

CHAIRMAN AND MEMBERS
POLICY COMMITTEE (24th June 2009)
(From: Senior Planner)

Item A5

File: 351/12/015
Ref: AB
Plan Change 15/Pol Com 24 June 2009

15th June 2009

PLAN CHANGE 15 – HUTT RIVER FLOODPLAIN MANAGEMENT PLAN

1.0 PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform Councillors of progress with the Hutt River Floodplain Management Plan (HRFMP) plan change and to seek authority to commence informal consultation with landowners within the river corridor of the Hutt River.

2.0 BACKGROUND

- 2.1 The Hutt River Floodplain Management Plan (HRFMP), completed in 2001 by the Greater Wellington Regional Council, identifies a number of structural and non-structural landuse planning measures for reducing flood risk posed by the Hutt River.
- 2.2 The District Plan requires updating to bring the current Plan provisions in line with the HRFMP. Preliminary work has been undertaken in conjunction with the Regional Council to research and draft relevant changes to the District Plan.
- 2.3 Attached as Appendix 1 to this report are the relevant maps from the HRFMP showing the location of the Primary and Secondary river corridors of the Hutt River. Attached as Appendix 2 to this report are the current District Plan maps showing the extent of the 1:100 flood extent as depicted in the current Plan.

3.0 PLAN CHANGE 15

- 3.1 As aforementioned, the proposed changes to the District Plan seek to align the existing Plan provisions with the HRFMP.
- 3.2 These changes are broadly summarised as follows:
- The relevant planning maps would be updated to show the river corridor (which includes 'primary' and 'secondary' corridors) of the Hutt River and the erosion hazard setback line
 - The current Objectives and Policies pertaining to natural hazards would be amended to increase consistency with the policy framework of the HRFMP
 - Accessory buildings with a floor area of 20m² or less erected within the river corridor of the Hutt River would become a permitted activity. All other buildings and structures within the river corridor of the Hutt River would remain a discretionary activity

- Relevant definitions would be introduced to the Definitions chapter of the Plan, including a definition of *River Corridor*, and *1% Flood Extent*
- The Plan zone chapters would be amended to specify that subdivision within the river corridor of the Hutt River is a discretionary activity and the specific matters for consideration for controlled and restricted discretionary activities would be amended to include *flooding mitigation measures*
- The current standards for earthworks would be amended to strengthen and clarify the existing provisions stating that earthworks for flood mitigation purposes undertaken by a local authority on community flood protection grounds are a permitted activity. The specific matters of discretion for earthworks requiring consent for a restricted discretionary activity would be amended to include consideration of the effects on flooding hazard. Earthworks undertaken within the river corridor of the Hutt River would remain a restricted discretionary activity.

3.2 These proposed changes may be altered following feedback through the proposed informal consultative process considered below.

4.0 PROPOSED INFORMAL CONSULTATION WITH LANDOWNERS

4.1 Prior to formally notifying a proposed plan change (following formal authorisation from Council) it is considered appropriate to enable landowners within the floodplain to be aware of the proposed changes to the Plan and to gather their feedback informally. It is proposed that this would be undertaken via a letter to landowners which would set out a summary of the proposed change as set out at paragraph 3.2 above. If considered necessary and appropriate, a public meeting would also be held. Regional Council Officers have agreed to be party to the public meeting to provide specific technical advice and guidance regarding the HRFMP.

4.2 The broad purpose of the consultation is therefore as follows:

- To make landowners aware that the drafting of the plan change is underway
- To make landowners whose properties are not currently subject to Plan provisions relating to flooding aware of the proposed changes
- To disseminate information to landowners who are currently unaware of the potential flooding risk posed to their property
- To alert property owners to the erosion hazard line, which would become a new feature in the Plan

4.2 The formal consultative process set down by the Resource Management Act 1991 ("the Act") would follow in due course once the plan change is formally notified. The proposed informal consultation would therefore be in addition to the consultation process mandated by the Act.

5.0 LEGAL AND FINANCIAL IMPLICATIONS

5.1 There are no legal implications for Council in undertaking informal consultation prior to formally consulting on the proposed plan change. There is expected to be a small cost in terms of Officer time spent organising the consultation

and responding to enquiries, however in this instance the cost is considered warranted and can be accommodated within existing budgets.

6.0 RECOMMENDATION

- 6.1 THAT Council authorises Officers to undertake informal consultation with landowners located within the floodplain of the Hutt River on the proposed changes to the District Plan intended to make the Plan consistent with the Greater Wellington Regional Council's Hutt River Floodplain Management Plan.

