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## Regional Council input to statutory planning

### 1. Purpose

To inform the Committee of 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

Fourteen notified resource consent applications have been received since the last Committee Report. One submission was made on a subdivision resource consent lodged with Porirua City Council by Verplank Limited. The following is a summary of the Verplank Ltd submission and progress on other submissions lodged.

##### 2.1.1 Verplank Limited (Silverwood Stage II), Porirua City Council

This is a joint application lodged with Porirua City Council and Greater Wellington for a 168 residential allotment subdivision, associated earthworks and the reclamation of ephemeral watercourses. Submissions closed on 5 October 2004.

Greater Wellington lodged a submission seeking that appropriate long-term stormwater mitigation be assessed and required as part of the subdivision consent to mitigate adverse effects on Pauatahanui Inlet and stream ecology and health of Duck Creek and Pauatahanui Stream.

##### 2.1.2 Tawanui Properties Limited, Kapiti Coast District Council

Tawanui Properties Limited applied for a resource consent to create a 10 lot rural subdivision at 186 Sims Road, Te Horo. Nine of the proposed lots were to vary in size from 1.05 to 1.45 hectares. The balance lot was proposed to be 10 hectares. Submissions closed on the 21 July 2004.

Greater Wellington opposed the proposed subdivision due to the impacts on a regionally significant geological feature known as the “Otaki Beach Ridges”. See Report 04.431 (August 2004).

After submissions closed, the applicant approached Greater Wellington and proposed an amended application to avoid impacts to the “Otaki Beach Ridges”. The original application was withdrawn and a revised application was notified on 2 November. Submissions close on 30 November. Greater Wellington will lodge a submission in support, subject to a restricted covenant to control future structures and earthworks.

### 2.1.3 Upper Hutt Developments Limited, Porirua City Council

Upper Hutt Developments No 6 Limited applied to Porirua City Council for a subdivision and earthworks consent to create 41 rural allotments at 1227 Paekakariki Hill Road. Submissions closed on 30 April 2004. Greater Wellington’s submission principally addressed the impacts of the subdivision on the natural character of the coastal environment, impacts on Paekakariki Hill Road and the intersection with State Highway 1, management of significant ecological sites and wastewater management.

The application was placed on hold while several further information requests were met. A hearing date was set for 22 November 2004.

Greater Wellington prepared hearing evidence in conjunction with the Department of Conservation. Expert advice was also sought from Mr Clive Anstey on the impacts on natural character.

On 15 November, Greater Wellington received the Officers Report. The Report recommended that the application be declined. On 17 November, Greater Wellington was advised that the applicant had sought an adjournment of the hearing. Porirua City Council has granted the adjournment and this application is now unlikely to be heard until February 2005.

### 2.1.4 Lorraine Nicolls, Porirua City Council

Lorraine Nicolls applied to Porirua City Council for a subdivision consent to create 3 rural allotments at 1275 Paekakariki Hill Road in April 2004. Submissions closed 18 May 2004.

The site is immediately to the south of the subdivision application lodged by Upper Hutt Developments to create a 41 lot subdivision.

Greater Wellington opposed the proposed subdivision due to adverse effects on the natural character of the Paekakariki escarpment. Of particular concern was the cumulative effect of the subdivision when considered alongside the adjoining proposed subdivision by Upper Hutt Developments Ltd.

A hearing date is still to be advised.

### 2.1.5 Kilmarston Developments Limited, Wellington City Council

Greater Wellington opposed a subdivision of 43 residential lots, one reserve, one utility site, one balance lot, seven lots as road and an earthworks consent at 16 and 18 Patna Street, and 109a Awarua Street, Ngaio. Submissions closed on 3 November 2003.

Greater Wellington expressed a concern that the application did not contain an earthworks and sediment control plan. In addition, the application failed to assess the impacts of the subdivision on the receiving Kaiwharawhara catchment.

Greater Wellington's submission requested that an earthworks and sediment control plan be prepared and provided to submitters for assessment. The submission also requested that the applicant carry out an assessment of effects on the ecology and water quality of the Kaiwharawhara catchment and investigate measures to slow runoff and reduce quantities of sediment/pollutants entering the stream system.

