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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

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

2.1.1 Lorraine Nicolls, Porirua City Council

Lorraine Nicolls has applied to Porirua City Council for a subdivision consent to create 3 rural allotments at 1275 Paekakariki Hill Road. The site is immediately to the south of the subdivision application recently lodged by Upper Hutt Development No 6 "Tunapo" to create a 41 lot subdivision.

Greater Wellington opposed the proposed subdivision due to the cumulative adverse effects on the natural character of the Paekakariki escarpment when the application was considered alongside the adjoining 41 lot subdivision recently opposed by Greater Wellington.

2.1.2 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 (Report 04.115).

Greater Wellington expressed concerns over pedestrian movement and sediment and erosion control at the site. In particular, it was noted that Greater Wellington staff had 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 staff attended the hearing on the application on 30 April 2004 to reinforce the need for appropriate conditions to ensure erosion and sediment were appropriately managed. After a site meeting with the applicant staff were satisfied that pedestrian access would be adequately addressed.

Greater Wellington received the Wellington City Council's decision on the application on 4 June 2004. The decision granted the subdivision and included a condition for the preparation of a new Earthworks Management Plan in consultation with Greater Wellington. Greater Wellington staff are satisfied with the inclusion of this condition.

2.1.3 Wellington City Council and Lincolnshire Farm Limited - Mark Avenue and Westchester Drive, Wellington City Council

Greater Wellington opposed an application by Wellington City for the construction and extension of Mark Avenue and Westchester Drive at Grenada Village and the subdivision application by Lincolnshire Farms Ltd (Report 03.469). The extension to Westchester Drive and a proposed new road running east from the northern end of the extension to Mark Avenue is a future access road from the northern suburbs of Wellington through to Petone and the Hutt Valley. The adjoining subdivision was proposed with property access onto the future access road.

Greater Wellington's submission sought that the construction and extension of Westchester Drive, including the roundabout and a proposed new road running east from the northern end of the extension to Mark Avenue, be designed and constructed to cater for the traffic volumes which would occur from the link road. The submission also sought that a limited access designation be investigated for the proposed new road restricting the movement of traffic onto the future link road. As a consequence, the subdivision would also need to be reconfigured to provide access to, and from, Mark Avenue instead of the future link road.

Greater Wellington staff attended the hearing on these applications on 6 May 2004. Greater Wellington supported the Wellington City Council Planner's recommendation that an isolation strip be imposed to ensure access onto the future link road was restricted. Greater Wellington staff also reinforced the need for the extension road to be capable of handling additional traffic volumes should the link road proceed.

During the hearing proceedings it became apparent that Wellington City Council believed there was adequate road reserve available should the future link road go ahead. Greater Wellington staff have received a copy of the decisions relating to these applications. The decision grants the applications and includes a condition to the subdivision consent requiring an isolation strips alongside the extension and future link road. Greater Wellington staff are satisfied with this outcome.

2.2 District Plans

2.2.1 Proposed Private Plan Change 31 – Bing Lucas and Woodman Drives, Wellington City District Plan

The Wellington City Council notified Proposed Private Plan Change 31 - Bing Lucas and Woodman Drives, Tawa, on 8 May 2004. The proposal is to:

- Add lines to the District Planning Maps to indicate the route of a connector road between Woodman Drive and Bing Lucas Drive;
- Add the connector road to a list of future connector routes identified under Policy 4.2.9.2 of the Residential Area rules; and
- Change the zoning of approximately 8 hectares of land at the southern end of Woodman Drive from ‘Rural’ to ‘Outer Residential’.

Greater Wellington’s submission noted that the site of the proposed Plan Change is identified in the Northern Growth Management Framework as a site of “future residential development” and that the framework also proposed a link road between Bing Lucas and Woodman Drives.

Greater Wellington supported the part of this Plan Change that would formalise the link between Bing Lucas and Woodman Drives. The Change will provide better connectivity for the community between Grenada North and Greenacres.

Greater Wellington’s submission, however, stated that if the land was rezoned from ‘Rural’ to ‘Outer Residential’, additional specific plan provisions should be included, as part of Private Plan Change 31, to:

- Ensure appropriate assessment is given to pedestrian access to connect the cul de sacs to the main road and reserve areas;
- Ensure that the stormwater detention area is identified and formalised in an appropriate manner through the proposed Change;
- Ensure earthworks are minimised at the time of the subdivision and treatment of stormwater is undertaken to reduce the quantities of sediment and other pollutants entering the Porirua Stream system; and
- Ensure the wholesale water main owned by Greater Wellington is appropriately managed, at the time of the subdivision.

2.2.2 Proposed Plan Change 24 - Rezoning of Land at Downing Street and Silverstream Road, Crofton Downs, Wellington City District Plan

The Wellington City Council notified Proposed Plan Change 24 on 17 September 2003. The proposal involved changes to the zoning of an area of land on the edge of Crofton Downs. The rezoning would create a 3.7 hectare reserve, which protects both sides of a valley with a small stream. The reserve will also form part of an ecological corridor between Wilton Bush and Huntleigh Park Forest.

The Greater Wellington Regional Council made a submission on the Proposed Plan Change (Report 03.683) which supported, in part, the Proposed Change. The submission requested that a new assessment criterion be included, and an additional standard to provide greater certainty that sediment and pollutants will be managed and earthworks minimised.

Staff attended the hearing on this application on 27 February 2004 to support the inclusion of the new assessment criterion as proposed in the staff hearing report. Staff also reinforced the need for the new standard and term to manage on site stormwater.

Wellington City Council has issued the decision in relation to this Plan Change. The new proposed plan provisions include additional assessment criteria for the Downing Street site. The assessment criteria address the need to minimise earthworks and the filling of ephemeral gullies, and carry out an investigation into on-site stormwater retention and treatment options.

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