



Report: 05.126
Date: 21 March 2005
File: X/26/1/1

Committee Environment
Author Tami Woods
Policy Advisor (Statutory)

Regional Council input to statutory planning

1. Purpose

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

2. Overview

2.1 Resource consents

Five notified resource consent applications have been received since the last Committee report. One application is still pending assessment. Two submissions have been made since the last report.

An update of progress on the Tawanui Properties Limited application and an outline of the two applications submitted on are reported below.

2.1.1 Tawanui Properties Limited, Kapiti Coast District Council

Greater Wellington opposed the proposed subdivision by Tawanui Properties Limited on 21 July 2004 due to the impacts on a regionally significant geological feature known as the "Otaki Beach Ridges".

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 The original application was withdrawn and a revised application was notified on 2 November.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 closed on 30 November.

Greater Wellington lodged a submission on the second application (as comment only) to ensure that the consent notices were drafted in an appropriate manner to protect the beach ridges. A pre-hearing meeting was held on 11 January and a hearing on 4 March 2005. Greater Wellington sent written evidence to be tabled at the hearing. The evidence supported the applicant's proposed restrictive covenants and the Kapiti Coast District Council officer recommendations in relation to the consent notices. A decision on this

application was released on 14 March. The decision adopted the consent notices supported by Greater Wellington.

2.1.2 PVB Group Limited, Kapiti Coast District Council

PVB Group Limited have applied for a land use consent – to operate a furniture barn selling and distributing imported furniture in the rural zone. The barn is approximately 75 metres from the intersection of State Highway 1 with Atkins Road, north of Otaki. Submissions closed on 11 March 2005.

Greater Wellington made a submission expressing a concern about the potential number of vehicle movements and the impact on the operation of the intersection. A significant increase in vehicle movements has the potential to increase the risk of incidents and blockages on State Highway One.

Greater Wellington sought that the recommendations in a traffic assessment report be adopted if vehicle movements were considered to significantly increase the likelihood of incidents. This included right and left turning bays on State Highway One for traffic turning into Atkins Road.

2.1.3 Prichard Group Limited, Kapiti Coast District Council

Pritchard Group Limited have applied for a land use and subdivision consent to construct roads and carry out earthworks to create a 23 lot rural subdivision at 737 – 757 State Highway 1, Te Horo. Submissions closed on 18 March 2005.

Greater Wellington made a submission expressing concern about the creation of two lakes. Greater Wellington was concerned that if the design, planting and maintenance of the lakes were not carefully planned, the lakes may either dry up, or encourage undesirable levels of pest plants due to elevated nutrient levels and a lack of shade (from appropriate plant species). This is an issue which Greater Wellington's Biosecurity staff and the Wetlands Policy Advisor have experienced on a number of occasions around Kapiti Coast District and it was considered appropriate that these effects should be addressed at the time of subdivision.

2.2 District Plans

2.2.1 Upper Hutt City Council

Two minor Plan Changes have been received from Upper Hutt City Council since the last Committee report. Plan Change 5 proposes to delete a reference to a variation being prepared to deal with "Development Impact Fees". Plan Change 6 updates the Schedule of Notable Trees. Greater Wellington did not lodge a submission on either of these Plan Changes.

2.2.2 Wellington City Council

No new Plan Changes have been notified by Wellington City since the last Committee report.

February's Committee report (05.40) provides a summary of Greater Wellington's submissions to private Plan Changes 30 "Ohiro Properties Limited" and Plan Changes 32 and 33 "Renewable Energy" and "Ridgelines and Hilltops (Visual Amenity) & Rural Area". A hearing for Plan Change 30 is anticipated to occur in early April. Submissions on Plan Changes 32 and 33 were heard over the first two weeks of February. Wellington City Council's decisions on Plan Changes 32 and 33 are not expected until May 2005.

2.2.3 Kapiti Coast District Council

No new Plan Changes have been notified by Kapiti Coast District Council since the last Committee report.

In August last 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 (Plan Changes 50, 50 (A) – (F)). The Plan Change included updates to the flood hazard provisions and the District Plan Maps. Greater Wellington lodged a submission in support of the proposed changes. No further submissions were lodged by Greater Wellington. A hearing date has yet to be set for this Plan Change.

Greater Wellington lodged a submission on 11 November 2004 in support of Plan Change 55(A) to update the Ecological Sites in the Heritage Register. 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. No further submissions were lodged by Greater Wellington. Greater Wellington is waiting to be advised of a hearing date for this Plan Change.

2.2.4 Porirua City Council

No new Plan Changes have been notified by Porirua City Council since the last Committee report. There are also no outstanding submissions on Porirua City Council's District Plan.

2.2.5 Hutt City Council

No new Plan Changes have been notified by Hutt City Council since the last Committee report. The Hutt City Council notified four Plan Changes on 23 March 2004. A hearing date has yet to be set for these proposed changes.

Greater Wellington made a submission on Plan Change One seeking further clarification and amendments to the proposed floating zone for new large-scale commercial and retail activities.

Greater Wellington also supported Plan Change Four 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.*

Report prepared by:

Report approved by:

Report approved by:

Tami Woods
Policy Advisor (Statutory)

John Holmes
Acting Manager, Resource
Policy

Jane Bradbury
Divisional Manager,
Environment