

Report 08.718
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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 and three non-notified resource consent applications from the region's city and district councils. An update on any submissions on these applications will be provided in the next report to the Regulatory Committee.

A summary of submissions made since the last committee report, and an update on ongoing matters is reported below.

2.1 Porirua City Council – proposed three lot subdivision (Discovery Drive, Whitby)

Regulatory Committee Report (Report 08.489) gave an update on a planning assessment provided to Porirua City Council on the non-notified resource consent application for a three lot fee simple subdivision of a site in Whitby being the upper part of the former Whitby Golf Course.

Resource consent was granted subject to conditions. The decision has incorporated the recommendations of Greater Wellington in terms of the avoidance and mitigation of flood hazards, the protection of urban streams and ecosystems and the recognition of the sensitive environment of Duck Creek Catchment.

3. District plans

An update on Greater Wellington's submissions to previously notified plan changes is provided below.

3.1 Wellington City Council

An update on Greater Wellington's submissions on plan changes 67, 68, 64 and 65 are reported below. One new plan change has been notified since the last Regulatory Report.

3.1.1 Proposed District Plan Change 67 – Rezoning of 43 Spennor Street, Newlands

The last Regulatory Committee Report (Report 08.589) provided a summary of this private plan change.

Greater Wellington made a submission in support of the plan change to provide additional land for housing by extending the existing urban area. However, the submission requested that the full implications of future residential development of the site be carefully considered to ensure that the vulnerable part of the ecosystem is not compromised. The submission also sought that opportunities to link the ecologically significant areas, as identified in the plan change, with nearby reserve and open space areas, including Homebush Park, be reinforced in the proposed provisions for the plan change.

3.1.2 Proposed District Plan Change 68 – Ngauranga Forest Rezoning

The last Regulatory Committee Report (Report 08.589) provided a summary of this private plan change.

This plan change seeks to rezone 1.2 hectares of land to the east of Homebush Road, Khandallah from Open Space B to Outer Residential Area. Greater Wellington made a submission expressing concern about the impact of the plan change on natural and open space values, as additional housing is likely to adversely affect the ecological linkages of the site with nearby reserve and open space areas. The intent of the District Plan is that Open Space land in general be kept in a natural state.

3.1.3 Proposed District Plan Change 64 – Amendments to Kiwi Point Quarry provisions

The last Regulatory Committee Report (Report 08.489) provided a summary of the aspects raised in Greater Wellington's submission, particularly the risk of dust in the immediate vicinity of the Ngauranga pumping station which is a key water supply asset owned and managed by Greater Wellington.

Wellington City Council has redrafted and consulted us on the planning provisions, which now contain the dust control measures, as recommended by Greater Wellington. The amended provisions have now adequately addressed the issue of dust associated with quarrying and clean filling activities.

3.1.4 Proposed District Plan Change 65 – Earthworks

Regulatory Committee Report (Report 08.337) provided a summary of this council-initiated plan change.

Greater Wellington made a submission to the plan change in support of the aim to provide an integrated policy framework for managing the effects of earthworks, particularly the policy that addresses the issues of erosion, dust and sediment. Greater Wellington recommended that the proposed provisions also take into consideration riparian management as part of earthworks to maintain the health of rivers and wetlands. Other recommendations include careful management of earthworks to avoid or reduce the risk of flooding.

3.2 Kapiti Coast District Council

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

Regulatory Committee Report (Report 08.489) provided a summary of this council initiated plan change.

Greater Wellington supported the aim of the plan change, which is to give more certainty over growth patterns and the demand for services and infrastructure in the future. The plan change does this by providing a boundary line between the area marked for future *Low Impact Urban* development (three hundred hectares) and the proposed *Eco-Hamlet* area (approximately three hundred and forty hectares). The boundary line is an urban edge which will limit urban expansion into rural areas.

The site is affected by flooding from both the Waimeha and Ngarara Streams. Accordingly, Greater Wellington recommended that the risks to existing and new development from flood hazard resulting from future development of the site be better recognised as part of the plan change.

