



Report **06.23**
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Committee **Environment**
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Regional Council input to statutory planning

1. Purpose

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

2. Overview

2.1 Resource consents

Eleven notified resource consent applications have been received since the last Committee report. Four submissions were made.

2.1.1 Whitby Coastal Estates Limited, Porirua City Council

Whitby Coastal Estates Limited has applied for subdivision and earthworks consents from Porirua City Council. Earthwork and land use consents to disturb and pipe a tributary are also being processed by Greater Wellington. The proposal will create an 81 residential allotment, 1 access lot, 1 balance lot and 1 lot to be vested as road. The site is between Navigational Drive and James Cook Drive in Whitby.

Greater Wellington made a submission opposing the subdivision design. Concern was raised about the long term stormwater impacts on Duck Creek and Pauatahanui Inlet, and two sites of high ecological value identified in the Inventory of Ecological Sites in Porirua City, by Boffa Miskell in July 2001

Greater Wellington staff have attended a pre-hearing meeting and a further meeting with the applicant's representatives. The meeting clarified the issues and the applicant is currently investigating potential mitigation measures. A hearing date is yet to be set for this application.

2.1.2 GDP Developments Limited, Porirua City Council

GDP Developments Limited has applied for a subdivision consent to create a 16 lot fee simple subdivision at 36 Tirowhanga Road, Porirua.

Greater Wellington made a neutral submission. The submission supported the proposed installation a device designed to remove settleable solids and floatables in stormwater. This is likely to have benefits on the quality of long-term stormwater discharged from the site. Greater Wellington also requested that a Consent Notice be applied to the properties that include parts of a site of high ecological value, identified in the Inventory of Ecological Sites in Porirua City by Boffa Miskell in July 2001. The Consent Notice would require the vegetation within the ecological site be protected. A hearing date is yet to be set for this application.

2.1.3 Realty Management Limited, Hutt City Council

Realty Management limited has applied for a land use consent to operate a child care centre at 100 Pharazyn Street, Melling.

Greater Wellington made a submission which raised concern about both the flood and earthquake risks. Concern was also expressed about the adequacy of the earthquake risk assessment. Further information regarding the location of the faultline was requested prior to any hearing. Greater Wellington also sought that the proposed building be designed and constructed to withstand both flooding and earthquake effects and that a contingency plan is prepared, detailing how a flood and earthquake risk would be managed. A hearing date is yet to be set for this application.

2.1.4 KRL Developments Limited

KRL Development Limited has applied to create a 12 lot rural subdivision and carry out earthworks at 182 Te Hapua Road, Te Horo.

Greater Wellington made a submission opposing the application. Concern was expressed about the impact of the vehicular access across the wetland in a number of locations, the proximity of two lots, on the eastern side of the property to the wetland, and the proposal to modify 20% of the wetland area into open water. A hearing date is yet to be set for this application.

2.2 District Plans

2.2.1 Upper Hutt City Council

One plan change has been notified since the last Committee report. Plan Change 10 proposes to include definitions for front, corner and rear lots and clarify that rear boundary setbacks apply to all boundaries in rear lots. No submission was made.

2.2.2 Wellington City Council

Four Plan Changes have been notified by the Wellington City Council since the last Committee report. Plan Change 39 “Controls on Residential Development in Newtown, Berhampore and Mt Cook”, Plan Change 40 “Amendments to Newtown Suburban Centre Character Area”, Plan Change 41 “Design and Wind Controls for Operational Port Area” and Plan Change 42 “Clarification of Airport Precinct Rules”. No submissions were made.

2.2.3 Kapiti Coast District Council

No plan changes have been received from the Kapiti Coast District Council since the last Committee report.

Greater Wellington has, however, become a party to an appeal on Plan Change 55A “Updates to Ecological Sites”. Greater Wellington presented evidence at the hearing in support of the proposed updates. The evidence also specifically supported the proposed boundary around ecological site K055 “Te Hapua Wetland Swamp A”. The landowner opposed the boundary at the hearing and has subsequently appealed the Council’s decision. Greater Wellington has become a party to the appeal in support of Kapiti Coast District Council’s decision.

Greater Wellington will attend Environment Court mediation on this appeal on 8 March 2006.

2.2.4 Porirua City Council

No plan changes have been notified by the Porirua City Council since the last Committee report.

Officers from Porirua City Council are beginning major reviews of the Rural, Suburban and Heritage (natural and human) provisions of their District Plan. Officers from Greater Wellington have been taking part in the formative stages of this process.

2.2.5 Hutt City Council

No plan changes have been notified by the Hutt City Council since the last Committee report.

Greater Wellington lodged written evidence in support of Plan Change 6 “Hutt River Flood Hazard Areas” at the hearing in December 2005. Staff from Greater Wellington’s Flood Protection Department also attended the hearing to answer questions. A decision on this Change has yet to be released.

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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