

Report 08.253
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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, Greater Wellington has received nine notified consent applications from the region's councils.

Four neutral submissions addressing potential flood or erosion hazard, wastewater systems and water conservation measures have been lodged. Greater Wellington submitted in opposition to a development in a flood alert area, and this application has now been withdrawn prior to hearing.

Other submissions made by Greater Wellington, and an update on submissions discussed in previous committee reports, are detailed below.

2.1 Carterton District Council - Glenburn Station subdivision hearing

Greater Wellington staff gave evidence at the hearing for a 22 lot coastal subdivision at Glenburn Station. The planners report recommended refusing the coastal allotments (5-12) because of the effects on natural character. This was contested by the applicants, despite their stated intention not to develop or sell those lots.

The main issues being contested at the hearing were the effects on natural character and landscape, ecological sites of significance, cultural and spiritual sites of significance, access to the coast and the susceptibility of this site to natural hazards, tsunamis and debris flows and measures to mitigate them.

Greater Wellington provided evidence on the need to set back any dwellings an appropriate distance from mean high water springs and manage the erosion prone hill country directly behind the proposed coastal allotments. Other issues had been addressed through proposed conditions of consent, including the

protection of ecological, archaeological and geological sites of significance, access to the coast and potential effects from the disposal of wastewater.

The Chair of the Hearings Panel has issued a Section 92 request for further information on cultural impacts and a memorandum of understanding between the applicant's and local iwi. The application has been put on hold until such time as the further information is provided by the applicant.

2.2 Wellington City Council – 12 lot subdivision at 184 Glanmire Road and 52 Dungarvan Road

Greater Wellington submitted on an application for a 12 lot subdivision at 184 Glanmire Road and 52 Dungarvan Road. The 12.14 ha site is located on the escarpment at the western edge of Wellington Harbour and is accessed via Newlands.

The main area of concern is the impact of the proposal on existing ecological values. The escarpment from Ngauranga Gorge to Horokiwi is included in Greater Wellington's Key Native Ecosystems programme which is a Greater Wellington initiative to protect and enhance native flora and fauna in selected sites throughout the region.

The escarpment is unique in that it provides an opportunity to create a corridor to link the Hutt Valley with the south native bush reserves for New Zealand's native wildlife. Greater Wellington sought that a pest management plan be considered as part of the resource consent proposal.

Other matters raised in the submission include:

- The subdivision layout in its current form has not considered the aquatic ecology and habitats of the streams and other water bodies.
- The earthworks should be managed to minimise the movement of dust and sediment beyond the area of the work to ensure that no sediment interferes with the functioning of aquatic ecosystems or reduces water quality.
- The development of a detailed landscape and building scheme to address the visual effects of the buildings, recognising the landscape significance of the site.

2.3 Hutt City Council – 21 lot subdivision at 66-67 Antrim Crescent, Wainuiomata

A report to the last meeting of the Regulatory Committee (Report 08.107) provides a summary of Greater Wellington's submission on this application. Subsequent to Greater Wellington's submission, the applicant has applied for the relevant resource consents from Greater Wellington.

2.4 Kapiti Coast District Council - Proposed 12 lot rural hamlet subdivision and associated works at 182 Te Hapua Road, Te Horo

On 10 February 2006, Greater Wellington made a submission to an application by KRL Developments Ltd for a 12 lot subdivision and associated earthworks at 182 Te Hapua Road, Te Horo.

Kapiti Coast District Council refused consent on the grounds that the effects of the proposal would be more than minor and it would be contrary to the relevant objectives and policies of the District Plan.

KRL Developments Ltd appealed part of the decision to the Environment Court. The part of the decision appealed is the refusal to grant resource consent for the wetland 'enhancement' works. They did not appeal the refusal to grant consent for the subdivision.

Greater Wellington has given notice that it wishes to be a party to the appeal. The Te Hapua Wetland complex is a regionally significant ecosystem and the proposed works will have an adverse effect on biodiversity and the integrity of the Te Hapua Wetland.

