

WAITAKERE COMMUNITY BOARD

The Proposed Siting of a Stormwater Quality Wetland on Henderson Valley Park as Part of a 43 Lot Residential Subdivision

By Innovative Housing Limited

May 2003

1.0 PROPOSED DEVELOPMENT

1.1 Site and Surroundings

The subject site is located at 225 Henderson Valley Road, Henderson. The site is currently vacant having been retired from use as a vineyard approximately 15 years ago. The site has road access to Henderson Valley Road at its southern boundary and adjoins the margins of the Opunuku Stream along its northern boundary. It is generally rectangular in shape and has a north/south orientation.

Adjoining immediately to the west along the Henderson Valley Road frontage are a number of suburban shops. Adjoining to the east is Henderson Valley Park which is currently leased and occupied by the Henderson Valley Pony Club.

A small, unnamed tributary of the Opunuku Stream bisects the middle of the site and a smaller tributary runs down the common boundary with the Park in a south to north direction along the Council owned Henderson Reserve to the east. The stream's margins are overgrown with a number of recognised noxious plants. Both streams are classified as 'non-riparian streams' in the Waitakere City Plan (1995).

The topography of the site has an undulating slope with an established gully at the point where the stream cuts through the site.

Access to the site is currently via a metalled driveway from Henderson Valley Road. The same driveway provides informal access to the rear of a number of commercial properties immediately to the west.

The immediate environment is dominated by medium-low density residential development along the Henderson Valley Road frontage, with open space, horticultural and rural land uses to the rear.

1.2 Proposed Development

It is proposed to undertake a comprehensive residential development of the site. An application for combined subdivision and landuse consent has been with Council since June 2002 for consideration. The applications seek to subdivide the existing land into 43 fee simple residential titles as shown on the plans contained within Attachment 1. This has recently been granted with conditions requiring that stormwater treatment and disposal be via a constructed wetland located either within the site or on the adjoining Henderson Valley Park. The circumstances behind this approach are explained in Section 2.0 below.

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The unnamed tributary of the Opanuku Street running through the site (classified a 'non-riparian margin in the Proposed Plan) will be retained in its current form and enhanced through riparian' planting along both margins through to the adjoining Henderson Reserve. The only modification of the stream will be the formation of a road crossing and box culvert to provide access to the rear of the site and proposed public road linkages to the adjoining site to the east.

1.3 Stormwater Quality Wetland

It is proposed to locate the stormwater quality wetland for the development within the adjoining recreation reserve. This proposal has been developed in collaboration with Council's Parks Department staff, the Henderson Pony Club and Auckland Regional Council staff.

Stormwater from the proposed development will be reticulated to the proposed wetland which will be located on the fringe of the 1/100 flood plain. The proposed wetland will also treat existing stormwater discharges from Henderson Valley Road and will pick up a small gully that runs through Henderson Valley Park. These discharges, although not on the application site, would otherwise discharge to the Opanuku Stream untreated. The stormwater wetland will thus provide a level of treatment to existing urban areas that does not currently exist and would not be achieved if the wetland was sited within the subject site. This represents a net benefit to the environment.

The proposal to locate a stormwater wetland in the adjacent reserve has been mooted for some time. When the applicant first bought the land, a proposed subdivision scheme from the previous owner had been prepared (see Attachment 2). This scheme was more intensive than the current proposal and made no provision for stormwater treatment and disposal. Associated with this scheme was a landscape concept plan for the adjoining reserve prepared by Boffa Miskell (see Attachment 3). This plan showed a constructed pond on the reserve and we understand, that this was to be a combined water jump, landscape feature and stormwater treatment device. Based on this understanding, the applicant pursued a similar proposal. However, the Proposed Auckland Regional Plan: Air, Land and Water was notified in the intervening time and this document (among other things) does not allow stormwater treatment devices within a water course or within a flood plain. Accordingly, the location of the stormwater proposed wetland has been moved to its proposed location and designed to accommodate this shift in environmental policy. At the time of writing the ARC has resolved to grant this discharge consent for this structure (see email from Robert Detheridge to Richard Thomas - Attachment 4).