Report prepared by:



Amy Bowbyes
SENIOR PLANNER

Report reviewed by:



Mike Hurley
PLANNING MANAGER

Report approved by:



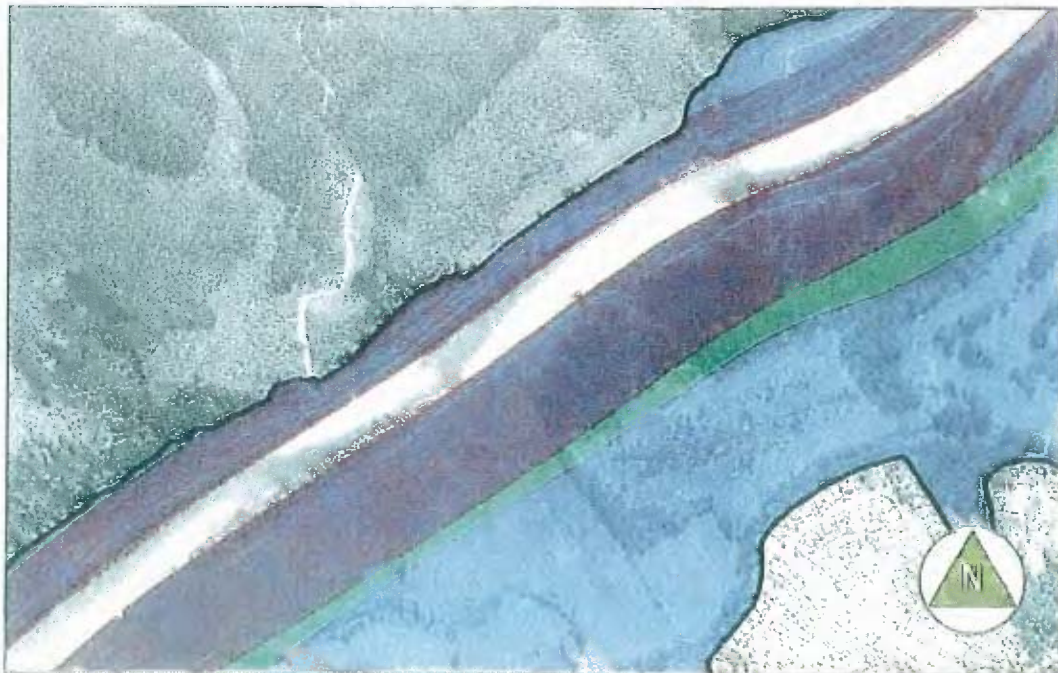
Richard Harbord
DIRECTOR OF ENVIRONMENTAL SERVICES

