



Report 09.299
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Committee Regulatory Committee
Author Scott Ihaka, Policy Advisor, Policy Implementation

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

Greater Wellington has received one notified consent application from the region's city and district councils since the last committee report. No submissions have been made during this period.

An update on current proposals and a designation is provided below.

2.1 Wellington City Council – Alteration to Designation (number 134 “proposed new road”)

Regulatory Committee Report 09.221 provided a summary of the aspects raised in Greater Wellington's submission. On 27 May, Greater Wellington staff presented planning evidence at the hearing in support of our written submission.

At the hearing, we reinforced the matters including the taking of necessary steps to ensure that all works associated with the construction of the new connector road, such as the storage of plant and materials are undertaken fully within the new road designation in order to protect the integrity of Greater Wellington's W4 (flood Detention) designation.

2.2 Carterton District Council – Guinea Trust, forty two lot subdivision, Flat Point

This application is for a subdivision on the coastal plain on the Wairarapa coastline east of Carterton. It adjoins an existing 40 lot subdivision (Stage 1) of which 19 lots are developed. Our major concern for this development is the proposed use of individual on-site waste water systems for all lots and the

potential for contamination of ground water. The information which was available for Stage 1 indicated that there were constraints on suitable areas for disposal of effluent yet there was virtually no information provided on the groundwater conditions in the proposed area.

As a consequence of our submission and further analysis, over the course of the hearing (held 13-14 March and 12 May), the applicant provided more information on both surface water and groundwater conditions. Lot boundaries were reconfigured to better allow for disposal of effluent. There was also debate as to whether 80 individual wastewater systems are appropriate for this environment, where we made the case for a communal waste water system to better reduce the risk to the environment.

3. District Plans

Since the last committee report, Wellington City Council has released one draft plan change for public comment. Kapiti Coast District Council has publicly notified one proposed plan change which we made a submission on.

3.1 Kapiti Coast District Council

3.1.1 Private Plan Change 82 To change the zoning of the Bunnings site (Milne Drive, Paraparaumu) from Open Space to Residential and Industrial/Service

Private Plan Change 82 is a proposal to change the current zoning of a privately-owned site on Milne Drive in Paraparaumu from Open Space to a mix of Residential and Industrial/Service. This is to allow for the construction of a Bunnings Warehouse and associated carparking as well as an extension to the existing retirement home complex. It also includes a specific request to change some of the provisions of the Kapiti Coast District Plan including new definitions, site specific building development standards and a structure plan.

Greater Wellington made a neutral submission on this proposed plan change. Concerns have been expressed over the potential adverse effects of the proposal on the neighbouring wetland and the lack of information in the proposal to prove otherwise. The importance of the regionally significant wetland (Andrew's Pond) that adjoins the site to the south-east has been emphasised. This wetland is owned and managed by the Department of Conservation as a Scientific Reserve and is also listed as an Eco-site in the Kapiti Coast District Plan.

The proposal includes planting of the wetland interface, "no-build areas" and "8m maximum height areas" to mitigate some of the visual amenity impact on the surrounding area. Greater Wellington has commended the applicant for incorporating these urban design features.

In order to avoid any adverse effects on the wetland and enhance the application, Greater Wellington has suggested that further information is provided to Kapiti Coast District Council relating to the hydrology of the

wetlands and provisions made for pedestrian linkages and cycle facilities for staff.

3.2 Wellington City Council

3.2.1 Draft District plan change for telecommunication structures

Comments are currently being sought on proposals to bring the District Plan's rules on telecommunication structures (eg masts, antennas, and cabinets) in line with the national standards. Under current standards, telecommunication providers can install their masts, antennas, and cabinets on road reserve land and on any existing power pole and lamp post on the road reserve. The government and Council both have a say in how and where the structures are placed; however, in certain instances the District Plan overrides the national standard.

The two proposed key changes to District Plan rules include:

- To align the District Plan rules with the national standard, a resource consent will be required to erect a new telecommunication structure in residential areas and open space areas such as neighbourhood parks and sports grounds.
- To clarify the four situations where the District Plan rules can prevail over the national standard, namely protecting listed trees and vegetation, heritage values, areas identified for their visual amenity (eg ridgelines and hilltops) and land on the seaward side of coastal roads.

4. Other policies and plans

4.1 Porirua City Council – Draft Code of Land Development and Subdivision Engineering

Regulatory Committee Report 09.221 provided a summary of the code which provides for more innovative solutions to subdivision and development in the City. Greater Wellington made a submission in support of a number of provisions including the following:

- The principles of sustainability and accessibility in the new roading performance goal
- Performance criterion that manages the effects from earthworks on freshwater ecosystems and the coastal marine area
- The requirement for roading networks to provide efficient routes for public transport
- Sustainable stormwater techniques in the design of stormwater systems.

Greater Wellington also suggested that Porirua City Council introduce a plan change to include reference to the proposed new code in relevant rules of the District Plan to give the new code status as a component of the District Plan.

4.2 Wellington City Council – Kilbirnie Town Centre

Wellington City Council has launched a project to develop Kilbirnie town centre which aims to revitalise and enhance the town centre. The purpose of the project is to gain a better understanding of the issues and pressures facing the town centre and then develop a draft plan which will have the following objectives:

- Make the most of the strengths of the existing town centre
- Promote the revival of parts of the town centre that are struggling
- Identify and improve important pedestrian connections
- Consider how residential living can be best provided for in and around the town centre
- Make the town centre an attractive, vibrant, people-friendly and prosperous part of Wellington City.

4.3 Porirua City Council – discussion document on potential plan changes for Suburban Zone, residential infill development and earthworks

The discussion document scopes two potential district plan changes for the Suburban Zone (relating to Residential Infill Development), and Earthworks. This document details potential provisions that may be included in the future plan changes. Feedback is being sought on this document to help council decide whether to proceed with the potential plan changes in their current or amended form.

5. Recommendations

That the Committee:

1. ***Receives the report.***
2. ***Notes the content of the report.***

Report prepared by:

Report approved by:

Report approved by:

Scott Ihaka
Policy Advisor, Policy
Implementation

Tim Porteous
Acting Manager, Environmental
Policy

Nigel Corry
Divisional Manager,
Environment Management
Division