



Report: 04.222
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Committee: Environment Committee
Author: Tami Woods Policy Advisor (Statutory)

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

Five notified resource consent applications have been received since the last Committee report. One submission was made.

2.1.1 Brooklyn Holdings, Wellington City Council

Greater Wellington opposed a landuse and subdivision application to create a 43 lot subdivision and carry out earthworks at 282 Ohiro Road, Brooklyn. The application included retrospective consent for earthworks carried out beyond the scope of the prior non-notified resource consents.

Greater Wellington expressed concern over pedestrian movement, the assessment of effects in relation to the retrospective earthwork consents and sediment and erosion control at the site. In particular, it was noted that Greater Wellington staff have responded to several complaints about silt runoff from the site onto the road, into the stormwater network and consequential discharges to the Owhiro Stream.

Greater Wellington's submission sought that:

- Additional stepped pedestrian access ways be added to the subdivision to connect the cul-de-sac extremities with the main right of way;
- That prior to further processing, the effects of the retrospective earthworks consents be fully assessed; and
- That conditions be included on any resource consents granted to incorporate an updated Erosion and Sediment Control Management Plan with appropriate measures for erosion and sediment control.

A hearing of the application occurred on 28-30 April 2004.

2.1.2 Upper Hutt Developments No 6 Limited, Porirua City Council

Upper Hutt Developments No 6 Limited have applied to Porirua City Council to carry out earthworks and subdivide to create 41 rural allotments at 1227 Paekakariki Hill Road. Attachment 1 to this report is a copy of a map showing the location of the site, an aerial photo indicating the site boundary, and an A3 map showing the proposed lot, building sites and ecological areas.

Submissions closed on the 30 April 2004. At the time of writing this report staff were preparing a submission. The submission principally addresses the impacts of the subdivision on the coastal landscape, impacts on Paekakariki Hill road and the intersection with State Highway 1, management of significant ecological sites and wastewater management.

2.2 District Plans

2.2.1 Proposed Plan Changes 1 – 4, Lower Hutt District Plan

The Hutt City Council notified the following Proposed Plan Changes on 23 March 2004:

Proposed District Plan Change 1:	Business and Commercial Activity Area
Proposed District Plan Change 2:	Notification Procedures and Assessment Criteria
Proposed District Plan Change 3:	Community Iwi and general Residential Activity Areas - Waiwhetu
Proposed District Plan Change 4:	Demolition and relocation of Listed Heritage Buildings and Structures.

Submissions closed on the 30 April 2004. At the time of writing this report, staff were preparing a submission on Plan Changes 1 and 4. The submission on Plan Change 1 seeks further clarification and amendments to the proposed floating zone for new large-scale commercial and retail activities. The submission on Plan Change 4 supports the addition of a discretionary activity rule for the demolition and relocation of listed heritage buildings and structures. The proposed change addresses a gap in the current District Plan heritage provisions.

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.*

Report prepared by:

Report approved by:

Report approved by:

Tami Woods
Policy Advisor (Statutory)

Nicola Shorten
Manager, Resource Policy

Jane Bradbury
Divisional Manager,
Environment

Attachment 1: Site location photos and map – Upper Hutt Development No6 Ltd.