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**Committee:** Environment Committee  
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## Regional Council input to statutory planning

### 1. Purpose

To inform the Committee of the Greater Wellington Regional Council's input into the statutory resource management processes of territorial authorities in the western part of the Region.

### 2. Overview

#### 2.1 Resource consents

Seven notified resource consent applications have been received since the last Committee report. Two submissions were made.

##### 2.1.1 Brooklyn Holdings, Wellington City Council

Greater Wellington opposed a landuse and subdivision application to create a 43 lot subdivision and carry out earthworks at 282 Ohiro Road, Brooklyn. The application included retrospective consent for earthworks carried out beyond the scope of the prior non-notified resource consents.

Greater Wellington expressed concern over pedestrian movement, the assessment of effects in relation to the retrospective earthwork consents and sediment and erosion control at the site. In particular it was noted that Greater Wellington staff have responded to several complaints about silt runoff from the site onto the road, into the stormwater network and consequential discharges to the Owhiro Stream.

Greater Wellington's submission sought that:

- Additional stepped pedestrian access ways be added to the subdivision to connect the cul-de-sac extremities with the main right of way.
- That prior to further processing, the effects of the retrospective earthworks consents be fully assessed; and
- That conditions be included on any resource consents granted to incorporate an updated Erosion and Sediment Control Management Plan with appropriate measures for erosion and sediment control.

A hearing of the application is scheduled for 5<sup>th</sup> and 6<sup>th</sup> of April 2004.

#### 2.1.2 Haywards Enterprises Limited and KP & LP Wharfe, Porirua City Council

This is a joint application lodged with Porirua City Council and Greater Wellington for a number of resource consents to establish and operate a Quarry at Harris Road, Judgeford.

Greater Wellington expressed two concerns with respect to the proposal.

- The potential impacts of the quarry operation on Belmont Regional Park due to the close proximity to the proposed operation.
- The potential traffic safety impacts on State Highway 58 that may result from truck movements.

Impacts of concern due to the proximity to Belmont Regional Park included landscape and visual effects, noise and vibration, and dust. Greater Wellington sought that appropriate conditions be included on the consent to mitigate these effects. Proposed restrictions on access to Harris Road and improvements to Harris Road were also requested to be included as consent conditions.

## 2.2 District Plans

#### 2.2.3 Proposed Plan Change, Rezoning of Land at Downing Street and Silverstream Road, Crofton Downs

The Wellington City Council notified Proposed Plan Change 24 on 17 September 2003. The proposal changes the zoning of an area of land on the edge of Crofton Downs. The rezoning creates a 3.7 hectare reserve, which protects both sides of a valley supporting a small stream. The reserve will also form part of an ecological corridor between Wilton Bush and Huntleigh Park Forest.

The Greater Wellington Regional Council made a submission on the Proposed Plan Change (Report 03.683) which supported, in part, the Proposed Change. In addition, the submission requested that the proposed assessment criterion, in relation to stormwater, be included and an additional standard be included to provide greater certainty that sediment and pollutants will be managed on the site.

Staff attended the hearing on Friday 27 February 2004 to support the inclusion of the new assessment criterion as proposed in the staff hearing report, and reinforce the need for the new standard and term to manage on site stormwater.

#### 2.2.4 Proposed Plan Change, Makara Road and Khouri Ave land swap, Wellington City Council

Wellington City Council notified Proposed Plan Change 27 on 5 November 2003. The plan change intends to exchange the majority of a piece of open space land at the end of Khouri Ave with the majority of a piece of larger private land, zoned outer residential, running up to the skyline ridge. The upper land will become part of the Council's open space land (the outer greenbelt), and the lower land would be developed into residential allotments.

Greater Wellington's submission supported the protection of the upper land. Control over subdivision of the lower land was proposed to be managed through a new Appendix. Greater Wellington's submission sought that a new assessment criterion be included in the Appendix to provide greater certainty that, where practical, existing landforms and gullies were protected and effective stormwater management was undertaken.

A hearing on the proposed Change is scheduled for Friday 2<sup>nd</sup> April 2004.

#### **2.2.5 Proposed Plan Change, Aotea Block, Porirua City Council**

Porirua City Council (PCC) notified Proposed Plan Changes 2-5 on the 18 November 2003. The four proposed plan changes are private plan changes, initiated by Carrus Limited in relation to the Aotea Block. Each plan change relates to a separate zone or policy area as follows:

- Plan Change 2: Business Park Zone;
- Plan Change 3: Medium Density Residential Policy Area;
- Plan Change 4: Baxters Knob Commercial Recreation Policy Area; and
- Plan Change 5: Aotea Mixed Use Policy Area & Suburban Shopping Centre Area.

Greater Wellington's submission reiterated concerns (expressed during earlier consultation) about the development of the Aotea Block and impacts on traffic generation and concerns about singular access. The submission also expressed generic concerns about the scope of the Plan Changes and impact on ecological sites.

Further submissions closed on 25 February 2004. Greater Wellington made two further submissions in support of the Pauatahanui Inlet Community Trust. The submissions supported the request by the Trust to include additional restrictions and a design elements to control stormwater runoff and impacts on the Porirua Harbour. Two further submissions were made to Greater Wellington's submission supporting concerns about singular access to Aotea Block. The further submissions were made by Transit New Zealand and the New Zealand Fire Service.

### **2.3 Other**

#### **2.3.1 Strategies for Managing Coastal Erosion Hazards on the Kapiti Coast**

Kapiti Coast District Council (KCDC) has released a report, which evaluates the risk of coastal erosion along the Kapiti Coast. The objectives of the report included:

- Making recommendation concerning coastal hazards that meet the requirements of the Resource Management Act.
- Making recommendations on strategies for managing erosion for each part of the coast, including, doing nothing, beach nourishment, beach drainage, dune management, structural protection and managed retreat.
- Making recommendations for an ongoing monitoring and review programme for the coast to identify trends.

Submissions closed on 27 February 2003. A draft copy of the submission was circulated to the Environment Committee. Greater Wellington's submission, in summary, addressed the following issues:

- Technique in the report for establishing and choosing setback distances;
- Feedback on results from coastal surveys monitoring effects from mouth cutting at Waikanae River and Greater Wellington's management of this activity;
- Emphasise that erosion within Queen Elizabeth Park does impact on park management and additional costs do fall to Greater Wellington when mitigating the downstream effects from adjoining seawalls;
- Comments on relationship with Civil Defence Emergency Management, new legislation and regional planning; and
- Support for the proposed prohibition over subdivision within the primary setback zone. Further clarification was also sought as to the restrictions to be imposed for new buildings within the primary and secondary setback zones.

### **3. Communication**

The matters referred to in this report are part of an on-going statutory process, and these processes are the appropriate way of communicating the relevant information.

### **4. Recommendations**

*It is recommended that the Committee*

1. *receive the report; and*
2. *note the contents.*

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