FIGURE A21



Hutt River Corridor Hazard Areas - 11. Silverstream

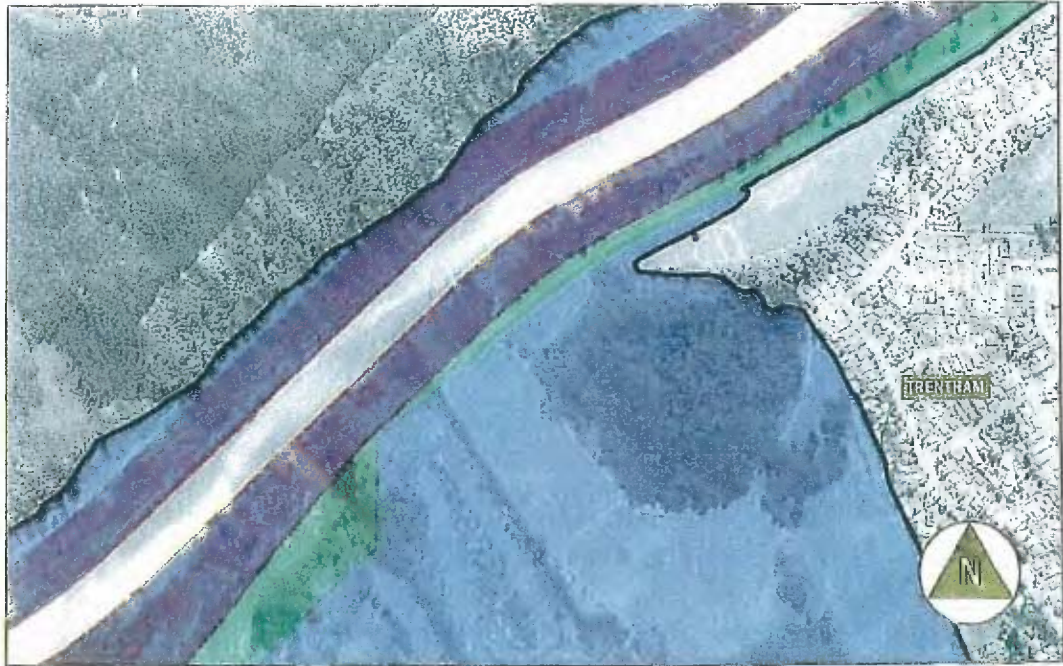
FIGURE A22



Hutt River Corridor Hazard Areas - 12. St. Patrick's to Heretaunga

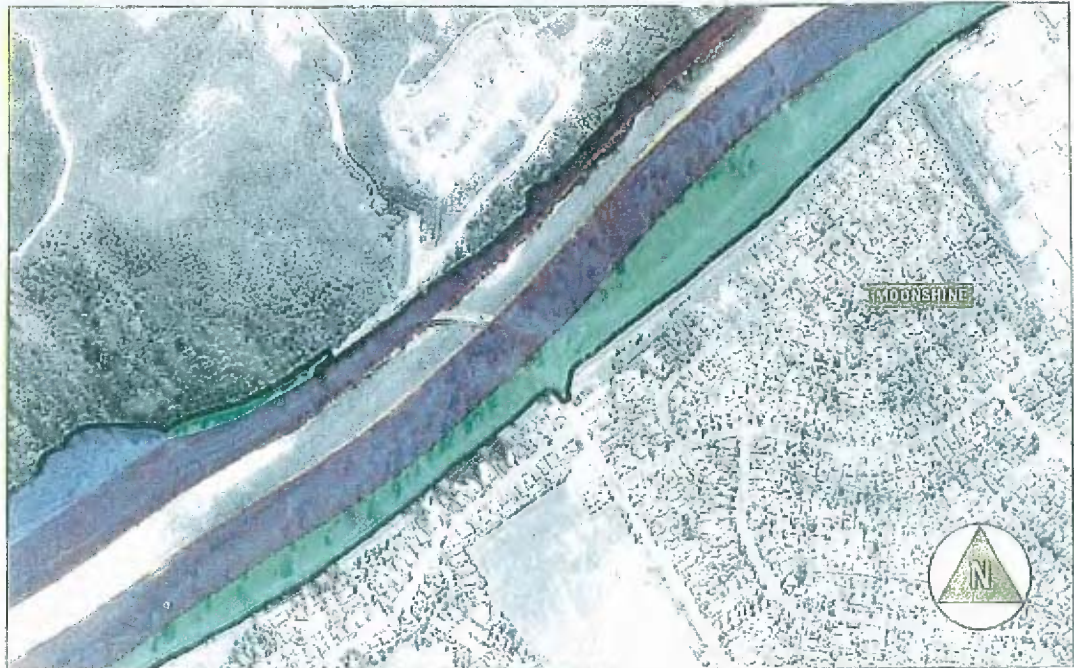


FIGURE A23



