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Committee: Environment Committee
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Regional Council input to statutory planning

1. Purpose

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

2. Overview

2.1 Resource consents

Nine notified resource consent applications have been received since the last Committee report. Three submissions have been made and are reported below.

2.1.1 St Ives Group, Porirua City Council

Greater Wellington opposed a subdivision application to create 40 fee simple lots, two reserves, a new legal road, 4 right of ways and a earthworks consent at St Ives Drive, Camborne.

The application involves the removal of approximately 40% of vegetation with high ecological significance (as identified in the "Inventory of Ecological Sites in Porirua City", prepared for Porirua City Council by Boffa Miskell, 2001). The area also contains a rare ecosystem type: a small flax/sedge freshwater wetland.

Without wishing to restrict development of the site, the Greater Wellington submission sought the removal of one lot and part of two lots to retain the vegetation corridor. In addition, the submission requested that the gully above the wetland not be filled so that the wetland could provide a buffer for peak stormwater flows and assist with minimising water quality impacts on Pauatahanui Inlet.

Staff attended a pre-hearing meeting on 10 November. Little progress was made at the pre-hearing. The hearing is scheduled for 19 November 2003.

2.2.2 Nees Hardware & Building Supplies Limited, Hutt City Council

Greater Wellington opposed a resource consent application by Nees Hardware & Building Supplies Ltd to demolish the former General Motors Assembly Plant and subsequently construct, maintain and use a home improvements store at 25 Bouverie Street, Petone.

The site is classified in the Greater Wellington – ‘Selected Land Use Register’ as “a site that has a verified history of hazardous activity or industry”. The Greater Wellington submission sought the inclusion of a consent condition to ensure a Site Management Plan was developed in consultation with Greater Wellington’s Contaminated Sites Officer. The Plan would address control, monitoring, storage and treatment/disposal of potentially contaminated material as a consequence of land disturbance/excavation at the site.

The Hutt City Council staff hearing report has recommended that the landuse consent include such a condition. This meets Greater Wellington’s concerns. The hearing is scheduled for 19 November 2003.

2.2.3 Kilmarston Development Ltd, Wellington City Council

Greater Wellington opposed a subdivision of 43 residential, 1 reserve, 1 utility site, 1 balance lot, 7 lots as road and an earthworks consent at 16 and 18 Patna Street, and 109a Awarua Street, Ngaio.

Greater Wellington expressed a concern that the application did not contain an Earthworks and Sediment Control Plan. In addition, the application failed to assess the impacts of the subdivision on the receiving Kaiwharawhara catchment.

Greater Wellington’s submission requested that an Earthworks and Sediment Control Plan be prepared and provided to submitters for assessment. The submission also requested that the applicant carry out an assessment of effects on the ecology and water quality of the Kaiwharawhara catchment and investigate measures to slow runoff and reduce quantities of sediment/pollutants entering the stream system.

2.2 District Plans

2.2.1 Proposed Upper Hutt City Council District Plan, Greater Wellington Appeal

Greater Wellington staff have been working with Upper Hutt City Council to resolve Greater Wellington’s appeal to the Upper Hutt District Plan. All outstanding matters have now been resolved and a consent order is to be prepared.

2.2.2 Proposed Plan Change, Rezoning of Land at Downing Street and Silverstream Road, Crofton Downs

Wellington City Council (WCC) notified Proposed Plan Change 24 on 17 September 2003. The proposal changes the zoning of an area of land on the edge of Crofton Downs. The rezoning creates a 3.7 hectare reserve, which protects both sides of a valley supporting a small stream. The reserve will also

form part of an ecological corridor between Wilton Bush and Huntleigh Park Forest.

Approximately 50% of the site will be zoned outer residential but will be specifically controlled through an appendix to the residential rules. The appendix restricts the number of lots and sets out the matters that will be assessed. The appendix includes an assessment criterion requiring a subdivider to consider stormwater effects and how these can be mitigated using alternative methods.

The Greater Wellington Regional Council submission supports, in part, the Proposed Change. However, the submission requested that the proposed assessment criterion, in relation to stormwater, be included as a standard to provide greater certainty that sediment and pollutants will be managed on the site.

2.2.3 Proposed Plan Change, Kiwi Point Quarry Extension, Ngauranga Gorge and Rationalisation of Zone Boundaries, Taylor Preston Area, Ngauranga Gorge

Wellington City Council (WCC) notified Proposed Plan Changes 25 and 26 on 1 November 2003. Staff made earlier pre-notification comments on the Proposed Change 25 and these comments have been addressed in the final Proposed Change.

Plan Change 25 provides for the extension of quarrying into a formerly worked area in Ngauranga Gorge to the South of the present quarry, behind the industrial buildings on Tyers Road. Staff requested that the site management plan requirements be reflected in a rule, rather than being a non-regulatory mechanism mentioned in the explanation to a policy.

Plan Change 26 amends the existing zone boundary in the vicinity of the Taylor Preston site. The proposed plan change includes protection from future development of an area of regenerating bush west of Kiwi Point Quarry by incorporating it into Open Space B zoning.

2.2.4 Proposed Plan Change 22, Hazard (Fault Line) Area Re-alignment Rules, Wellington City Council

Greater Wellington made a submission in support of Wellington City Council's (WCC) proposed changes to the District Plan (Report 03.566) to incorporate new information received from the Institute of Geological and Nuclear Sciences (GNS).

Further submissions close on 21 November. It is unlikely that Greater Wellington will need to make a further submission.

2.2.6 Proposed Plan Change, Evans Bay Patent Slip, Wellington City Council

Wellington City Council (WCC) notified Proposed Plan Change 17 on 20 June 2003. The plan change provides for identification of the Evans Bay patent slip as a heritage area and adjusts the residential zone to better provide for a suburban shopping area, a road realignment and open space areas.

Greater Wellington made a submission on the Proposed Plan Change, (Report 03.469) and requested that the heritage zone only be indicated on the landward side of the coastal marine area. The Regional Coastal Plan was noted as the appropriate plan for the seaward side (i.e. the coastal marine area).

A hearing is scheduled for Wednesday 19 November 2003. The WCC Staff Hearing Report has recommended that Greater Wellington's request be met. A letter will be sent supporting this recommendation and consequently, there will be no need to present evidence at the hearing.

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.*

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