



Report 07.16  
Date 24 January 2007  
File X/26/01/01

Committee Environment Committee  
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## 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. Background

#### 2.1 Resource Consents

##### Wairarapa Districts

Ten new notified applications have been received since the previous report to Committee and thirteen submissions have been made. The main areas of concern have been flooding and the intensification of potential effects of on-site waste water disposal. Greater Wellington has attended four hearings to support these concerns. Three non-notified resource consent applications have also been received.

##### 2.1.1 R Buckley Land Use Consent - South Wairarapa District Council (SWDC)

Greater Wellington presented evidence at a hearing for an application by Mr Buckley to construct a replica stone and thatch house on the foreshore of Palliser Bay. Our submission was opposed to the granting of the consent because of the general unsuitability of the site for a structure of this size on the seaward side of the road. The effects on natural character, exposure to hazards and difficulty of waste water disposal were all covered. The consent was declined by the Hearing Committee. The applicant has now appealed the decision and Greater Wellington will register as a party to the appeal.

## **2.2 District Plans**

### **2.2.1 Proposed Wairarapa Combined District Plan**

The Summary of Submissions on the Proposed Wairarapa Combined District Plan was released on December 23<sup>rd</sup>. The submissions are being analysed to determine the need for further submissions by Greater Wellington.

### **Western Wellington Cities and Districts**

## **2.3 Resource consent applications**

Nine notified resource consent applications have been received, five of them from Hutt City Council, one from Porirua City Council, one from Wellington City Council, and two from Upper Hutt City Council. No submissions were considered necessary on these applications.

## **2.4 District Plans**

### **2.4.1 Upper Hutt City Council, Hutt City Council, Porirua City Council**

No plan changes have been notified since the last report.

### **2.4.2 Wellington City Council – plan changes**

#### Proposed District Plan Changes 47 and 53 (PDPC 47 & 53)

One Council-initiated and one private plan change have been notified since the last report.

PDPC 47 was initiated privately by Takapu Island Developments Ltd near Tawa. The Change was to rezone a 6.16ha site from Outer Residential Area to Suburban Centre.

PDPC 53, which was a Council-initiated plan change, proposes the addition of 50 buildings and objects to the District Plan Heritage List. These items cover a wide variety of styles and periods of built heritage and include both Council-owned and privately-owned items.

No submissions were considered necessary on these proposed plan changes.

#### Update on submissions – Proposed District Plan Changes 45, 46 and 48 (PDPC 45, 46 & 48)

Greater Wellington has made a submission to PDPC 48 which includes completely revised chapters for the Central Area (Chapters 12 & 13), new design guides for the Central Area and various consequential amendments to Chapters 3, 5, 9, 17 and 21. We generally agree with the basic philosophy regarding the Change which is to improve the effectiveness of the District Plan. The change is consistent with the direction, objectives and policies of the RLTS. The submission suggested better policies and guidelines for the management of hazardous substances and contaminated sites. From a coastal environment management point of view, it also recommended clearer policy to better reflect the policy direction given by the NZ Coastal Policy Statement.

Greater Wellington also made submissions on PDPC 45 (Urban Development Area and Structure Plans for the Lincolnshire Farm area north of Wellington) and PDPC 46 (Subdivision Design Guide) respectively. PDPC 45 is consistent with the RLTS in particular the provisions for the potential link between SH1 and SH2. With regards to PDPC 46, although Greater Wellington generally agrees with the transport provisions, we suggested that consideration should also be given to the need to provide public transport infrastructure (e.g. bus stops and shelters) within new developments and good access to public transport services.

#### 2.4.3 Kapiti Coast District Council

##### Update on submissions – Proposed District Plan Change 69 (PDPC 69)

Greater Wellington has made a submission to PDPC 69 which is a private plan change initiated by Waikanae North Limited to rezone Rural land adjoining Waikanae to provide for urban use and development.

Our submission requested that consideration be given to the cumulative and potential wider impacts of development in the Waikanae North area and the implications of the use of the borefield supply for normal or routine water supply to support future development in the North Waikanae area. A total of 54 submissions have been made on the change and a Summary of Submissions containing the key issues raised by the submitters is now available. The proposed plan change has now moved to the further submission period. Staff have reviewed the summary and have decided not to make a further submission on the change. There were no additional relevant issues raised in the summary which have not already been covered in our original submission.

### 3. 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.

### 4. Recommendations

*It is recommended that the Committee:*

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

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