

Report 07.359  
Date 6 June 2007  
File X/26/01/01

Committee Environment Committee  
Author Scott Ihaka, Policy Advisor

## Regional Council input into district council planning

### 1. Purpose

To inform the Committee of Regional Council input into the statutory resource management processes of territorial authorities in the region.

### 2. Resource Consents

Five notified resource consent applications have been received since the last Committee report. One submission has been made to the Carterton District Council.

An outline of the submission made to Carterton District Council for the Ian Campbell notified application and an update of progress on the Palliser Bay Station notified application are reported below.

#### 2.1 Ian Campbell Proposed Subdivision Application, Carterton District Council

The proposal is to subdivide the site into four allotments (three of which are below the 3ha minimum lot size) in the rural zone. The subject site is bounded on three sides by road frontage to Dorset Road, Francis Line and Carters Line.

Greater Wellington made a submission to the Carterton District Council. The main area of concern has been the groundwater and surface water management zones within the Parkvale area, as these resources are already fully or near fully allocated. Greater Wellington requested that notes be added to the subdivision consent identifying that the Parkvale groundwater and surface zones are fully allocated, or near fully allocated, and may not be able to sustain additional abstractions of water.

#### 2.2 Palliser Bay Station proposed subdivision application, South Wairarapa District Council

Environment Committee report (07.149) provides a summary of Greater Wellington's submission to the South Wairarapa District Council.

On the 17<sup>th</sup> May 2007 Greater Wellington presented evidence at the Palliser Bay Station (24 lot coastal subdivision) Hearing at South Wairarapa District Council.

The main areas of concern for Greater Wellington were the protection of nationally significant features, landscape and natural character, archaeological heritage, infrastructure services, wastewater systems, esplanade reserves and natural hazards. Dr Iain Dawe presented a statement of evidence addressing the risks from natural hazards, including tsunami risk, debris flows and sea level rise. This presentation was well received by the hearings panel and was of great value in highlighting the potential risks from hazards in this area and ways in which to mitigate them. Greater Wellington is satisfied that all our concerns have been addressed by conditions in the Officers Report.

### **3. District Plans**

#### **3.1 Proposed Wairarapa Combined District Plan**

Hearings for the plan are scheduled to start on 3 July 2007 and progress through to 24 August. Greater Wellington is preparing material on various chapters of the proposed plan in anticipation of the hearing.

Staff are continuing to participate in working groups to progress concerns about two contentious issues in the proposed plan before the hearings. These issues are the vegetation clearance rule and the flood hazard area rule. There have been two meetings on the vegetation clearance rule involving Greater Wellington, Federated Farmers, the Royal Forest and Bird Protection Society and the Department of Conservation, and good progress is being made. One of the meetings was held at a farm property where the rule could be applied.

#### **3.2 Wellington City District Plan**

##### **3.2.1 Promoting Quality of Place - A targeted approach to infill housing in Wellington city**

Wellington City Council released a discussion paper *Promoting Quality of Place - A Targeted Approach to Infill Housing in Wellington City* on how the city might have a "a targeted approach to infill housing".

The paper focuses on the following areas:

- the need to be smarter about where new growth occurs
- whether infill housing is constrained in certain areas (those less well-served with services and infrastructure) and encouraged in others (such as in the central city, near major town centres and transport nodes) as a way of being smarter about how residential growth in the city is managed
- whether, even in 'areas of change', small-scale, ad hoc infill housing should be disallowed to provide for future comprehensive redevelopment.

This draft plan is still pending assessment of the need to make comment.

### 3.2.2 Plan Change 56 – Managing infill housing development

Plan Change 56 responds to concerns regarding the variable quality of infill housing in Wellington’s residential areas. The change amends a number of the District Plan rules in order to avoid the worst effects of poorly-designed infill housing. Key changes include a reduction in the bulk and scale of infill housing and a requirement for each dwelling to have an area of outdoor open space attached to it. Additionally, the change seeks to have greater discretion over the subdivision process for infill housing.

No submission was made on this plan change.

### 3.2.3 Johnsonville Town Centre Draft Plan

Wellington City Council is seeking feedback on this draft town centre plan which sets out a framework to guide the future development of Johnsonville. It is intended to be a long-term plan for Johnsonville for the next 20 years.

This draft plan sets out how growth should be managed in this largest town centre in Wellington outside the Wellington central city. The draft plan has outlined 11 key goals which include:

- encourage more people to live in the town centre
- develop Johnsonville Road as the main street.

Many of the proposed initiatives will be achieved in partnership with a range of private and public sector organisations which include Greater Wellington, as identified in the draft plan. The relevant issues that are of interest to Greater Wellington include:

- Public transport strategy
- Park and ride
- Bus and rail service procurement
- Travel planning
- Regional planning.

This draft plan is still pending assessment of the need to make comment.

## 3.3 Porirua City District Plan

### 3.3.1 Heritage Review

As part of a Heritage Review that Porirua City Council is undertaking at the moment, a decision has been made to retain all the current items on the Heritage Register. The register includes Battle Hill Farm Forest Park which is listed as a heritage feature. The results of the evaluation of the heritage values of the heritage items are expected to be made available later this year.

### **3.4 Kapiti Coast District Plan**

#### **3.4.1 Private Plan change 73 – Paraparaumu Airport**

Private Plan Change 73 - Paraparaumu Airport proposes to amend the current zone and create 4 new precincts – Airport Core, Airport Heritage, Airport Buffer and Airport Mixed Use. The key elements of the change and the reasons for it were outlined in the last committee report No.07.263.

Greater Wellington opposed the change and sought that the following matters be addressed:

(a) **Transportation**

The detailed street design of the proposed master plan should include provision for bus stops and shelters, where appropriate, and cycle racks/storage facilities for staff and visitors.

(b) **Ecosystem management**

The Airport Buffer Precinct should be extended to include additional wetland areas. Amendments should be made to a policy and related methods, such as references to Greater Wellington’s non statutory documents including *A Guide to the Management of Freshwater wetland hydrology*, to ensure a reasonable level of amenity and to protect the ecological values within this precinct.

(c) **Historic Heritage**

The addition of two objectives to the Design Guidelines to protect the historic heritage values of the Control Tower, including its surroundings, from inappropriate use and development and to manage the visual effects of buildings between the Airport Core and the Aviation Heritage in order to retain the visual and physical connection between these precincts.

The inclusion of a ‘Heritage Transitional Area’ between the Aviation Heritage and Airport Core with the purpose of providing a visual and physical link between the Control Tower and the airport.

## **4. Communication**

The matters referred to in this report are part of on-going statutory processes, and these processes are the appropriate way of communicating the relevant information.

## 5. Recommendations

*That the Committee:*

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

Report prepared by:

Report approved by:

Report approved by:

**Scott Ihaka**  
Policy Advisor

**Murray McLea**  
Acting Manager,  
Environment Policy

**Nigel Corry**  
Divisional Manager,  
Environment Management