3. District Plans

3.1 Hutt City Council

3.1.1 Proposed Plan Change 11 – Wesleyhaven Retirement Village (255 Rata Street, Naenae)

A report to the last meeting of the Regulatory Committee (Report 08.107) provides a summary of this plan change.

Greater Wellington made a submission supporting the intent of the plan change, which seeks to ensure that accommodation for the elderly is provided for in the District Plan.

Greater Wellington's submission also sought the protection of the aquatic ecosystems, and that earthworks be managed to minimise the movement of dust and sediment beyond the area of the work particularly to streams to ensure that no sediment interferes with the functioning of aquatic ecosystems or reduces water quality.

3.2 Upper Hutt City Council

3.2.1 Proposed Plan Change 20 – Proposed Eastern Hutt Road industrial area (410 Eastern Hutt Road)

The proposed plan change proposes to change the zoning of the site at 410 Eastern Hutt Road from 'Special Activity' to 'Business Industrial' to provide for business and service industry activities (which may include uses such as distribution centre). The site is exposed to the risk of flooding and was previously used for animal quarantine purposes.

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

3.3 Porirua City Council

3.3.1 Proposed Plan Change 7 – Wind farms

Regulatory Committee Report 08.21 provides a summary of Greater Wellington's submission on this plan change. Porirua City Council has received 109 submissions on the plan change, and is in the process of preparing a summary of submissions.

3.3.2 Draft code of land development and subdivision engineering

The new draft code will complement the District Plan by providing more acceptable solutions for the Council to assess subdivision and land use developments. Should there be a discrepancy between the District Plan and the code, the District Plan shall take precedence.

The code is still pending assessment of the need to make a submission.

3.3.3 Bylaw on silt and sediment control.

The last Regulatory Committee Report 08.107 provides a summary of the matters raised in Greater Wellington's submission.

On 24 January 2008, Greater Wellington officers presented oral and written planning evidence at the hearing in support of Greater Wellington's written submission. At the hearing, officers expressed the view that Greater Wellington supported the aim of the bylaw to reduce the cumulative impact from silt and sediment runoff from small sites, but does not consider the proposed Bylaw to be the most appropriate way in addressing problems associated with sedimentation of watercourses and the stormwater system. This is because the only enforcement proposed in the bylaw is information and advice about the best method of silt and sediment control.

Greater Wellington sought that Porirua City Council introduce a plan change to cover the intent of the Proposed Bylaw for Silt and Sediment Control. The Bylaw was adopted by Council on 9 April 2008 and it is now in effect.

3.4 Kapiti Coast District Council

3.4.1 Proposed Plan Change 75 – Water demand management

The last Regulatory Committee Report 08.107 provides a summary of this plan change.

Greater Wellington made a submission in support of the aim of the plan change which is to reduce the potable water demand from residential development on the public potable water supply and reticulation network. This is to avoid the need to find new sources of supply and to reduce peak stormwater discharges from residential areas.

Greater Wellington's submission also supported the proposed policy that requires the installation of rainwater storage tanks or water re-use systems to supply water for toilets and all outdoor non-potable uses.

3.4.2 Draft Plan Change 78 – Large format retail

This draft plan change proposes amendments to the commercial/retail and industrial zone provisions in the District Plan to better control the effects of large format retail in the district. The aim is to discourage large format retail uses from developing in the industrial zone. The plan change will also control the design and location of large format stores to ensure that pedestrian amenity and good urban design is achieved.

The draft plan change is still pending assessment of the need to make comments.

3.5 Proposed Wairarapa Combined District Plan

Decisions on the proposed Wairarapa Combined District Plan were released on the 28th March. There is a 30 working day appeal period for appeals to the Environment Court.

Staff are currently analysing the decisions and at this stage, it appears that many of the decisions requested by Greater Wellington were accepted by the Commissioners.

4. Other Plans

4.1 Wellington City Council – Draft Northern Reserves Management Plan

The purpose of the Northern Reserves Management Plan is to provide a clear framework for the day to day management of Council-owned reserves and open spaces in the northern area for the next 10 years. The northern area is defined as the north-western corridor from Ngauranga Gorge to the south of Porirua.

The draft plan is still pending assessment of the need to make comments.

5. Recommendations

That the Committee:

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

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