Hutt River Corridor Hazard Areas - 13. Trentham

FIGURE A24



Hutt River Corridor Hazard Areas - 14. Moonshine

FIGURE A25



Hutt River Corridor Hazard Areas - 15. Whakaitikei

FIGURE A26

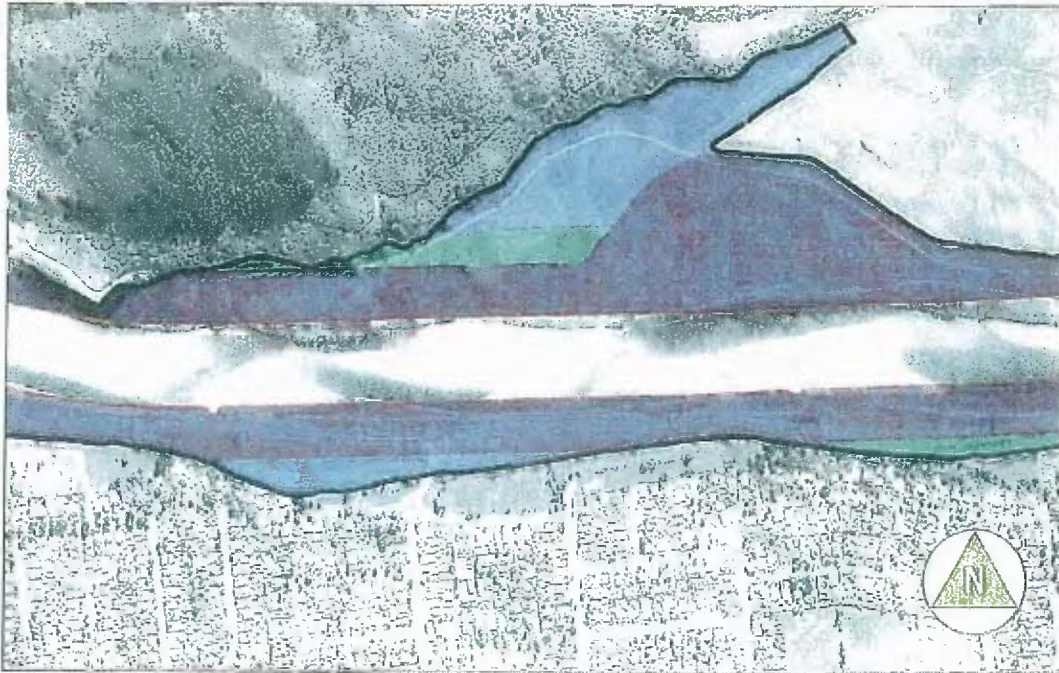
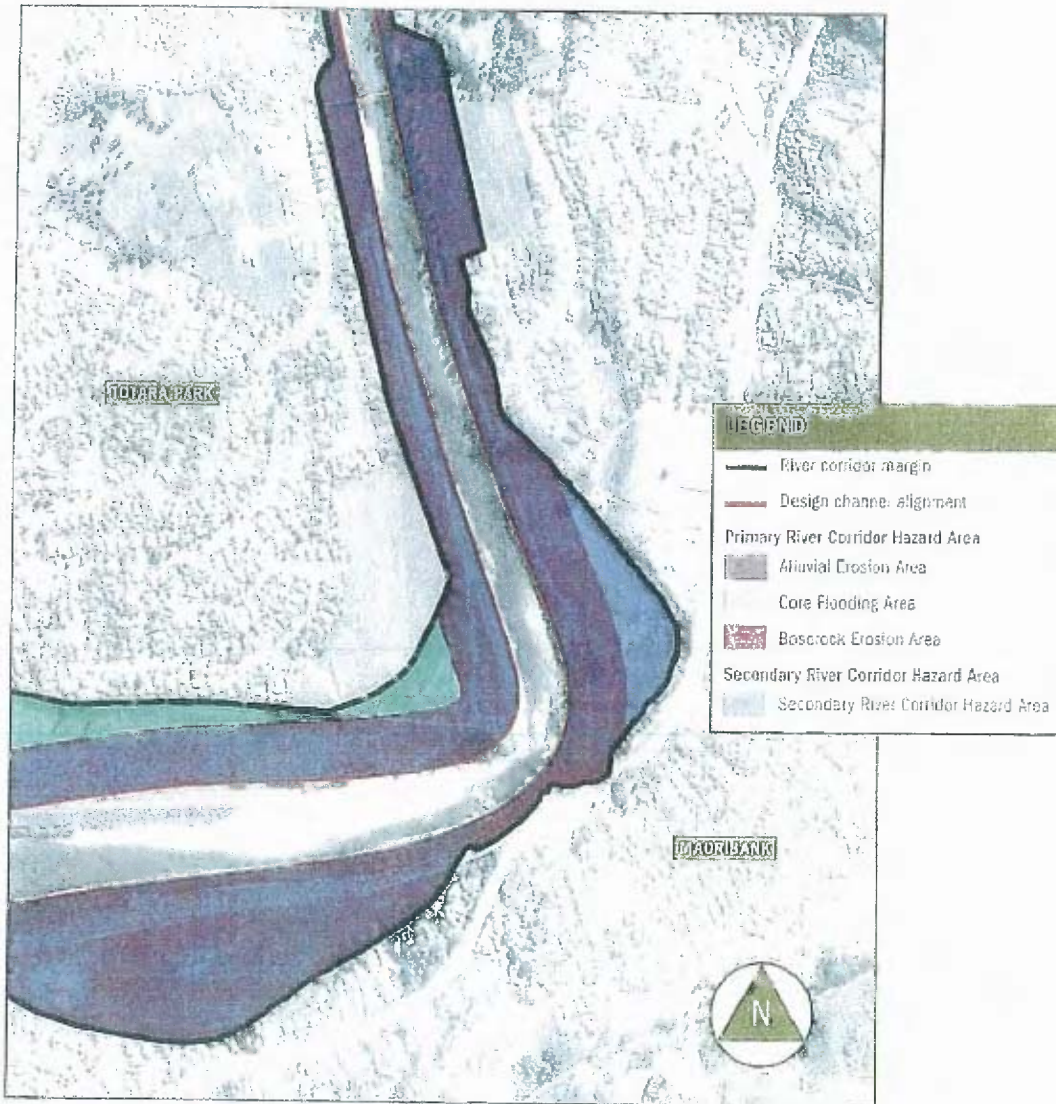


