



Report 08.21
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Committee Regulatory Committee
Author Lucy Harper, Resource Advisor

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

Since the last committee report, 12 notified consent applications have been received from the region's councils. Two submissions have been lodged.

2.1 Coastal subdivision at Otahome

Greater Wellington submitted on a proposal for a 10 lot subdivision in this isolated section of the coast at Otahome, with concerns about the impact of the development on the natural character of the area. This area has not been identified in the Combined Wairarapa District Plan as an existing settlement and the proposal would have led to a significant change in density of the subdivided area.

The applicant has re-applied for this subdivision with a modified design and reduced number of lots (5) which significantly reduces the effects on density of the area. We have submitted on the amended proposal, primarily with concerns about natural values and waste water.

2.2 Subdivision in flood hazard area

Greater Wellington opposed an application for a 2 lot rural residential subdivision between the Waiohine River and State Highway 2, to the north of Greytown, which has recently been notified by South Wairarapa District Council. Approximately half of the land area of each proposed lot is on the riverward side of a stop-bank. The level of protection of this stop-bank is less than the standard rural protection of a 1 in 20 year event.

Greater Wellington has consistently opposed residential development in areas where the development will be at significant risk from floods. Such developments increase the requirement for flood protection in an unplanned manner, and can predetermine or constrain the options for protection.

There is enhanced flood protection being designed for Greytown, but there is no intention at this stage of providing protection at this site at the residential standard of a 1 in 50 year event.

Greater Wellington also commented on the designation status, accretion, esplanade strip provisions and constraints on waste water disposal. In particular, the Greater Wellington designation on the site gives us a level of control over what can happen on the designated area.

3. District Plans

Greater Wellington has been notified of three proposed plan changes and one proposed bylaw since the last committee report. An update on previously notified plan changes is also provided below.

3.1 Wellington City Council

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

The last Regulatory Committee Report No.07.758 (14 November 2007) provides a summary of the proposed change.

Greater Wellington made a submission and sought the addition of a new policy framework to protect the ecological values of the land. The submission also sought the protection of urban streams running through the site given the close proximity of future residential development to these streams. Our submission also recommended more stringent controls in relation to earthworks to manage erosion and sediment run-off.

3.2 Porirua City Council

3.2.1 Proposed Plan Change 7 - Wind Farms

The last Regulatory Committee Report No.07.758 (14 November 2007) provided a summary of the proposed change.

Greater Wellington's submission supported the introduction of a planning framework for the assessment of wind farm proposals. Concern was however raised about the proposed 700 metre buffer distance for structures (including turbines and sub stations) from property and zone boundaries in the new rule. Greater Wellington submission noted that the proposed assessment criteria in the rule provided a more appropriate case by case assessment framework.

3.2.2 Proposed Plan Change 8 – Recreation and Open Spaces Zones

The last Regulatory Committee Report No.07.758 (14 November 2007) provided a summary of the proposed change.

Greater Wellington made a submission in support of the enabling policy framework to provide for the demands for a wide range of recreation and community activities in public open spaces and recreation areas. The plan change identifies ecological sites within these zones and we sought the introduction of a new policy to further recognise the natural heritage and ecological values of these areas.

3.2.3 Proposed Bylaw on Silt and Sediment Control

The proposed bylaw aims to reduce the cumulative impact from silt and sediment runoff from small building sites with a set of best practice guidelines.

Greater Wellington lodged a submission which expressed concern about using a non-regulatory approach for the management of earthworks through the bylaw and stated that earthworks would be more appropriately controlled through a change to the District Plan.

3.3 Kapiti Coast District Council

3.3.1 Proposed Plan Change 61 – Earthquake fault traces

The change involves amendments to the District Plan to update the existing fault trace information and to create new rules relating to new buildings and subdivisions on land affected by fault trace avoidance zones.

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

3.4 Lower Hutt City Council

3.4.1 Notice of alteration by Transit NZ to the designation for the State Highway 2 –Dowse Drive to Petone Upgrade

The existing designation includes provision for a 1.5m pedestrian refuge within the central median barrier on SH2, leading to the pedestrian/cycle rail overbridge. The refuge was intended to allow pedestrians and cyclists to cross SH2 in this location.

The notice of alteration wants to allow the upgrade to proceed without the pedestrian refuge. The removal is sought to address concerns regarding the safety of pedestrians and cyclists crossing the highway.

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

3.5 South Wairarapa District Council

3.5.1 Proposed Moroa Water Race Bylaw 2007

Greater Wellington lodged a submission about the consistency of this bylaw with the resource consents which are held with Greater Wellington and the Code of Practice for the water race. Greater Wellington's submission also provided feedback on the readability and interpretation of the bylaw.

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:

Lucy Harper
Resource Advisor

Nicola Shorten
Manager, Environmental
Policy

Nigel Corry
Divisional Manager,
Environment Management