2.0 PARKS DEPARTMENT AND HENDERSON VALLEY PONY CLUB APPROVAL

As part of the land use consent application, Council officers processing the application determined that Council's Parks Department and Henderson Valley Pony Club were affected parties and written consent pursuant to Section 94 of the Resource Management Act 1991 was required. This process was started early in the design stage for the development through Mr Warren Ogilvie. Over the next several months a design was developed that met the ARC's technical requirements for stormwater discharge and was also considered by all parties to be a landscape feature within the Park.

The applicant has worked extensively with Parks Department staff and Henderson Valley Pony Club to provide a package of works that not only efficiently treats stormwater from the application site and the adjoining catchment but will also be a visually appealing landscape feature. To achieve this, the proposed wetland has been designed to follow the contour of

the Park and includes extensive landscape planting and post and rail fencing. Furthermore the package includes a number of additional measures within Henderson Valley Park to improve amenities and the use of the Park for equestrian activities.

In January 2003 agreement between all parties was reached. This included a written agreement between the Henderson Valley Pony Club and an understanding with Park Department staff. However, it was not until this agreement was being formalised that it was revealed that the Waitakere Community Board, and not Parks Department staff, is the body that approves such proposals on behalf of Council. If this was known earlier, the applicant would have sought the Community Board's comment and approval from the outset.

In order to keep the viability of the project intact, it was requested that land use consent be granted on the basis that a stormwater quality wetland could be established either on adjoining Park or the within site. This enabled the applicant to keep the contract negotiations alive while resolving the matter with the Waitakere Community Board.

3.0 STORMWATER TREATMENT (ON SITE)

The alternative wetland on the site would be placed where proposed Lots 32, 33 and 34 were shown. The proposed wetland is approximately 25% smaller than the proposed wetland as it would treat only stormwater generated by the proposed development. This is, stormwater from Henderson Valley Road and within the gully that runs through Henderson Valley Park would continue to discharge to the Opunuku Stream untreated. A copy of the alternative design is attached as Appendix 5.

4.0 BENEFITS TO HENDERSON VALLEY PONY CLUB

The applicant has reached agreement with the Henderson Valley Pony Club to undertake a number of works on the reserve plus providing a financial donation for their Riding for the Disabled programme (see Attachment 6). At present, the area in the vicinity of the proposed pond is usable by the pony club due to its boggy nature and lack of linkage across the water course. In addition, the narrow gully that runs between the two sites is considered to be a potential hazard for the Pony Club and horse riding in this area is avoided. The filling and piping of this watercourse, at the applicant's expense to make it safe and usable by the Pony Club, is also part of the proposal.

In summary, the agreement requires Innovative Housing Limited to undertake the following works in return for having the proposed stormwater pond on land used by the Pony Club:

1. Innovative Housing Limited ("IHL") is to facilitate additions and alterations to the existing cross-country riding course to a maximum value of \$10,000. This may or may not include a water jump and the planning and agreed work will be in full consultation of IHL and Tich Massey (Equestrian designer). The proposed works are to be agreed by Henderson Valley Pony Club ("HVPC") and construction will coincide with the construction phase of the subdivision.
2. The south west boundary of the HVPC site (i.e. the gully adjoining the 225 Henderson Valley Road) is to be piped, contoured, grassed and fenced to allow for practical use by the HVPC. At present this gully is considered a dangerous risk to equestrian use. The erection of the post and rail fencing will coincide with the construction phase of the subdivision. The fence specification shall be:
 - Fence type: Post and rail (minimum 3 rails)
 - Fence location: Along the unfenced length of the south west boundary between the HVPC site and 225

Henderson Valley Road and will surround the pond as shown on drawing 14054-LC04.

- Fence specifications (minimum): Posts (h4) 1.2m above the ground and placed 2m apart. Rails 150mm x 50mm (H3).
- IHL will investigate the construction of additional water crossings with gates as these may resource consent from the Auckland Regional Council (works within a water course/flood plain). The additional crossings will be constructed by IHL provided they can be constructed without additional resource consent. The location and details will be agreed between the HVPC and IHL.
- The balance of the low-lying area below the proposed stormwater treatment pond will be grassed and drained by IHL such that it is more suitable for equine activities.
- Suitable equestrian access will be provided by IHV adjacent to the pond perimeter fence and will link the existing crossing of the water course.
- IHL will erect an 7 wire fence along the north eastern water course (approximately 175m in length).
- IHL will make a donation of \$10,000 to the HVPC and Riding for the Disabled Covered Arena Project. The donation will be made on the completion of the project and will be used exclusively to fund the Covered Arena Project.

