council Infrastructure Group, thank you for your consideration of these matters.

A handwritten signature in blue ink that reads "SJBrownie".

Sarah Jane Brownie

Team Leader - Infrastructure Planning

Whangarei District Council Infrastructure Group

ATTACHMENT 1

My name is Sarah Jane Brownie. I am a qualified planner. I hold a Masters in Resource and Environmental Planning (Massey University) and I am a full member of the New Zealand Planning Institute.

I have experience in a variety of planning roles. I began work as a Policy Planner at Whangarei District Council (WDC) from January 2017 until April 2021. My role within the District Plan team included consultation, research, reporting appearances as necessary to support the maintenance of the Whangarei District Plan. The time I spent working in the District Plan team included a secondment to the Resource Consents department.

Prior to commencing work with Whangarei District Council, I was employed by Northpower Limited from January 2003 – December 2016 within various engineering and planning roles. In my role as Network Environmental Planner, I was responsible for managing the company's interests within the New Zealand's planning framework. The responsibility extended to all planning related consultations, and involvement in planning processes at district, regional and national level. I worked in this dedicated planning role for seven years although my involvement in planning matters spanned eleven years.

I am currently employed as Team Leader Infrastructure Planning within the WDC Infrastructure Planning Department, having worked as an Infrastructure Planner for a short time before starting this role. The Infrastructure Planning Team provides a variety of planning advice and services both to and on behalf of the WDC Infrastructure Group.

I confirm that the evidence on planning matters that I represent is within my area of expertise and that I am not aware of any material facts that might alter or detract from the opinions I express. I have read and agree to comply with the Code of Conduct for expert witnesses set out in the Environment Court Consolidated Practice Note 2014. I have read and are familiar with the Resource Management Law Association / New Zealand Planning Institute "Role of Expert Planning Witnesses" paper.

The opinions expressed in this evidence is based on my qualifications and experience and is within my area of expertise. If I rely on the evidence or opinions of another my evidence will acknowledge that position.