Wellington City Council placed this application on hold while further information was obtained. We are yet to be advised of a hearing date.

### 2.1.6 Haywards Enterprises, 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. Submissions closed on 4 March 2004.

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.

This application is currently on hold awaiting further information. A hearing date has not yet been set.

## 2.2 District Plans

### 2.2.1 Private Plan Change 31, Woodman Drive and Bing Lucas Drive, Tawa, Wellington City Council

The Wellington City Council notified Proposed Private Plan Change 31 - Bing Lucas and Woodman Drives, Tawa, on 8 May 2004. Further submissions closed on 23 August. The Plan Change was heard on 4 October.

Key features of Plan Change 31 “Bing Lucas and Woodman Drives, Tawa” were summarised in Report 04.307 (July 2004).

Greater Wellington’s submission noted that the site of the proposed Plan Change was identified in the Northern Growth Management Framework as a site of “future residential development” and that the framework also proposed a link road between Bing Lucas and Woodman Drives.

Greater Wellington supported the part of this Plan Change that would formalise the link between Bing Lucas and Woodman Drives. The Change will provide better connectivity for the community between Grenada North and Greenacres.

Greater Wellington’s submission, however, stated that if the land was rezoned from ‘Rural’ to ‘Outer Residential’, additional specific plan provisions should be included, as part of Private Plan Change 31, to:

- Ensure appropriate assessment is given to pedestrian access to connect the cul de sacs to the main road and reserve areas;
- Ensure that the stormwater detention area is identified and formalised in an appropriate manner through the proposed Change;
- Ensure earthworks are minimised at the time of the subdivision and treatment of stormwater is undertaken to reduce the quantities of sediment and other pollutants entering the Porirua Stream system; and
- Ensure the wholesale water main owned by Greater Wellington is appropriately managed, at the time of the subdivision.

Greater Wellington reached an agreement with the applicant that pedestrian access could be assessed at the time of subdivision through the Wellington City Design Guide and that the management of the wholesale water would also be addressed at that time. Greater Wellington also reached an agreement with the applicant that they would consult with Greater Wellington prior to lodging the subdivision consent to discuss the proposed management of stormwater from the site. This resolution was presented as evidence at the hearing.

## 2.2.2 Proposed Plan Change 32 “Renewable Energy”, Wellington City District Plan

The Wellington City Council notified Proposed Plan Change 32 “Renewable Energy” on 26 May 2004. Submissions closed on 14 July. Further submissions closed on 18 October.

Key features of Plan Change 32 “Renewable Energy” were summarised in Report 04.431 (August 2004).

Greater Wellington made a submission in support of the proposed Plan Change, but sought minor amendments to the definition of “Wind Farm Facility” and some minor amendments to Chapter 25 to better recognise the national and regional policy framework. Proposed Plan Change 32 gives effect to the policy direction in Chapter 12 “Energy” in the Regional Policy Statement.

Greater Wellington did not lodge any further submissions on this Plan Change.

### 2.2.3 Proposed Plan Change 33 “Ridgelines and Hilltops (Visual Amenity) & Rural Area”, Wellington City District Plan

The Wellington City Council notified Proposed Plan Changes 33 “Ridgelines and Hilltops (Visual Amenity) & Rural Area” on 26 May 2004. Submissions closed on 14 July. Further submissions closed on 18 October.

Key features of Plan Change 33 “Ridgelines and Hilltops (Visual Amenity) & Rural Area” were summarised in Report 04.431 (August 2004).

Greater Wellington supported, in part, the inclusion of the proposed Rural Design Guide, and additional assessment criteria in a number of rules in relation to:

- Hazard (Flooding) Areas;
- Hazard (Fault Line) Areas; and
- Septic tanks.

Greater Wellington sought that the Rural Design Guide more effectively address:

- Natural Features, Ecosystems and Habitats;
- Planting; and
- Stormwater Management.

