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Corporate Plan Output: Public Advice	

The purpose of this report is to advise the Community Board on issues raised by residents of Heaton Street at the Board's meeting on 26 October 1999.

BACKGROUND

Last year St George's Hospital lodged an application for resource consent to erect a new four storey ward block, underground parking and consulting buildings. The application was publicly notified and following a hearing in February was approved by a Council Hearings Panel. Some Heaton Street residents are concerned that as a result of the Council's decision, vehicle movements arising from the hospital expansion will enter and exit onto Heaton Street, rather than being shared with Leinster Road and Papanui Road as proposed by the applicant. Some of the residents feel they were disadvantaged by this aspect of the decision and have stated they would have lodged submissions opposing the application had they known this was going to be the outcome.

The Council's position on this decision (and indeed on all resource consent decisions) is that the decision is valid and lawful until such time as a Court holds otherwise.

ISSUES

1. The main issue for this group of residents is traffic effects. It is worth noting that Heaton Street is classified in the Proposed City Plan as a minor arterial, and as such is deemed capable of typically carrying 15,000 vehicles per day. Many minor arterials such as Papanui Road and Riccarton Road carry well in excess of this. Heaton Street is currently carrying 13,300 vehicles per day. The Heaton Street site access to St George's presently carries around 1250 vehicles per day. This is estimated to increase to around 1800 vehicles per day following full redevelopment of the site over a 10-year period.

Leinster Road is classified as a local road carrying around 1400 vehicles per day. The maximum desirable load for a local road is 1500 vehicles per day. Existing access points to the day hospital and the x-ray centre from Leinster Road will remain.

2. A second issue of concern to this group of residents is St George's recent purchase of 146 Heaton Street. This property is adjacent to St George's Heaton Street access. Although this property lies within a SAM (Special Amenity Area 11), there are no rules preventing demolition of this house or indeed any house in Heaton Street or elsewhere. Buildings listed as heritage items in the City Plan are the only exception. The residents are concerned that in the longer term the character of Heaton Street could be destroyed if St George's continued to expand onto adjoining sites. Resource consent would obviously be required before any non-residential activities could be established, but demolition of existing houses could not be prevented.

St George's has recently been granted resource consent to use 146 Heaton Street for hospital administration purposes for a two-year period. That at least buys some time in respect to the future of this house.

3. A further issue concerning this property arose recently when planning staff discovered an error on the planning map for this area. Although this error has been in existence since the Proposed City Plan was publicly notified in June 1995, it did not come to light until staff were investigating the residents' concern about 146 Heaton Street. This property has inadvertently been zoned for Special Purpose (Hospital) and the hospital driveway next door is zoned Living 1. The zoning of these two properties has been transposed and should in fact be the other way around.

ACTION

1. As noted above, the main issue for this group of residents is traffic. A meeting convened by Council staff was held on 7 October to consider a way forward. The residents attended the meeting as well as Tony Hunter from St George's and his planning consultant, Kim McCracken. The meeting concluded on a positive note with agreement in principle to commence negotiations on traffic management options for Heaton Street (including the adequacy or otherwise of St George's access onto Heaton Street) and options for the retention of the house at 146 Heaton Street.

A second meeting was held on 8 November, which also included the Merivale Precinct Society. Two traffic management options prepared by the Council's Senior Traffic Planner were presented and discussed. The first option improves St George's access and maximises visibility for exiting traffic by removing on street parking on the south side of Heaton Street either side of the hospital access. The second option is similar to the first except that it retains on street parking on the south side of Heaton Street between St George's access and the school pedestrian crossing.

These options were discussed with City Streets prior to the meeting. City Streets has indicated a desire to have cycle lanes along Heaton Street. A preliminary design indicates that the cycle lanes will require the removal of on-street car parking on the south side of Heaton Street between Papanui Road and the school pedestrian crossing.

Copies of these options have been forwarded to the Heaton Street group of residents, the Merivale Precinct Society and St George's for comment. If any of these options are to be further pursued, a more detailed report will be presented to the Community Board in due course.

2. The second issue of concern to residents is preservation of Heaton Street's residential character. The Environmental Policy and Planning Unit is currently looking at the adequacy of SAM (Special Amenity Areas) rules in the Proposed City Plan, and planning staff have agreed to include this concern in their review.
3. The third issue is the error on the planning map whereby the zoning of 146 Heaton Street and St George's vehicle access have been transposed.

The residents have requested that a Variation to the Proposed City Plan be actioned urgently to correct this. It has been explained to the residents that Section 32 of the Resource Management Act requires the Council to consider alternatives, evaluate costs and benefits and so on before notifying a variation. This task is currently being undertaken by a planning consultant. This will be followed by a report to the Resource Management Committee. It should be pointed out that this mistake in respect to the zoning shown on the planning map does not really affect the future of the house at 146 Heaton Street, as it could be demolished as of right under either zoning.

CONCLUSIONS

Council staff, the residents and St George's have shown a willingness to work together to achieve an outcome acceptable to all parties. Heaton Street is a minor arterial capable of carrying more traffic than it is at present, but that has not precluded an investigation of traffic management options that may lead to an easier co-existence of residents with a large non-residential neighbour.

Recommendation: That the information be received.

Deputy Chairman's

- Recommendations:**
1. That the foregoing recommendation be adopted.
 2. That the Board notes that there are ongoing discussions and processes in place to address the concerns expressed by the residents.
 3. That the above report be forwarded to the resident representatives.