



Report 07.623  
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Committee Environment Committee  
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## Regional Council input into 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.

#### 1.1.1 Resource consents

Eleven notified resource consent applications have been received since the last committee report. Four submissions have been made and are outlined below.

#### 2.1.1 Masterton District Council - Ardsley Park Limited subdivision, Masterton

The proposal is to subdivide the site at the end of Manuka Street into 20 rural allotments of approximately 1ha in size in the rural zone on the peripheral of the Masterton urban area.

Greater Wellington made a submission to the Masterton District Council. The main area of concern has been the proposed method of on-site effluent disposal via septic tanks and effluent disposal fields in relation to the limiting soil constraints, being an impermeable clay layer. Greater Wellington submitted a neutral submission requesting that where the limiting soil horizon was identified as being too close to the surface, then access to the disposal areas would need to be restricted or alternatively they could maintain a cover of at least 100mm of mulch over the surface dripline system.

#### 2.1.2 South Wairarapa District Council - Universal College of Learning land use consent, Martinborough

The proposal is to construct, operate and maintain a tertiary education training institute, including a restaurant, accommodation and associated car parking on the periphery of the Martinborough urban area.

Greater Wellington made a neutral submission to the South Wairarapa District Council. If the proposal to the connect into Council's reticulated sewerage

system was not allowed, then Greater Wellington requested the ability to re-assess the application with regard to the suitability of the proposed site for on-site wastewater disposal.

### **2.1.3 Hutt City Council – construction of a church building at 16 Moana Avenue**

The proposal is to construct a church building. The site is located in the Hutt River Floodplain as shown in the Hutt River Floodplain Management Plan. Greater Wellington recommended that the floor levels for the proposed church should be a minimum of 1m above ground level, to be consistent with the recommendations in the management plan for buildings with strong community reliance.

### **2.1.4 Hutt City Council – two lot fee simple subdivision and associated land use consents at 38 Heretaunga Street, Petone**

The proposal is to subdivide the site into two lots and to convert an existing building into a dwelling. The site is located in the Hutt River Floodplain as shown in the Hutt River Floodplain Management Plan. Greater Wellington recommended that the floor levels for the proposed dwelling and any future dwelling on the site should be a minimum of 0.5m above ground level.

## **2. District plans**

### **3.1 Proposed Wairarapa Combined District Plan**

The Hearing Committee for the proposed Wairarapa Combined District Plan has now heard all but the topic of designations, which will be heard in November. Since the last report, Greater Wellington staff have presented evidence on land development (subdivision, subdivision rules, land use, environmental zones, general amenity, district wide rules and planning maps) and indigenous vegetation.

A number of Greater Wellingtons submission points have been recommended for acceptance, especially around subdivision and subdivision rules, where the main concern was the impact of increased intensification of subdivision in the rural zone and the associated wording and linkages with the subdivision activity standards and rules. In particular, where a site has already been subdivided as a controlled activity, any further subdivision would be processed as a discretionary activity and not as a controlled activity. This would ensure that the effects of increased subdivision within the rural zone would be appropriately assessed.

The Committee were also very interested in finding a resolution to issues raised about the indigenous vegetation clearance rule before they formally heard the submissions on those rules. Boffa Miskell, Greater Wellington, Federated Farmers, Department of Conservation, Forest and Bird Protection Society and a number of interested land owners had further meetings to discuss appropriate standards and rules that would be acceptable to all. As a result, Boffa Miskell

re-drafted the Officers Report to reflect the main submitters concerns around the indigenous vegetation clearance rules.

The Hearings Committee have stated that they would like to have made their decisions on the Plan by the end of 2007.

### **3.2 Wellington City District Plan**

One Council-initiated and one private plan change have been notified since the last report. An update on Plan Change 46 is also outlined below.

#### **3.2.1 Proposed District Plan Change 58 (proposed additions to listed heritage buildings, areas and objects)**

Proposed District Plan Change 58 proposes the addition of 18 buildings, one object and two areas (Council-owned and privately owned) to be included on the District Plan Heritage Inventory List. This is the second round of heritage listings, and follows proposed District Plan Change 53 which notified 50 items for listing.

An analysis was carried out and no submission was considered necessary.

#### **3.2.2 Proposed Private District Plan Change 59 (Rezoning of 14 Westwood Road, Tawa)**

Proposed District Plan Change 59, which is a privately initiated plan change, proposes the rezoning of 853m<sup>2</sup> of rural land fronting on to Westwood Road, Tawa, to allow residential use of the site and the development of two residential units as a permitted activity.

An analysis was carried out and no submission was considered necessary.

#### **3.2.3 Proposed District Plan Change 46 - Subdivision Design Guide**

Committee Report 07.16 (Feb 2007) provides an outline of Greater Wellington's submission on this plan change.

A number of Greater Wellington's submission points have been recommended for acceptance, especially the recommendation that the Subdivision Design Guide should be more explicit about the need for public transport infrastructure within new developments.

Greater Wellington submitted a Written Statement of Evidence accepting the Officer's recommendation, including various additions to the guidelines to promote public transport and to provide more direct links to existing or proposed public transport services.

### **3.3 Porirua City District Plan**

No plan changes have been notified since the last Committee report. An update of progress on Plan Change 6 is outlined below.

### **3.3.1 Proposed Private Plan Change 6 (Judgeford Hills)**

Committee Report 07.263 (May 2007) provides an outline of Greater Wellington's submission to this private plan change.

A number of Council's submission points have been recommended for acceptance, especially the creation of access into Belmont Regional Park, the use of consent notices to address the reverse sensitivity issues associated with the Transmission Gully designation and the creation of a 'no development' hazard zone to address the issue of fault-line hazards.

Greater Wellington has presented a Statement of Evidence to the Hearing Committee accepting the Officer's recommendations as outlined above.

The Officer's report recommends that an earthworks management plan should be required as part of the information requirements and assessment criteria, at the time of any application to construct a road and/or accessway.

Greater Wellington recommended to the Hearing Committee that the information requirements should be expanded to refer to consistency with the principles and guidelines in Greater Wellington's Guidelines for Erosion and Sediment control and/or Small Earthworks, Erosion and Sediment Control for small sites.

Greater Wellington also recommended that earthworks should not be undertaken on land with a slope greater than 28 degrees.

As a result of Greater Wellington's recommendation, the planning consultants acting on behalf of Porirua City Council have recommended that the above guidelines and principles be referred to in the information requirements and the 28 degree slope angle should be used.

The Hearing Committee is yet to make a decision on the Plan Change.

## **3.4 Kapiti Coast District Plan**

One plan change has been notified since the last report.

### **3.4.1 Proposed Plan Change 74 (Review of Raumati Beach Town Centre)**

The plan change proposes to rezone a number of properties from either Industrial to Commercial/Retail or Residential to Commercial/Retail. It also reviews the Commercial/Retail & Residential zone provisions.

An analysis was carried out and no submission was considered necessary.

## **3.5 Hutt City District Plan**

No plan changes have been notified since the last Committee report.

### **3.6 Upper Hutt City District Plan**

No plan changes have been notified since the last Committee report.

### **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**

*That the Committee:*

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

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