3.2.2 Proposed District Plan Change 80 – Ngarara Settlement

Regulatory Committee Report (Report 08.337) provided a summary of this private plan change.

Greater Wellington's submission supported the protection and enhancement of ecological features such as wetlands, particularly the regionally significant wetlands of Kawakahia, and remnant indigenous vegetation. A network of open space areas and associated walk/cycle/bridle networks within and beyond the immediate site were also supported.

Greater Wellington recommended a lower residential density for three new neighbourhoods i.e. Smithfield Dunes, Lamberts and Ngarara Hamlets, that have potential for productive uses like growing food. This is because a lower density would help to minimise the loss of the number and total area of indigenous forest and sand dune communities in the Wellington region.

3.3 Upper Hutt City Council

One plan change has been publicly notified by Upper Hutt City Council since the last committee report. An outline of the plan change is reported below.

3.3.1 Proposed District Plan Change 26 - child care centres, kindergartens, kohanga reo and marae

Proposed district plan change 26 reviews how the District Plan provides for child care centres, kindergartens, kohanga reo and marae within the residential sub-zones of the city.

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

3.4 Proposed Wairarapa Combined District Plan

Regulatory Report 08.337 provided a summary of Greater Wellington's appeal to the Wairarapa Combined District Plan decision and regulatory report 08.489 provided a summary of the appeals to which Greater Wellington has become a party.

Environment Court mediation has been on-going throughout August and September. Issues that Greater Wellington has been involved with to date are subdivision, earthworks, biodiversity, hazards, outstanding landscapes, contaminated land and the coastal environment.

Mediation has been scheduled for October and November, but it is unclear as to whether another session will be required for those topics that were not resolved.

4. Other policies and plans

4.1 Wellington City Council – Infill Housing Review : *how and where will Wellington grow - proposals for change and character protection*

The last Regulatory Committee Report (Report 08.589) outlined the matters raised in Greater Wellington's submission on this document. Over 760 responses were received by Wellington City Council. A summary of consultation and feedback has been prepared and the Council is now proposing to have fewer 'Areas of Change' while pursuing the proposals for 'Areas of Character Protection'. A further round of non-statutory consultation will be held once Council has developed more detailed policies.

4.2 Porirua City Council – Draft Porirua Development Framework

In September 2007, Greater Wellington made a submission on the *Porirua Development Framework discussion document* which looked to provide a framework to help manage long-term development in Porirua City over the next thirty years.

Greater Wellington's submission supported the general direction and objectives of the framework, but recommended that the methodology used to identify the new urban, rural residential and business/industrial areas be further clarified.

Porirua City Council has now released the *Draft Porirua Development Framework* for submissions. The Framework is supported by the *Detailed Action Plan* and *Background Document*.

The revised discussion document is still pending assessment of the need to make a submission.

4.3 Hutt City Council – Draft Environmental Sustainability Strategy 2009-2014

The Strategy aims to identify major environmental sustainability issues for Hutt City Council and develop actions for responding to these. The primary areas of focus for the Strategy are transport, waste (solid waste), energy, water, urban form, biodiversity and council operations.

Greater Wellington's submission supported the vision, focus areas and goals.

Several actions to improve waste management were supported, and other actions such as educating households about recycling were suggested.

Greater Wellington also broadly supported the inclusion of energy objectives and actions, and a number of transport objectives and actions to improve public transport infrastructure, walking and cycling access around rail stations.

On the water focus area, the submission noted that Hutt City, along with Upper Hutt, Porirua and Wellington cities, will need to consider a combination of options including new water supply systems, and water conservation and efficiency measures in the next few years in order to maintain security of supply.

A specific action around the integration of land use planning and transportation to better support a compact and sustainable regional form was suggested, and we strongly supported the proposed actions identified in the biodiversity focus area.

5. Recommendations

That the Committee:

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


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