



Report 08.489  
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Committee Regulatory Committee  
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## 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, Greater Wellington has received nine notified resource consent applications from the region's city and district councils.

Four neutral submissions addressing potential flood hazard, wastewater systems, esplanade requirements and water conservation measures have been lodged with the Carterton District Council.

A neutral submission was also submitted to the Wellington City Council on the redevelopment to Bowen Hospital. Greater Wellington's submission supported the proposed protection of bush remnants as it provided an ecological corridor through to the adjoining Open Space B land.

An update on Glenburn Station subdivision is reported below.

#### 2.1 Carterton District Council - Glenburn Station subdivision

Regulatory Committee Report 08.253 (15 April 2008) provides a summary of the evidence presented by Greater Wellington at the Glenburn Station subdivision hearing.

A re-convened hearing for the Glenburn Station 22 lot coastal subdivision was held on 5 June to consider further information requested by the hearing committee regarding biodiversity, cultural values and natural hazards.

Greater Wellington provided further evidence on the need to manage the hill country directly behind the proposed coastal allotments. The Council officer's Report addressed all our other issues, being the protection of ecological,

archaeological and geological sites of significance, access to the coast and potential effects from the disposal of wastewater through proposed conditions of consent. The recommendations on these matters were supported by Greater Wellington.

Carterton District Council granted resource consent to reconfigure the existing land parcels for the majority of the Station (lots 1 to 4 and 13 to 22), but declined the eight proposed coastal allotments (lots 5 to 12).

### **3. District Plans**

Greater Wellington has been notified of three proposed plan changes since the last Regulatory Committee Report. An outline of these changes and an update on previously notified plan changes and the Proposed Wairarapa Combined District Plan is provided below.

#### **3.1 Wellington City Council**

One council-initiated plan change has been publicly notified by Wellington City Council. An outline of this plan change and the Greater Wellington submission on Plan Change 66 and Variation 5 are reported below.

##### **3.1.1 Proposed District Plan Change 64 - Amendments to Kiwi Point Quarry Provisions**

Proposed District Plan Change 64 seeks to amend the existing quarry provisions for Kiwi Point Quarry (Ngauranga Gorge). It includes:

- A rationalisation of current District Plan rules, through the merging of rules, and a more comprehensive set of provisions to manage the quarry.
- A rezoning of areas required for quarrying.
- The implementation of a Quarry Management Plan (including provisions for rehabilitation) as a method rather than as rules.
- A modification to the buffer area along the northern boundary to provide continued protection for adjoining residents and activities.

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

##### **3.1.2 Proposed District Plan Change 66 and Variation 5 (to Proposed District Plan Change 48)**

The last Regulatory Committee Report 08.337 (19 May 2008) provided a summary of this plan change and variation.

Greater Wellington made a submission in support of the approach taken to managing impacts of retail activities within Wellington City in a way that will ensure the maintenance of a compact urban form. This will result in positive environmental quality outcomes consistent with the policies of the Regional Policy Statement.

Greater Wellington also supported the new policies which encourage the intensification of urban development around existing centres and key transport corridors. This is consistent with the Wellington Regional Land Transport Strategy 2007-2016 which seeks improved integration of land use and transport.

## **3.2 Kapiti Coast District Council**

### **3.2.1 Proposed District Plan Change 78 – Large Format Retail**

Proposed Plan Change 78 seeks to amend the residential, commercial/retail and industrial zones in the Kapiti Coast District Plan to control the location and design of retail activities and prevent the adverse effects of typical ‘big box’ design development occurring in the district.

This plan change is still pending assessment of the need to make a submission. Kapiti Coast District Council has provided an extended submission period and submissions will close on 4 September.

### **3.2.2 Proposed District Plan Change 79 – Waikanae North Urban Edge, Low Impact Urban and Eco-Hamlet Areas**

This council-initiated plan change provides a policy framework on how far Waikanae will develop beyond existing urban settlement and the type and quality of urban and rural settlement forms within any new area.

This plan change is still pending assessment of the need to make a submission. The submission period closes on 12 September.

## **3.3 Proposed Wairarapa Combined District Plan**

The last Regulatory Committee Report 08.337 (19 May 2008) provided a summary of Greater Wellington’s appeal to the Wairarapa Combined District Plan decision.

Greater Wellington has also joined, as a party, to appeals from Federated Farmers, Horticulture New Zealand and Cardno TCB.

Greater Wellington opposed Federated Farmers appeal to change the permitted activity rules on the maintenance of Significant Natural Areas, earthworks and building of structures in outstanding landscapes and the standards for dwellings in the rural zone. Greater Wellington also opposed their appeal to delete the list of significant waterbodies in South Wairarapa from the Plan, but supported the concept of adding the reasons for significance.

Cardno TCB’s appeal expressed concern that the amended subdivision rules did not adequately allow for innovative subdivisions. Greater Wellington joined this appeal because of specific concerns about the broader implications of the proposed changes in the appeal.

Greater Wellington also opposed Horticulture New Zealand's appeal that sought the removal of commercial market gardens and orchards from the Hazardous Activities and Industries List (HAIL).

## **4. Other Policies and Plans**

### **4.1 Carterton District Council - Draft Carterton South Structure Plan**

Carterton District Council is currently preparing a draft structure plan for the semi-rural areas of the central, western and southern parts of Carterton's urban area.

The structure plan is intended to provide a framework to guide the development of this area, which is primarily low density zoned land.

Greater Wellington has expressed an interest in being involved in this exercise. Areas of interest relate to opportunities to incorporate urban design principles into the plan, opportunities for maintenance and enhancement of natural features and improving the environmental quality of the area. Greater Wellington is also interested in maintaining accessibility of main transport corridors and encouraging connections for different transport modes and public transport.

### **4.2 South Wairarapa District Council – Draft Rural Reserves Management Plan**

The last Regulatory Committee Report 08.337 (19 May 2008) provided an outline of changes to the South Wairarapa District Council Rural Reserves Management Plan.

Greater Wellington made a submission on the review of the Management Plan. The main submission points related to ensuring consistency with our Regional Plans and the Wairarapa Combined District Plan.

### **4.3 Wellington City Council - Draft Centres Policy**

Wellington City Council's Draft Centres Policy, as noted in Regulatory Committee Report 08.337 (19 May 2008), contains proposals for the future development and management of the city centres. The policy focuses on the appropriate role of different centres, and aims to strengthen the centres by focusing future growth in and around them. It also seeks to expand the range of activities and services within the larger centres, and control the location of future retail development.

Greater Wellington's submission supported the objectives of strengthening the function and nature of the city centres, and managing retail activities to ensure they support the city's compact form, provide for sustainable transport options and use resource efficiently.

#### **4.4 Porirua City Council - Draft Code of Land Development and Subdivision Engineering**

Regulatory Committee Report 08.253 (15 April 2008) provided an outline of the content of the draft code.

Greater Wellington made a submission in support of the general direction and objectives of the code which will provide for more innovative solutions to subdivision and development in the city. However, we suggested that the council introduce a plan change to include reference to the code in the District Plan, to give it status as a component of the District Plan

### **5. Recommendations**

*That the Committee:*

1. ***Receives the report; and***
2. ***Notes the contents.***

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