



Report 05.211
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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

Three notified resource consent applications have been received since the last Committee report. No submissions have been made.

An update of progress on the PVB Group Limited and Pritchard Group Limited applications are reported below.

2.1.1 PVB Group Limited, Kapiti Coast District Council

PVB Group Limited 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 of the operation on 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. A pre-hearing meeting is scheduled for 10 May and a hearing on 25 May 2005.

2.1.2 Pritchard Group Limited, Kapiti Coast District Council

Pritchard Group Limited 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.

A meeting was held on 2 May. At the meeting it became evident that Greater Wellington's issues could be resolved through consent conditions. Appropriate conditions to address Greater Wellington's concerns are currently being negotiated.

2.2 District Plans

2.2.1 Upper Hutt City Council

No plan changes have been notified since the last Council Committee report. Upper Hutt has however, consulted Greater Wellington on proposed changes to the earthworks provisions in the District Plan.

2.2.2 Wellington City Council

One Plan Change has been notified by the Wellington City Council since the last Committee report. Plan Change 37 "Chest Hospital Area" involves rezoning part of the Chest Hospital land from Inner Residential to Open Space and introducing Heritage Area provisions over part of the site. No submission was made by Greater Wellington.

February's Committee report (05.40) provides a summary of Greater Wellington's submissions to private Plan Change 30 "Ohiro Properties Limited" and Plan Changes 32 and 33 "Renewable Energy" and "Ridgelines and Hilltops (Visual Amenity) & Rural Area". The hearing for Plan Change 30 occurred between 4 and 6 April. Submissions on Plan Changes 32 and 33 were heard in the first two weeks of February.

Wellington City Council has issued decisions on Plan Changes 30, 32 and 33. In summary the decisions were to:

- Decline Plan Change 30;
- Grant Plan Change 32 with amendments; and
- Grant Plan Change 33 with amendments.

The principal reason for declining Plan Change 30, as outlined in the Commissioners' report, was that the proposal failed to "*promote sustainable management of the land*". The Commissioners outlined that:

The land required a more careful approach to management than had been sought by the requester due to its steepness, regenerating bush cover, habitat of flora and fauna, presence of streams and proximity to Owhiro Stream; and

The modifications to the provisions of the District Plan, proposed by the requester as part of the Plan Change, were insufficient to address the range of relevant matters (identified above).

The Commissioners' report noted, however, that despite declining the request, some form of residential activity is likely to be acceptable for this site. The Report indicated that this would be greater than 25 lots, as would be possible through Plan Change 33, but would be significantly less than the 500 envisaged by Plan Change 30.

The decision on Plan Changes 32 "Renewable Energy" included a number of minor amendments. The most substantial of these changes was the removal of the reference to "Open Space B Areas" from Chapter 26 "Renewable Energy Rules". The Commissioners considered that the existing provisions, which determine that wind energy facilities are non-complying activities in areas zoned Open Space, were more appropriate.

The decision on Plan Change 33 "Ridgelines and Hilltops (Visual Amenity) and Rural Areas" also included a number of amendments. The most substantial of these was the introduction of Quartz Hill into the Ridgeline and Hilltop overlay. This means that Quartz Hill is to be recognised in the District Plan Maps and associated plan provisions.

In relation to both Plan Changes there were a number of topics that the Commissioners recommended that further work programmes be considered.

These included:

- An update to the "Multi Unit and Subdivision Design Guide" to include reference to renewable energy, and a suggestion that the Council take a more active role in advocating and implementing energy efficiency, conservation and use of renewable energy;
- A "Landscape Inventory" as a priority, with land use and catchment mapping of the whole district. The Commissioners noted that there needed to be a more comprehensive assessment of landscape values, rather than

just the “visible” component recognised in the Ridgeline and Hilltop overlay.

- A review to implement the policies and recommendations in “Wellington Wet and Wild” (Bush and Stream Restoration Plan). It was noted that some regulatory controls were required in relation to vegetation and ecology.
- A review of the esplanade policies for waterways within properties of 4ha or over, and for smaller streams in both urban and rural areas.
- The introduction of “Forestry Guidelines”, to address the potential for forestry developments to have a visual impact in the rural part of the city.

Submitters to the Plan Changes have until 6 June to make appeals to the Environment Court.

2.2.3 Kapiti Coast District Council

Three Plan Changes have been received from the Kapiti Coast District Council since the last Committee report. Plan Change 57 was for the review of Tourist Activity Precinct provisions. Plan Change 51R was for the rezoning of 20 Tui Road, Raumati from Open Space to Residential. Plan Change 58 was for the rezoning of part of Paraparaumu Quarry from Rural to Industrial.

No submissions were made by Greater Wellington.

2.2.4 Porirua City Council

No new Plan Changes have been notified by the Porirua City Council since the last Committee report. However, officers from Porirua City Council are beginning major reviews of the Rural, Suburban and Heritage (natural and human) provisions of their District Plan. Officers from Greater Wellington have been invited to take part in the formative stages of this process.

There are no outstanding submissions on Porirua City Council’s current District Plan.

2.2.5 Hutt City Council

One Plan Change has been notified by the Hutt City Council since the last Committee report. Plan Change 6 proposes changes in relation to the Hutt River Flood Hazard Areas. Greater Wellington supported the proposed Change which has been developed together with Greater Wellington Flood Protection Department. Six submissions were received in total by Hutt City Council.

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. receives the report; and*
- 2. notes the contents.*

Report prepared by:

Report approved by:

Report approved by:

Tami Woods
Policy Advisor - Statutory

Nicola Shorten
Manager, Resource Policy

Jane Bradbury
Divisional Manager,
Environment