FIGURE A27



Hutt River Corridor Hazard Areas – 17. Totara Park

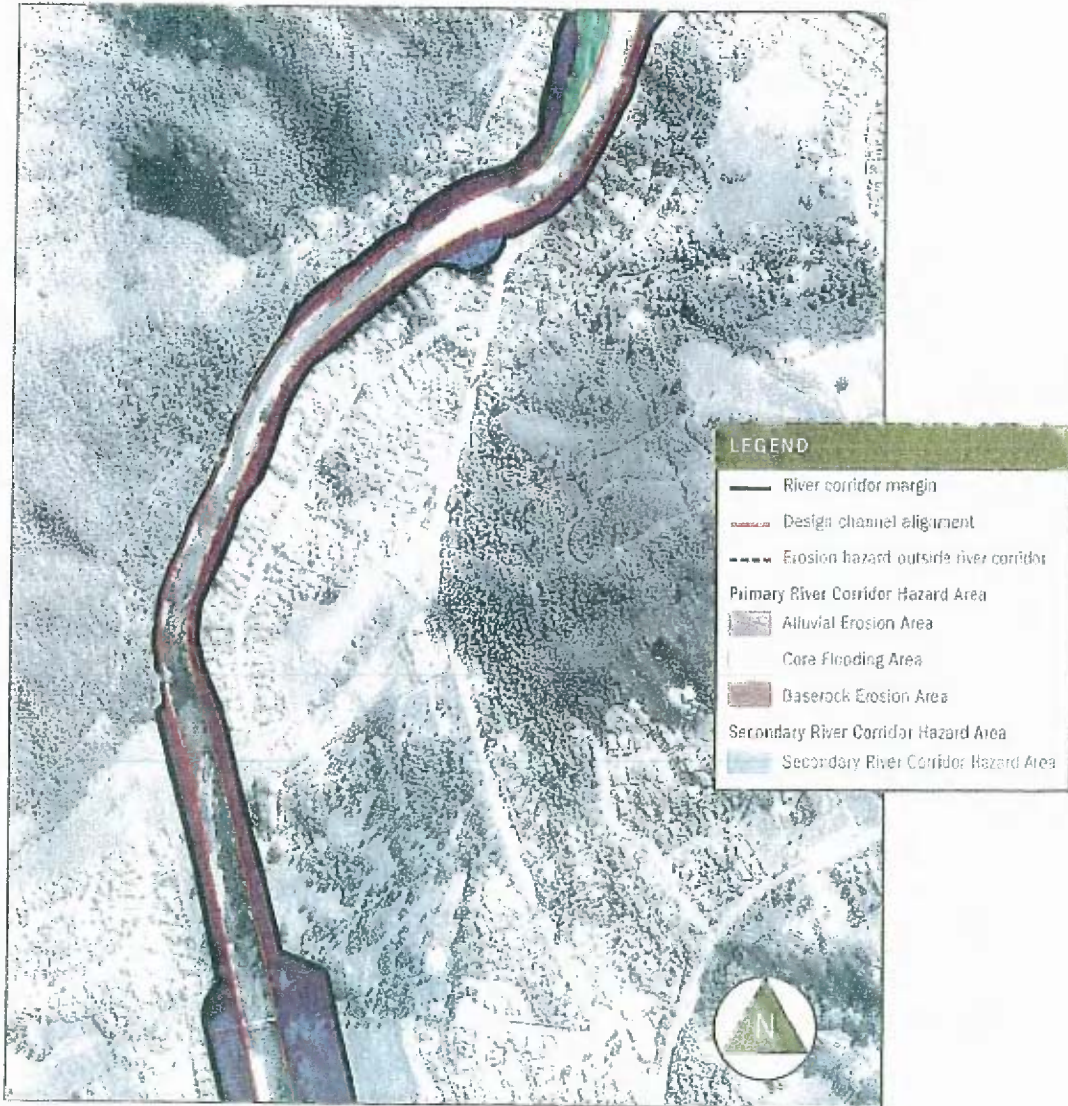
FIGURE A28



Hutt River Corridor Hazard Areas - 18. Maoribank



FIGURE A29



Hutt River Corridor Hazard Areas - 19. Birchville

Note: The *Moving Frontline* is not marked on Plan 21. Hazard areas within the river corridor, moving with the position of the river. See Chapter Five for more details.

