



Report 07.149
Date 20 March 2007
File X/26/01/01

Committee Environment Committee
Author Lucy Harper, Policy Advisor

Regional Council input into city & district council planning

1. Purpose

To inform the Committee of Regional Council input into the statutory resource management processes of territorial authorities in the region.

2. Resource consents

Four new notified applications have been received from Wairarapa district councils since the previous report to Committee and three submissions have been made. The main areas of concern have been hazard mitigation and flooding. Greater Wellington has attended one hearing to support these concerns and tabled letters at five other hearings where our concerns had been met by conditions in the Officers Report. Seven non-notified resource consent applications have also been received and comments on flood hazards and mitigation measures have been made on two of these.

Three resource consent applications have been received from the western cities and district and no submissions have been made by Greater Wellington.

2.1 Palliser Bay Station Subdivision Consent - South Wairarapa District Council (SWDC)

Palliser Bay Station on the south coast of the Wairarapa has applied for a 24 lot subdivision in small lots on the coastal flats of this large farm. The application has been jointly notified with Greater Wellington for resource consents for communal waste water systems.

Visually, this appears to be a relatively undeveloped section of the coast line, due in part to the sheltering vegetation screening the existing 'informal' bachs. The application clusters the lots around these existing bachs and the farm buildings. None of the development is on the seaward side of the road and the application has taken into account many of the principles and policies of the Wairarapa Coastal Strategy.

Greater Wellington has sent a neutral submission on the protection of the nationally significant Te Humenga Point coastal dune system and the requirement for esplanade reserves. We have also commented on appropriateness of this development outside of the existing settlements and in an area which is vulnerable to access problems and loss of infrastructure such as power and phone.

3. District plans

3.1 Wairarapa Combined District Plan

The Summary of Submissions on the Proposed Wairarapa Combined District Plan was released on December the 23rd. After analysis of the submissions, Greater Wellington prepared further submissions on some aspects of the submissions by Federated Farmers, the Department of Conservation, Meridian Energy and the Energy Efficiency and Conservation Authority.

The further submissions covered hazard and flood management issues, protection of waterways and energy management. Greater Wellington supported an increased emphasis on energy management, including conservation and energy efficiency.

Greater Wellington was served with nine further submissions and responses to these will be integrated into our evidence at the hearings as necessary. There is no timetable yet for release of the Planners Report on the Plan or the hearings.

3.2 Wellington City Council- plan changes

Two council-initiated plan changes, Proposed District Plan Changes 54 & 55 have been notified since the last report.

Plan change 54 proposes to rezone Nos 178 & 180 Owhiro Bay Parade from Rural Area to Outer Residential Area. Plan change 55 proposes to rezone the former Owhiro Bay Quarry site from Rural Area to Open Space B.

The Summary of Submissions on the Proposed District Plan Change 43 was released on the 12 February, 2007. After analysis of the submissions, Greater Wellington prepared further submissions on some aspects of the submission made by the Historic Places Trust. The further submission supported a number of elements in their submission:

- the addition of a new definition for Heritage Area,
- the need for inclusion of additional information in resource consent applications i.e. plans and elevations of both the context of subject site and adjacent buildings,
- the plan change should encourage taking a broader view of Wellington's heritage which includes looking at Wellington's associations with tangata whenua and other ethnic groups of the Region.

4. Communication

The matters referred to in this report are part of on-going statutory processes, and these processes are the appropriate way of communicating the relevant information.

5. Recommendations

It is recommended that the Committee:

- 1. **Receive** the report; and*
- 2. **Note** the contents.*

Report prepared by:

Report approved by:

Report approved by:

Lucy Harper
Policy Advisor

Murray McLea
Acting Manager
Environmental Policy

Nigel Corry
Divisional Manager
Environment Management