5.0 BENEFITS TO WCC PARKS DEPARTMENT

A separate agreement is required from the Parks Department. In addition to the shared benefits as a result of the Pony Club agreement this proposal includes the following:

- Extensive landscape planted around the proposed wetland;
- Post and rail fencing around the perimeter of the wetland;
- Post and rail (permeable) fencing along all the sites adjoining the Park;
- Formed access to the wetland for maintenance purposes; and
- Improved stormwater treatment and disposal to the Opunuku Stream for areas outside the application site.

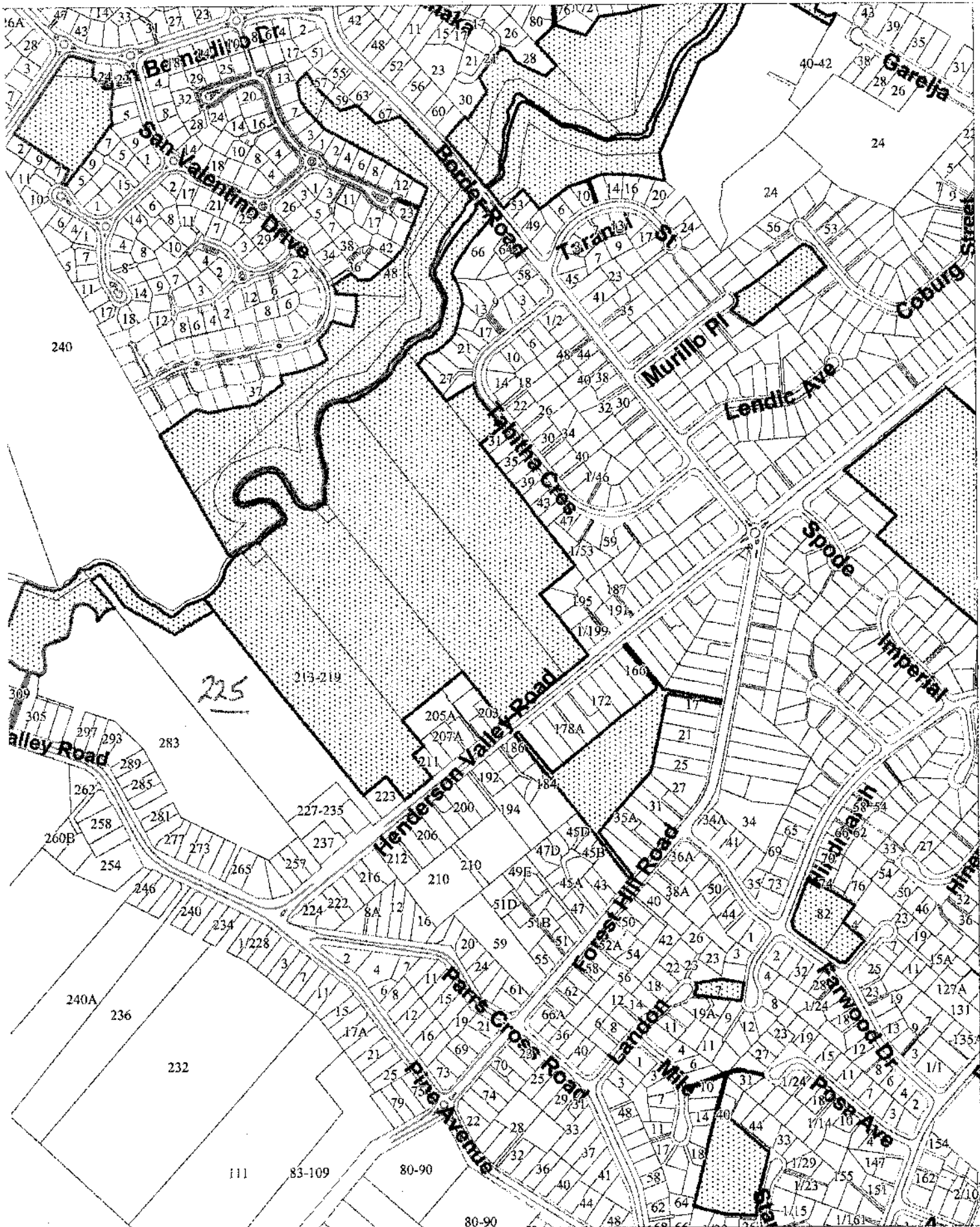
Further to this, the applicant has agreed in principle to a one-off financial payment to Council for the loss of open space use of this section of the reserve (see letter from Innovative Housing Limited dated 6 March 2003 - Attachment 7).