Hutt River Corridor Hazard Areas - 21, Wooster-Teasdale



FIGURE A31

Hutt River Corridor Hazard Areas - 20, Akatarawa



FIGURE A30

FIGURE A32



Hutt River Corridor Hazard Areas - 22, Te Marua

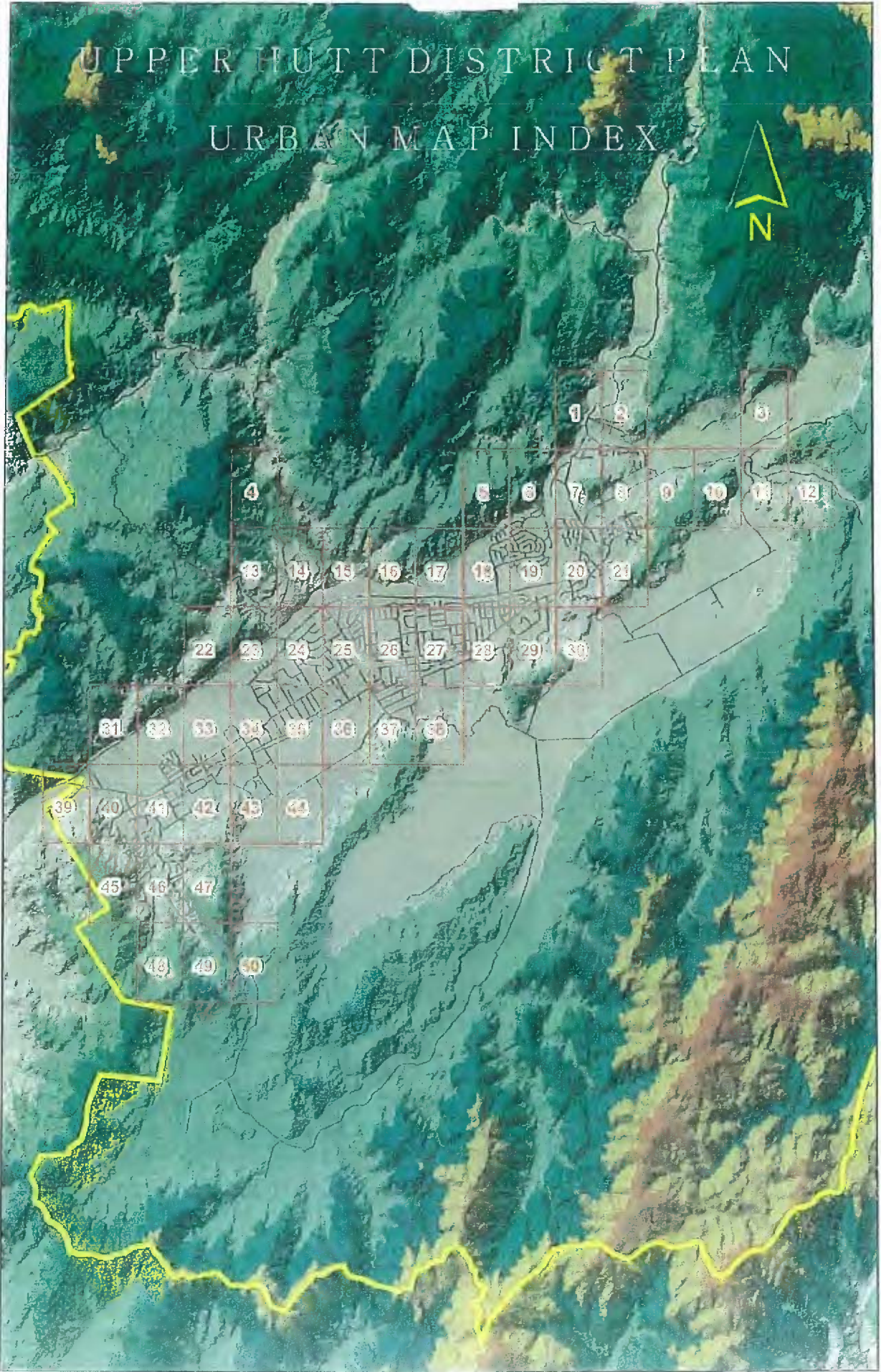
FIGURE A33