Greater Wellington opposed a new Rule 15.4.6 “Any subdivision of land in Appendices 4, 5, 6 & 7” and associated policies. Greater Wellington expressed a concern about the proposed management regime for the rural areas identified in Appendices 4, 5, 6 & 7 (Attachment 1 in Report 04.431 shows these sites). Rule 15.4.6 modifies the management of subdivision from a non-complying activity, for subdivisions below 50ha, to discretionary activities with no restriction on lot sizes or number of lots. Greater Wellington expressed concern that an assessment of potential impacts on water quality in rivers, streams and the Harbour, on significant indigenous vegetation and on ecosystems had not been adequately addressed.

Greater Wellington also expressed concern over the proposed changes to the policies in the Residential Area, Rural Area and Open Space Zone in relation to the identified Hilltops and Ridgelines. The policy change included limiting the scope of the policies from “landscape values” to “visual amenity”.

Greater Wellington lodged two further submissions on this Plan Change. One in support of a submission lodged by New Zealand Institute of Surveyors Inc, and one in support of Meridian Energy Ltd. The New Zealand Institute of Surveyors Inc sought clarification about Wellington City’s policy in relation to esplanade reserves for lots over 4 hectares. Meridian Energy sought further clarification about how Plan Changes 32 and 33 would work together.

#### 2.2.4 Private Plan Change 30, Ohiro Road, Brooklyn - Zone Change, Wellington City District Plan

Ohiro Properties Ltd have made a request to the Wellington City Council for a private plan change to rezone 15.44ha of land on the west side of Ohiro Road, Brooklyn from Rural Area to Residential (Outer). The land in question is also subject to Proposed Plan Change 33. This is one of the sites in Plan Change 33 where it is proposed that the current restrictions on lots numbers and lot size be removed, but the rural zoning be retained.

Submissions close on 6 December 2004. Greater Wellington is preparing a submission on this private Plan Change. The submission will reinforce the concerns raised in Plan Change 33.

#### 2.2.5 Plan Change 50, 50 (A)- (F) – Update of the Flood Hazard Maps and Associated Provisions, Kapiti Coast District Plan

In August this year Kapiti Coast District Council proposed a Plan Change to update the existing flood hazard information for the major streams and rivers in Kapiti Coast. The Plan change included updates to the flood hazard provisions and District Plan Maps. The Plan Change follows on from the Waikanae and Otaki River Floodplain Management Plans prepared by Greater Wellington in 1997 and 1998. Staff of both Kapiti Coast District Council and Greater Wellington (Flood Protection) have been working together to implement the Management Plan outcomes. This includes the preparation of this Plan Change. Submissions closed on the 19 August 2004.

Greater Wellington lodged a submission in support of the proposed changes.

#### 2.2.6 Plan Change 55(A) – Update to Ecological Sites, Kapiti Coast District Plan

Over the last two years the Kapiti Coast District Council has been working on better defining and managing the ecological sites recorded in the District Plan Heritage Register. Late in 2002, the Council commissioned Wildlands Consultants to undertake a review of the ecological sites scheduled in the District Plan Heritage Register and the planning maps. The main purpose of the review was to update and better define the location, extent and values of ecological sites in the Kapiti Coast District. Kapiti Coast District Council has continued to consult with Greater Wellington as the review has been undertaken.

Submissions closed on Plan Change 55(A) on 11 November 2004. Greater Wellington lodged a submission in support of the changes to the Heritage Register.

## 2.2.7 Plan Changes 1 – 4, Hutt City District Plan

The Hutt City Council notified this series of Proposed Plan Changes on 23 March 2004. Submissions closed on 30 April. Further submissions closed on 6 August.

Key features of Plan Changes were summarised in Report 04.222 (May 2004).

Greater Wellington made a submission on Plan Change 1 seeking further clarification and amendments to the proposed floating zone for new large-scale commercial and retail activities. Greater Wellington also supported Plan Change 4 that proposed an additional discretionary activity rule for the demolition and relocation of listed heritage buildings and structures. The proposed change addressed a gap in the current District Plan heritage provisions. Greater Wellington also made a further submission in support of the Historic Places Trust submission which sought additional policies to assist with assessing demolition and relocation of listed heritage buildings and structures.

## 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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