6.0 CONCLUSION

It is concluded that the proposal to locate a stormwater quality wetland in Henderson Valley Park will result in a net positive benefit to the Council, the Henderson Valley Pony Club and the general public. This comes in the form of improved access and amenity within the reserve and a better use of the reserve for the current tenant, Henderson Valley Pony Club. To summarise the benefits are threefold:

- Substantial works and permanent assets within Henderson Valley Park at the applicant's expense to further develop it for community use as a Pony Club;
- Financial assistance to further establish riding for the disabled programmes;
- Improved stormwater collection and treatment for areas outside the application site.

For the reasons outlined above, it is requested that the Waitakere Community Board provide its written approval to the establishment of a stormwater quality wetland within Henderson Valley Park associated with the subdivision and development of 225 Henderson Valley Road.



PARKS COLOUR AERIAL PHOTOGRAPHY



Map Scale 1:6,400
Print Date 10/3/2003

Henderson Valley Park
Park Location: LSCAPE

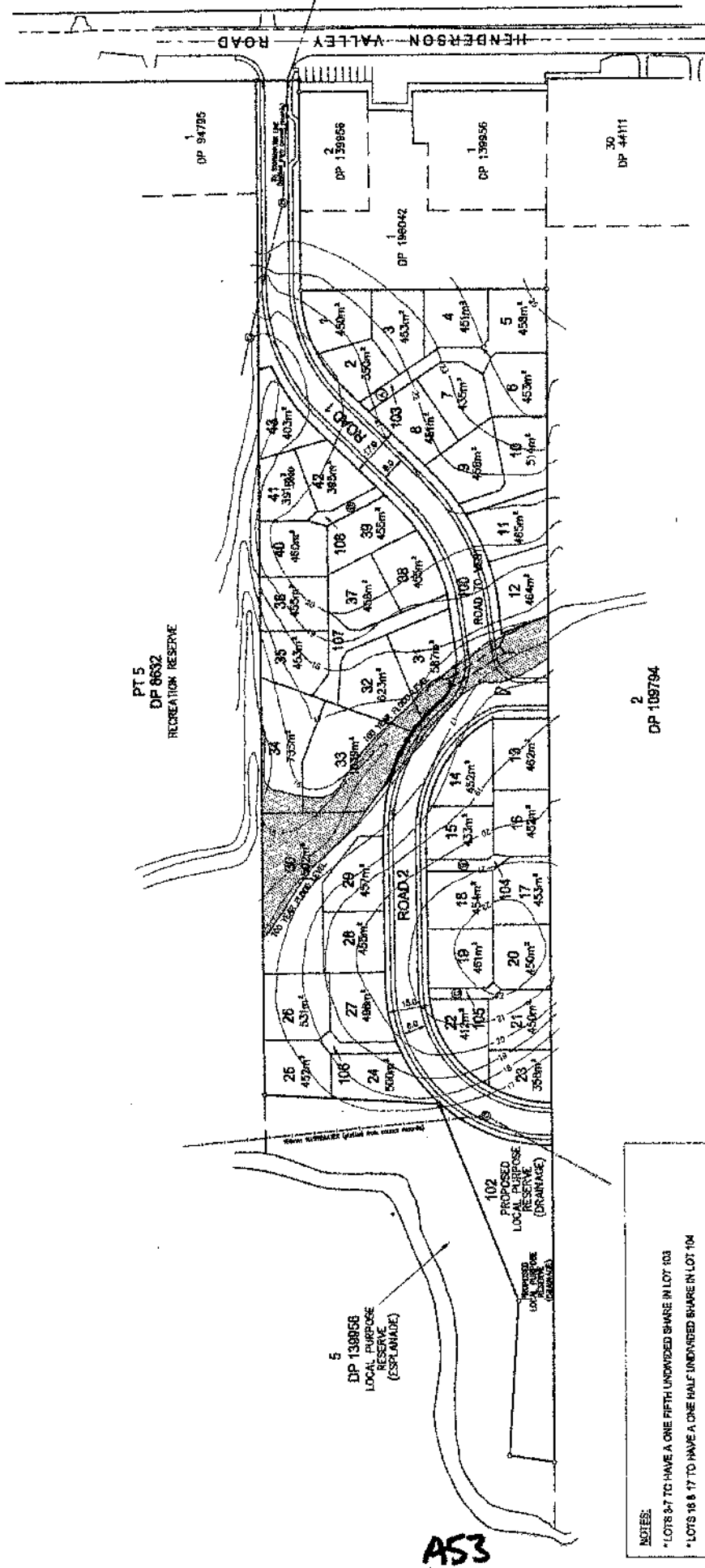


Waitakere Council endeavours to provide accurate spatial data no guarantee as to the completeness and accuracy of the data shown on this plan can be given. All data should be verified on site.

Cadastral Information from Land Information New Zealand Digital Cadastral Database DCDB Crown Copyright Reserved Digital Licence AK/27470/L



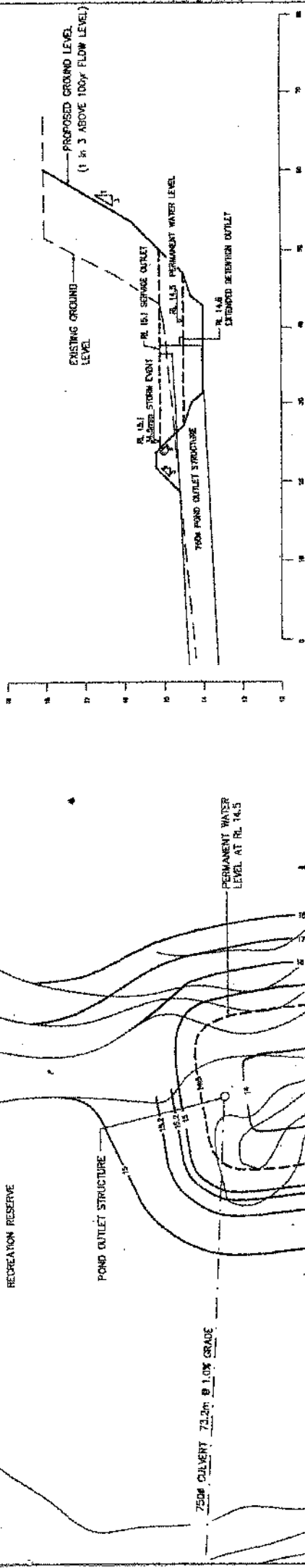
site 2



- NOTES:**
- * LOTS 3-7 TO HAVE A ONE FIFTH UNDIVIDED SHARE IN LOT 103
 - * LOTS 16 & 17 TO HAVE A ONE HALF UNDIVIDED SHARE IN LOT 104
 - * LOTS 21 & 21 TO HAVE A ONE HALF UNDIVIDED SHARE IN LOT 105
 - * LOTS 26 & 26 TO HAVE A ONE HALF UNDIVIDED SHARE IN LOT 106
 - * LOTS 32-37 TO HAVE A ONE SIXTH UNDIVIDED SHARE IN LOT 107
 - * LOTS 40 & 41 TO HAVE A ONE HALF UNDIVIDED SHARE IN LOT 108
 - Ⓐ PROPOSED RIGHT OF WAY EASEMENT OVER LOT 103 IN FAVOUR OF LOT 2
 - Ⓑ PROPOSED RIGHT OF WAY EASEMENT OVER LOT 104 IN FAVOUR OF LOT 15
 - Ⓒ PROPOSED RIGHT OF WAY EASEMENT OVER LOT 105 IN FAVOUR OF LOT 21
 - Ⓓ PROPOSED RIGHT OF WAY EASEMENT OVER LOT 106 IN FAVOUR OF LOT 42

