



Report 08.840  
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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

Greater Wellington has received eight notified consents and two non-notified consents from the region's city and district councils since the last committee report. No submissions have been made, and a number of the applications are still pending assessment of the need to make a submission. An update on any submissions in response to these applications will be provided in the next Regulatory Committee Report.

Staff have attended hearings or submitted written evidence at two hearings. The issues addressed, included potential groundwater contamination and on-site waste water disposal.

An update on ongoing matters is reported below.

#### 2.1 Wellington City Council – Redevelopment of Bowen Hospital, 114 Churchill Drive, Crofton Downs

This resource consent proposal is for the redevelopment of Bowen Hospital to allow for an upgrade of existing hospital facilities to improve the range of health services that can be provided.

Greater Wellington's submission covered two main elements, which were the protection of ecosystems and the recognition and protection of the urban streams. The submission highlighted that all discharges into the Kaiwharawhara Stream should minimise impacts on the aquatic ecology and habitats of the stream.

Greater Wellington provided a written statement of evidence which was tabled at the hearing held on 12 September 2008.

A decision to grant land use consent for the redevelopment of the hospital was granted on 29 October 2008. The decision reflected Greater Wellington's request to include reference to the guidelines *Greater Wellington's small earthworks erosion and sediment control for small sites* in a note attached to a condition of consent which requires the preparation of a Construction Management Plan and Erosion and Sediment Control Plan for Council's approval.

## **2.2 Hutt City Council – To construct and operate a new marina service complex at 100 Port Road, Gracefield**

The proposal is for the construction and operation of a new marina service complex within Seaview Marina.

Greater Wellington's submission sought that the effects of hazards on the environment be appropriately avoided, remedied or mitigated. In particular, we sought that the building design including construction type, the siting and layout address the potential effects of earthquake ground shaking and coastal flooding.

Greater Wellington provided a written statement of evidence which was tabled at the hearing held on 6 November 2008. The evidence recommended that an advisory note be included in the resource consent to ensure that the building design addressed the effects of earthquake ground shaking and coastal flooding in line with both the Building Act requirements and the New Zealand Standards.

## **3. District Plans**

An update on Greater Wellington's submissions to previously notified plan changes and ongoing matters, is provided below.

### **3.1 Wellington City Council**

An update on council's decisions on plan changes 61 and 62 and an update on plan change 65 are reported below.

#### **3.1.1 Proposed District Plan Change 61 – Rezoning of land off Huntleigh Park Way, Heke Street & Thatcher Crescent (Ngaio) from Rural Area to Outer Residential Area**

Regulatory Committee Report 08.337 (19 May 2008) provided a brief record of Greater Wellington's evidence presented at the hearing. The Hearing Commissioner report was referred to council for adoption on 29 October 2008.

The decision reflects Greater Wellington's request to include a new policy framework within the plan change, to recognise the importance of the ecological values and the ecological linkage between the subject site and the adjoining conservation site. Additionally, the decision also incorporates Greater Wellington's request for a new objective and policy to protect the nearby urban streams and require an earthworks management plan in line with the principles and guidelines in the Greater Wellington's Erosion Control and Sediment Control guidelines.

### 3.1.2 Proposed District Plan Change 62 – Rezoning at Bellevue Residential Estate (Newlands) and associated policy amendment

Regulatory Committee Report 08.21 (17 January 2008) provided a summary of the aspects raised in Greater Wellington's submission which sought the addition of a new policy framework to protect the ecological values of the land.

The hearing date for the plan change has been scheduled for 10 November 2008 and 12 November 2008. Staff are currently preparing a Statement of Evidence in response to the council officer's recommendation.

### 3.1.3 Proposed District Plan Change 65 – Change to earthworks provisions

Regulatory Committee Report 08.718 (30 September 2008) provided a summary of the aspects raised in Greater Wellington's submission which supported an integrated policy framework for managing the effects of earthwork, particularly the policy that addresses the issues of erosion, dust and sediment.

Council has prepared a summary of submissions on the plan change. Council is now inviting further submissions opposing or supporting any of the submissions that have already been made. The closing date for lodging further submissions is on 8 December 2008. The need to make a further submission is still pending assessment.

## 3.2 Kapiti Coast District Council

Plan Change 83 'Meadows Precinct' has been publicly notified by Kapiti Coast District Council since the last committee report. An outline of this plan change and an update on plan change 79 is detailed below.