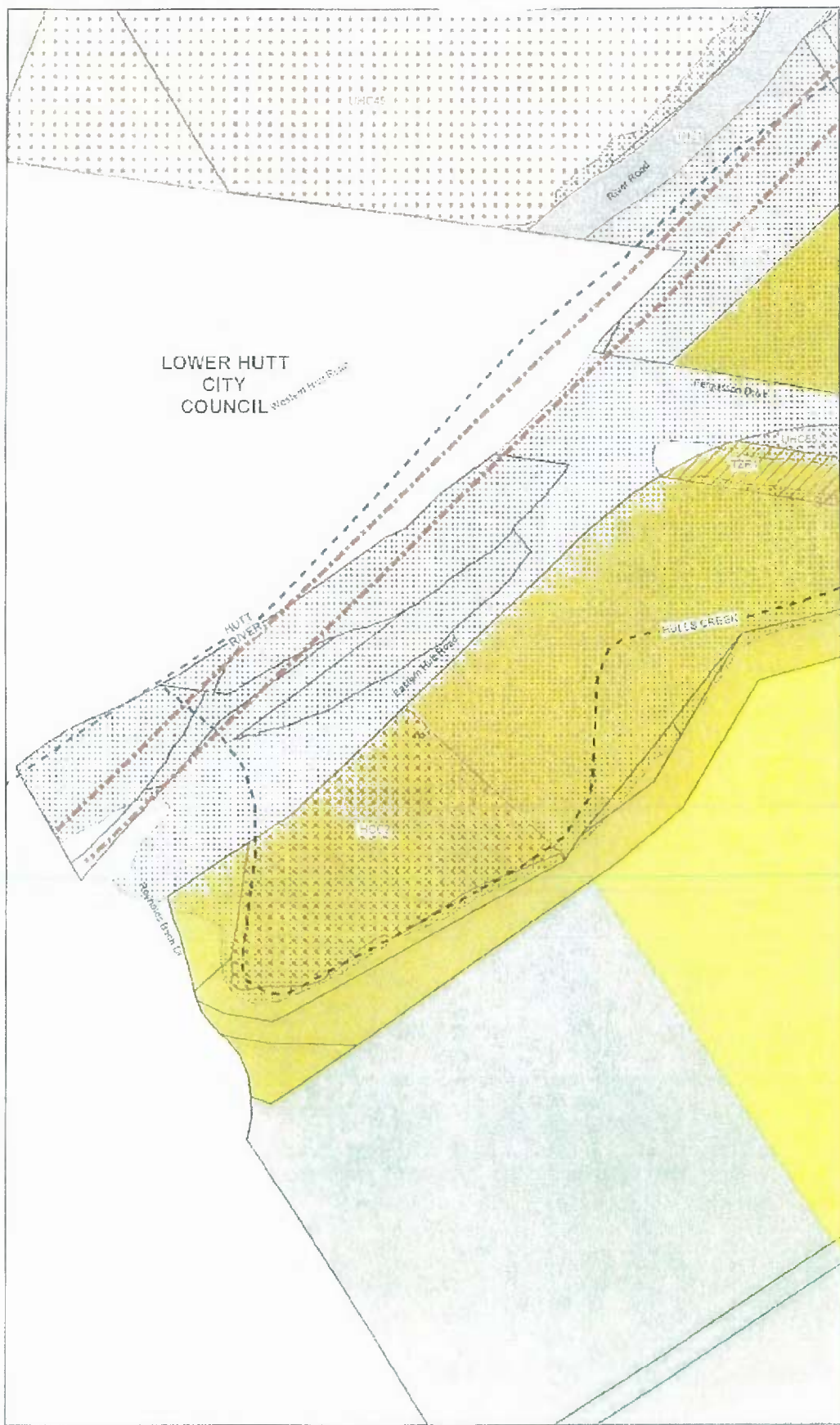


Hutt River Corridor Hazard Areas - 23, Hutt Gorge

Note: The Moving Erosion Area is not marked on this map. This hazard area sits within the river corridor, moving with the position of the river. See Chapter Five for more details.