HARRISON GRIERSON CONSULTING ENGINEERS SURVEYORS PLANNERS 14054-SC04		PROJECT NO: 12/19/2021 DRAWING NO: 14054-SC04	
		PROJECT NAME: HENDERSON VALLEY ROAD SHEET NO: A11	
INNOVATIVE HOUSING LTD 225 HENDERSON VALLEY ROAD HENDERSON		PROPOSED SUBMISSION CONSENT APPLICATION PLAN FOR LOT 2 DP 196042	
FOR RESOURCE CONSENT PURPOSES ONLY		ORIGINAL SCALE: 1:750 DATE:	

2116



GROSS SECTION A-A OF STORMWATER POND.

SCALES (A1): 1:250 HOR 1:50 VER
 REDUCED SCALES (A3): 1:500 HOR 1:100 VER

FOR RESOURCE CONSENT PURPOSES ONLY

PROJECT	14054-SW104b B
CLIENT	INNOVATIVE HOUSING LTD
DATE	13 MAR 2003
SCALE	AS SHOWN
PROJECT NO.	14054-SW104b B
DATE OF ISSUE	13 MAR 2003
ISSUED FOR	RESOURCE CONSENT PURPOSES ONLY

STORMWATER POND DETAIL AND SECTION

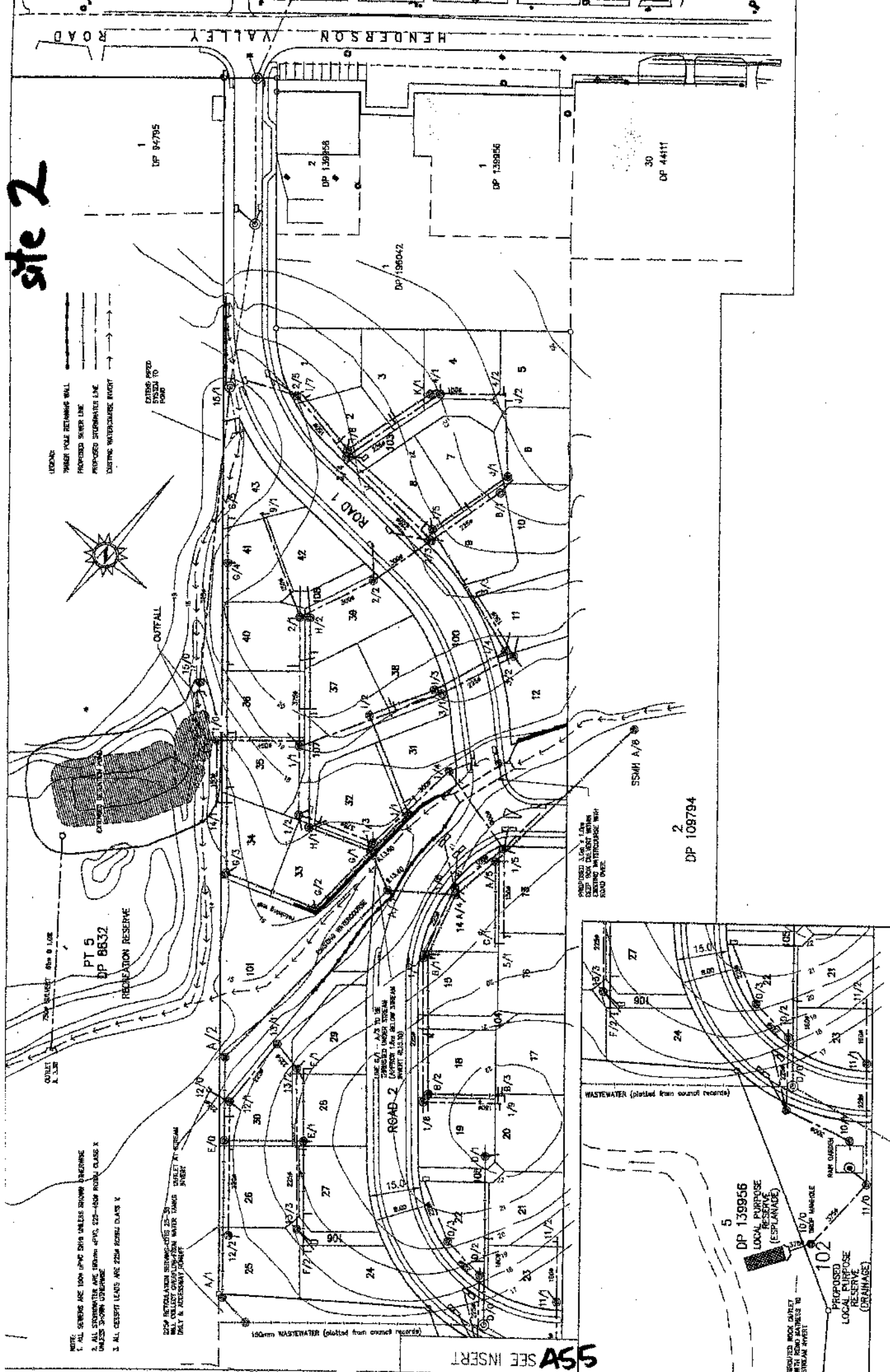
INNOVATIVE HOUSING LTD
 225 HENDERSON VALLEY ROAD
 HENDERSON

HARRISON GRIERSON
 ENGINEERS SURVEYORS PLANNERS
 CONSULTING ENGINEERS SURVEYORS PLANNERS

DESIGNED BY	DATE	APPROVED BY	DATE
DRAWN BY	DATE	CHECKED BY	DATE
CHECKED BY	DATE	APPROVED BY	DATE
DATE	DATE	DATE	DATE

A54

site 2



- LEGEND:
- THICK POLY RETAINING WALL
 - PROPOSED SEWER LINE
 - PROPOSED STORMWATER LINE
 - EXISTING WATERCOURSE BOUNDARY



NOTE:

1. ALL SEWERS ARE 100mm (4") UNLESS SHOWN OTHERWISE
2. ALL STORMWATERS ARE 150mm (6") UNLESS SHOWN OTHERWISE
3. ALL CEMENT LINDS ARE 225mm RING CLASS X