### 3.2.1 Proposed District Plan Change 83 – Meadows Precinct

Private plan change 83 seeks to rezone a portion of the Meadows New Life Trust's (which owns and administers the Meadows Church and the land surrounding the church) property at Mazengarb Road in Paraparaumu, which has an area of 6.34 hectares, to allow for the creation of a business park, auditorium, childcare facility, and medium density housing. The change will result in approximately 50% of the site being rezoned from Residential to Commercial/Retail zoning.

The change is still pending assessment of the need to make a submission. Submissions close on 4 December 2008.

### 3.2.2 Proposed District Plan Change 79 – Waikanae North Urban Edge, Low Impact Urban and Eco-Hamlet Areas

Regulatory Committee Report 08.718 (30 September 2008) provided a summary of the aspects raised in Greater Wellington's submission, which supported the aim of the plan change to give more certainty over growth patterns and the demand for services and infrastructure in the future.

Council has prepared a summary of submissions on the plan change. Council is now inviting further submissions opposing or supporting any of the submissions that have already been made. The closing date for lodging further submissions is on 27 November 2008. The plan change is still pending assessment of the need to make a further submission.

## 3.3 Upper Hutt City Council

One plan change has been publicly notified by Upper Hutt City Council since the last committee report. An outline of the plan change is reported below.

### 3.3.1 Proposed District Plan Change 27

Proposed plan change 27 seeks to correct an omission in the District Plan whereby certain forms of subdivision provided for in the Open Space zone are not referenced to a corresponding rule outlining Council's control. The plan change addresses this omission by inserting a new rule that outlines Council's control over these subdivisions.

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

## 4. Other policies and plans

### 4.1 Porirua City Council – Draft Porirua Development Framework (September 2008)

Regulatory Committee Report 08.718 (30 September 2008) provided a summary of the aspects raised in Greater Wellington's submission on the *Draft Porirua Development Framework Discussion Document*, released in September 2007. Porirua City Council then released the *Draft Porirua Development Framework* in September 2008.

Greater Wellington made a submission in support of the aim of the *Draft Porirua Development Framework (September 2008)* as a tool to help manage future development by identifying the appropriate location and type of development that could occur, and where planning efforts should be focussed. Greater Wellington's submission generally reinforces the aspects raised in the *Draft Porirua Development Framework Discussion Document*.

Greater Wellington's submission supports the '*Environmentally Sustainable*' principle which includes the appropriate management of water quality in Porirua Harbour, and its Onepoto and Pauatahanui Inlet arms and the protection of indigenous biodiversity.

Greater Wellington's submission recommended specific amendments to the Framework principles, objectives and maps. This included that:

- Sensitive natural environments should be better protected, for example any effects of urban stormwater on receiving waters and sediment inputs into sensitive catchments such as the Pauatahanui Inlet, should be minimised.
- New urban development in areas potentially affected by climate change or subject to natural hazards should use non-structural or soft engineering methods, as the first option, for hazard mitigation.
- The proposed industrial/business growth areas within Judgeford and around the State Highway 58/Transmission Gully interchange should be removed from the map as it is unclear how the environmental sensitivity and suitability issues associated with industrial/business development are addressed. Additionally, Porirua City Council signalled in the document that they did not support of industrial/business growth within these areas in the foreseeable future.

#### **4.2 Wellington City Council – Draft Adelaide Road Framework, Planning for the Future**

The draft Adelaide Road Framework outlines a draft long-term vision for the future urban development of the northern Adelaide Road area particularly the role Adelaide Road Area will play in the context of the wider city, what type of development should occur, where it should be located and what it should look like, and which areas and features need to be protected.

Greater Wellington's submission supported the vision of the Framework which is consistent with the policy framework of the Regional Policy Statement and the Wellington Regional Land Transport Strategy 2007-2016. Greater Wellington supported the open space (green and blue networks) theme which aims to strengthen connections between the surrounding Town Belt areas and existing parks and green spaces in the Adelaide Road area.

Greater Wellington recommended that additional landscaping and open space enhancement be introduced to better reinforce the role of a proposed ecological corridor between the recreational/open space land in John Street and the Hospital Road reserve.

Greater Wellington also sought that, two stormwater treatment/landscape nodes which were shown as the blue network, incorporate the design of stormwater infrastructure into future development and pursue opportunities for low impact solutions for stormwater management.

## 5. Recommendations

*That the Committee:*

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

Report prepared by: Report approved by:

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