



Report 08.107
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Committee Regulatory Committee
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Regional Council input into city and district council planning

1. Purpose

To inform the Committee of Greater Wellington's input into the statutory resource management processes of territorial authorities in the region.

2. Resource consents

Since the last committee report, nine notified consent applications have been received from the region's councils. Four submissions have been lodged. These submissions and an update on the decision to the Buckley vs South Wairarapa appeal are reported below.

2.1 Water conservation and efficiency

There is low summer rainfall in the Wairarapa and a need for water restrictions in the summer/dry months within the urban zones. There is also increased abstraction pressure on groundwater aquifers during these summer months. Greater Wellington has been asking all three District Council's in the Wairarapa to consider requiring or encouraging roof collection of rainwater for potable and/or non-potable purposes, regardless of a connection to the reticulated water supply or bore water extraction.

Greater Wellington submitted on a proposal for a seventeen-lot subdivision in the Carterton low-density zone, which has a minimum lot size of 2000m². This subdivision application proposed a connection to the reticulated water supply. Greater Wellington asks that Carterton District Council consider rainwater collection and tank storage as a supplementary water supply.

Greater Wellington also submitted on a proposal for a twelve lot rural subdivision on Awhea-Martinborough Road, on the outskirts of Martinborough. The application proposes water supply via a bore water scheme, whereby all twelve lots would obtain water from an existing bore within the site. Again, Greater Wellington sought that South Wairarapa District

Council consider rainwater collection and tank storage as a supplementary water supply.

2.2 South Wairarapa District Council – two lot rural subdivision, Martinborough

Greater Wellington submitted on a proposal on the outskirts of Martinborough, for a two lot rural subdivision and land use for industrial use in the rural zone. The site has been used recently for what appears to be clean fill and timber waste and this has extended the terrace edge towards a small un-named stream at the base of the terrace.

The site is also adjacent to a known contaminated site, which was formerly a timber mill and treatment plant. The subject site was sometimes used by the timber mill for ‘runoff activity’. Greater Wellington is concerned that this may have led to some contamination of this land.

Greater Wellington made a neutral submission to the South Wairarapa District Council. The main areas of concern were the potential contamination of the soil from the adjoining property and wastewater disposal. Greater Wellington also advised that consents from Greater Wellington may be required for bulk earthworks and discharges to air.

2.3 Hutt City Council – twenty one lot subdivision at 66-67 Antrim Crescent, Wainuiomata

The proposal is for a 21-lot subdivision. Greater Wellington made a submission to Hutt City Council in opposition to the proposal. The main area of concern was the lack of information on the effects of stormwater discharge from mass earthworks, the impacts of subdivision on Black Creek and removal of indigenous vegetation.

2.2 Buckley vs South Wairarapa District Council Appeal decision

Environment Committee report 07.16 (February 2007) provides a summary of Greater Wellington’s submission on this application. The submission raised concerns about hazard risk, effects on natural character and wastewater disposal.

Mr Buckley, a Palliser Bay farmer and fisherman, had applied to build a two storey house on a narrow triangle of land between the beach and the road. South Wairarapa District Council declined the application on a number of grounds, but primarily because of effects on natural character. Mr Buckley appealed the decision to the Environment Court. Greater Wellington was a party to the appeal.

The susceptibility to natural hazards was the subject of Greater Wellington’s evidence to the Court, as the proposed development was vulnerable to storm surge and tsunamis.

The Court, in making their decision stated that the development would significantly impact on the natural character and visual amenities of this wild and isolated site. Additionally, the Court stated that the various coastal hazards explained in the Greater Wellington evidence would also have an adverse effect on a development in this locality. The Court considered that the development was inconsistent with policies about effects on natural character and landscape, avoiding sporadic development, avoiding cumulative effects on the coastal environment and hazards.

The Court declined the appeal and upheld the decision by the South Wairarapa District Council to decline the application.

3. District Plans

3.1 Wellington City Council

3.1.1 Proposed Plan Change 63 – General Minor Amendments to District Plan text and maps

This change proposes to ‘tidy up’ some minor inconsistencies and changes to planning provisions and maps. No submission was made.

3.2 Hutt City Council

3.2.1 Proposed Plan Change 11 – Wesleyhaven Retirement Village

This change introduces a new policy and rules for development at Wesleyhaven at 255 Rata Street, Naenae. The site is within a Landscape Protection Activity Area. A specific range of activities such as community facilities and housing for the elderly will be provided for as permitted activities. Higher site coverage will also be permitted than elsewhere in the Landscape Protection Activity Area.

This change is still pending assessment of the need to make a submission.

3.3 Kapiti Coast District Council

3.3.1 Proposed Plan Change 75 – Water Demand Management

The aim of this change is to reduce the potable water demand from residential development on the public water supply and reticulation network in order to avoid the need to find new sources and reduce peak storm water discharges from residential areas. This plan change will affect all new homes being built on the Kapiti Coast.

This change is still pending assessment of the need to make a submission.

4. Recommendations

It is recommended that the Committee:

- 1. Receives the report; and*
- 2. Notes the contents.*

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