



Report 08.589  
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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 five notified and four non-notified resource consent applications from the region's city and district councils. A planning assessment on one of the non-notified resource consent application was provided to Porirua City Council. A neutral submission was submitted to the Carterton District Council for a seven lot rural subdivision at Norfolk Road. The assessment and submission along with an update on Glenburn Station subdivision are reported below:

#### **2.1 Carterton District Council – seven lot subdivision at Norfolk Road**

Norfolk Road is under increasing pressure for intensification by subdivision for 'lifestyle blocks'. Greater Wellington has expressed concerns in regard to the effects from on-site wastewater disposal on the groundwater system that flows into the Waingawa wetland. Greater Wellington's submission sought the installation of an effluent system that produces a high quality effluent and shallow subsurface drainage to retain nutrients within the upper soil horizon.

#### **2.2 Porirua City Council – proposed three lot subdivision (Discovery Drive, Whitby)**

Greater Wellington provided a planning assessment to Porirua City Council on a non-notified resource consent application for a three lot fee simple subdivision of a site in Whitby which forms part of the former Duck Creek Golf Course. A hearing was held before an independent commissioner on 16 July 2008. Greater Wellington's planning assessment was incorporated as an attachment to the hearing report.

The assessment covered flooding related issues, the effect of inundation and ways to address the hazard; the protection of urban stream and ecosystem and the recognition of the sensitive environment of Duck Creek Catchment which contains nationally threatened species.

### **2.3 Carterton District Council - Glenburn Station subdivision**

Regulatory Committee Report (Report 08.489) provided an update on Glenburn Station subdivision hearing.

The applicants have appealed the Carterton District Council decision to decline the eight coastal allotments (lots 5 to 12). They seek that the land area contained within lots 5-9 be contained within one computer register (formerly known as certificate of title), and that the land area contained within lots 10-12 and 19 be contained within a separate computer register.

Greater Wellington has joined as a party to the appeal on the grounds of the potential effects on the natural character and landscape of the coastal environment and natural hazards.

## **3. District plans**

Greater Wellington has been notified of three proposed plan changes since the last Regulatory Committee Report. An outline of the changes and an update on Greater Wellington's submissions to two previously notified plan changes is provided below.

### **3.1 Wellington City Council**

Two private plan changes have been publicly notified by Wellington City Council. An outline of the plan changes and an update on the Greater Wellington submissions on Plan Changes 64 and 60 are reported below.

#### **3.1.1 Proposed District Plan Change 67 – Rezoning of 43 Spenmoor Street, Newlands**

Proposed District Plan Change 67 seeks to rezone 17.7 hectares of land at 43 Spenmoor Street from Rural Area to Outer Residential Area to provide for additional housing. A new appendix to the Residential chapter of the Wellington City District Plan is proposed to give additional guidance for the future residential use of the site.

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

#### **3.1.2 Proposed District Plan Change 68 – Ngauranga Forest Rezoning**

Proposed District Plan Change 68 seeks to rezone 1.2 hectares of land to the east of Homebush Road, Khandallah from Open Space B to Outer Residential Area to enable subdivision and development of the site for residential activity to the extent provided for by the Outer Residential Activity Area.

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

### 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 this plan change.

Greater Wellington made a submission expressing concern about activities that may increase 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. The pumping station is located in Ngauranga Gorge immediately next to the southern section of the Ngauranga quarry.

### 3.1.4 Proposed District Plan Change 60 – Churton Park Suburban Centre Rezoning

Regulatory Committee Report 08.337 (19 May 2008) provided a summary of this council-initiated plan change. Greater Wellington made a submission to the plan change.

Stebbing's Farmlands Limited appealed Wellington City Council's decision to the Environment Court. The appeal relates to the earthworks requirement adjacent to Greater Wellington's Flood Detention Designation Area. Greater Wellington joined as a party to the proceedings under section 274 of the Resource Management Act.

A meeting was held on 13 August between Greater Wellington officers, the appellant and Wellington City Council officers to discuss the subject of the appeal, without legal representation. Amended draft provisions in line with the discussion held at the meeting have been developed by Wellington City Council. Greater Wellington officers have reviewed the provisions and provided some suggested changes to the wording to better protect Greater Wellington interest from a flood protection and earthworks management's perspective.

A further update on this plan change will be provided in the next report to the Regulatory Committee.

## 3.2 Kapiti Coast District Council

### 3.2.1 Proposed District Plan Change 80 – Ngarara Settlement

This private plan change seeks to rezone 280 hectares of land north of Waikanae from Rural and Residential to a new 'Ngarara Zone' to accommodate mixed use activities including residential activities, commercial activities, town centre and open space facilities.

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

## **4. Other policies and plans**

### **4.1 Wellington City Council – Infill Housing Review**

Wellington City Council's Infill Housing Review, as noted in Regulatory Committee Report 08.337, proposes a new approach to managing the location of housing growth in Wellington City over the next 40 years.

Greater Wellington's submission supported the approach, particularly the idea of encouraging growth in and around the key centres with good public transport and away from areas with significant character or poor infrastructure. The submissions also sought that the following matters be reassessed prior to preparing a final proposal for 'areas of change' and 'areas of character protection':

- The risks to existing and new development from natural hazards, particularly on the coastal environment;
- The protection and management of ecosystems within open space areas;
- Recognition of environmental constraints including heritage values, open space value and how they should form a key consideration in supporting increased residential growth.

### **4.2 Porirua City Council –Draft Porirua City Centre Revitalisation Plan**

Greater Wellington made a submission in support of the general direction and objectives of the Porirua City Centre Revitalisation Plan which contains a series of detailed interventions aimed at helping to revitalise the Porirua City Centre.

Greater Wellington's submission supported the strategic linkage made to the Wellington Regional Strategy but suggested that the issues and opportunities associated with the negative impacts of growth on the environment be recognised.

The submission supported the concepts and ideas in relation to access, connectivity and integration of transport and land use development within Porirua City Centre. It also sought the recognition of the Porirua Stream Flood Mitigation Scheme in the Porirua City Centre Revitalisation Plan.

Greater Wellington staff presented the submission in response to the key matters noted in the Hearing Report and Summary of Submissions, at the hearings held on 11 August.

## 5. Recommendations

*That the Committee:*

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

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