PROJECT NO. LS-100041		DRAWING NO. 14054-DR A	
DATE: 13 MAR 2003		SCALE: 1:500	
PROJECT NAME: INNOVATIVE HOUSING LTD 225 HENDERSON VALLEY ROAD HENDERSON		PROJECT TYPE: PRELIMINARY DRAINAGE LAYOUT PLAN	
CONSULTING ENGINEERS: HARRISON GRIERSON		SURVEYORS: HARRISON GRIERSON	
PLANNERS: HARRISON GRIERSON		DRAWN BY: [Name]	
CHECKED BY: [Name]		DATE: [Date]	
APPROVED BY: [Name]		DATE: [Date]	
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SEE INSERT A55

site 2

WAITAKERE CITY COUNCIL
PARKS APPROVED

DATE: / /

KEY

	Titoki
	Cabbage Tree
	Karaka
	Rimu
	Kowhai
	Puriri
	Revegetation planting
	Water margin planting
	Wetland planting
	Access planting
	Existing or proposed vegetation
	Proposed timber fence
	Horse water jump
	Adjacent Lots

Note:
Property title covenants on all lots bounding reserve to exclude the installation of solid fencing on boundary to reserve.

Post & rail fence around pond planting to keep out horses. Fence to pony club specifications & approval of Parks Manager.

Exact location of fence to be approved by WCC Parks Officer after pond contours are finalised.

Indicative planting within wetland. Subject to detailed design.

Permanent water level

Water jump (Exact location & design to be determined in association with Pony Club & Parks Manager) to be built to competitive standard. To be constructed concurrently with pond.

