



Report 10.482
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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

2.1 Hutt City Council

2.1.1 Resource consent for a convention centre and hotel at 37-39 & 47 Udy Street, Petone

A submission was presented to Hutt City Council on a resource consent application for new convention centre and hotel facility in Petone in association with the Petone Working Men's Club.

Greater Wellington's submission highlighted our main areas of interest including:

- Carparking
- Road safety
- Access to public transport; and
- Cycle parking facilities

The purpose of the submission was to offer potential mitigation options to address additional demands on the transport network and transport services that may arise as a result of this development. The submission sought the integration of development with sustainable transport, high quality urban design and sufficient outcomes for cycle parking facilities, access to public transport and improved road safety.

3. District Plan Changes

3.1 Hutt City Council

3.1.1 Proposed District Plan Change 14 - Amendments to the Central Commercial Activity Area Provisions

A summary of the plan change has been reported in Regulatory Committee Report 10.7 (March 2010).

Greater Wellington made a submission on this proposed plan change which proposes to address a range of issues around the Central Commercial Activity Area Zone including land adjacent to the Hutt River Corridor. The issues were in regard to the Hutt River Corridor and the flood protection works associated with the corridor as well as transportation issues to provide an efficient sustainable transport system.

A hearing has been set by the Hutt City Council for the 9 and 10 September. The Officers Report has addressed the main points in our submission and further submission, with a couple of rejected points being relatively minor. Therefore Greater Wellington will not attend the hearing, but will table a letter in support of the recommendations in the report.

3.2 Upper Hutt City Council

3.2.1 Proposed Plan Change 33 – Kurth Crescent

Proposed Plan Change 33 is a private plan change which proposes to rezone a site (Part Lot 1 DP 49533) at Kurth Crescent from Business Industrial to Residential. Greater Wellington has submitted on the plan change. The submission does not oppose the rezoning but requests that the Council consider provisions to protect the existing area of regenerating indigenous vegetation in the north-western corner of the site. Submissions closed 23 July 2010. Further submissions have been sought. Greater Wellington is not intending to submit a further submission.

3.3 Wellington City Council

3.3.1 Proposed Private Plan Change 30 – Ohiro Properties Ltd

The plan change was reported on in Regulatory Committee report 10.378 at which stage a draft consent order was before the Environment Court. Some final discussions are still underway with two of the S274 parties to the appeal. If not resolved by the end of October, a hearing date will be set.

3.3.2 Proposed District Plan Change 72 – Residential Review

A summary of the plan change has been reported in Regulatory Committee Report 10.282 (May 2010). Greater Wellington submitted on the plan change and present evidence at the hearing. No decision has been released on the plan change to date.

3.3.3 Proposed District Plan Change 73 – Centres and Business Areas.

A summary of the plan change has been reported in Regulatory Committee Report 10.282 (May 2010). Greater Wellington submitted on the plan change and present evidence at the hearing. No decision has been released on the plan change to date.

3.3.4 Proposed District Plan Change 75 – Centre Heritage Areas

Plan Change 75 proposes to add six suburban centre heritage areas centre to the District Plan Heritage Inventory List. Greater Wellington has submitted in support of the plan change stating that it gives effect to policies 20 and 21 of the proposed Regional Policy Statement in respect of the identification and protection of centre heritage areas. Submissions closed on 23 July 2010.

3.4 Proposed Wairarapa Combined District Plan

Regulatory Committee Report 09.521 provided an update on the progress in resolving appeals for this proposed plan. All appeals had been resolved by mediation except for an appeal by D Riddiford, a landowner on the south coast. His appeal was heard by the Environment Court in early August.

Mr Riddiford's appeal was finally confined to two appeal points concerning the number of houses allowed as of right in the area defined as the Coastal Environment Management Area and the provisions for aquaculture. In essence, Mr Riddiford was asking the Court to establish a special zone or precinct over his property.

The Court found that there was no reason to exclude Mr Riddiford's property from the provisions of the district plan, that the provisions were necessary to allow for good environmental management in the coastal area and that there was no undue restriction on his right to use his land. The appeal was declined.

The next step for the plan will be formal approval by the Combined Councils, once it is clear that no appeal to the High Court has been lodged by Mr Riddiford.

4. Recommendations

That the Committee:

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

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