Access for maintenance of forebay

Self-closing gate

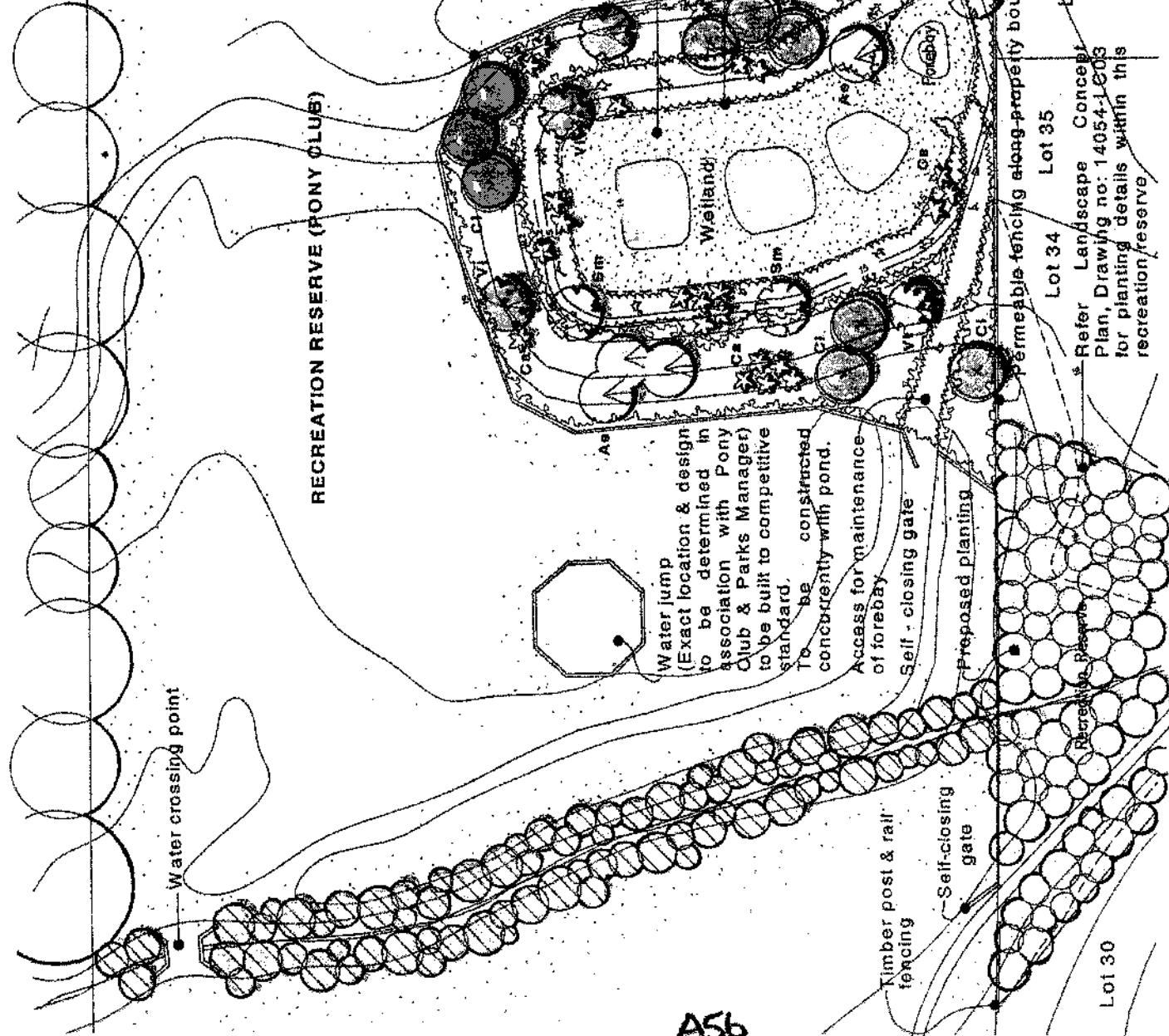
Proposed planting

Watercourse to be piped & filled

Timber post & rail fence along property boundaries 40, 41 & 43

Permeable fencing along property boundaries

Refer Landscape Concept Plan, Drawing no: 14054-1-2003 for planting details within this recreation reserve



Client: Innovative Housing Ltd.
Project No: 12.14054.1
Drawing No: 14054-1c04A
Scale: 1:500 @ A3
Date: March 2003
Version: C

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CONSULTING ENGINEERS SURVEYORS PLANNERS

RESERVE LANDSCAPE CONCEPT PLAN

Proposed Subdivision
225 Henderson Valley Road

A56