UPPER HUTT DISTRICT PLAN URBAN MAP INDEX





URBAN
MAP
39

	31	32
39	40	41
	45	46

Zones

- Residential
- Residential Conservation
- Residential Hill
- Rural Lifestyle
- Rural Valley Floor
- Rural Hill
- Rural Hill Blue Mountains
- Business Commercial
- Business Industrial
- Special Activity
- Open Space

Designations

- General
- State Highway 2
- Railway
- UHCC Utilities

Features

- Heritage Feature
- Notable Tree
- Fault Band
- Protected Ridge Line
- River / Stream
- 1 in 100 year flood extent
- High Voltage Transmission Lines

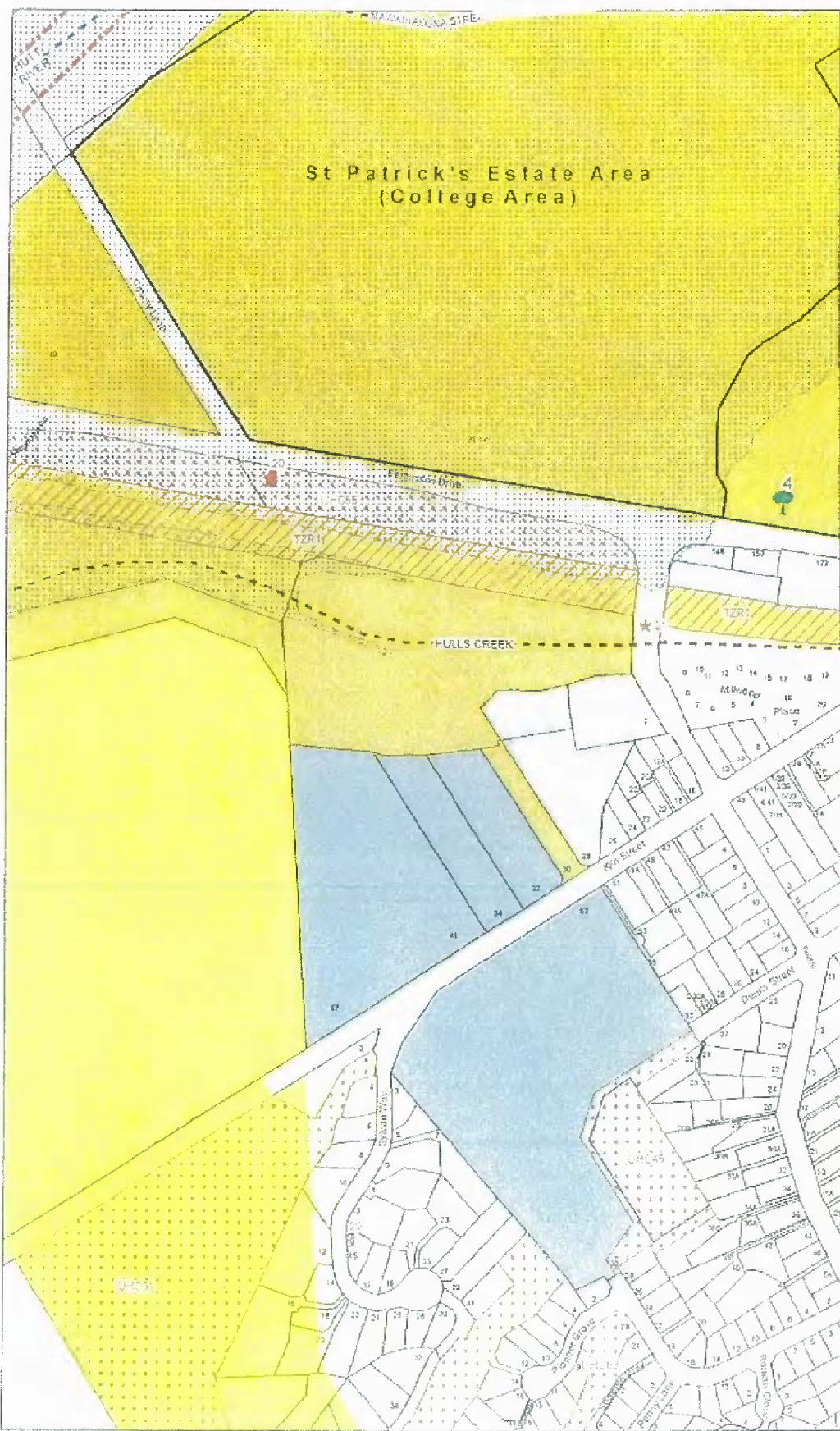
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Plan change 5





URBAN MAP 40

	31	32
39	40	41
	45	46

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rura Lifestyle
 - Rura Valley Floor
 - Rura Hill
 - Rura Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
 - UHCC Utilities

- Features**
- Heritage Feature
 - Notable Tree
 - Fault Band
 - Proposed Ridgeline
 - River / Stream
 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

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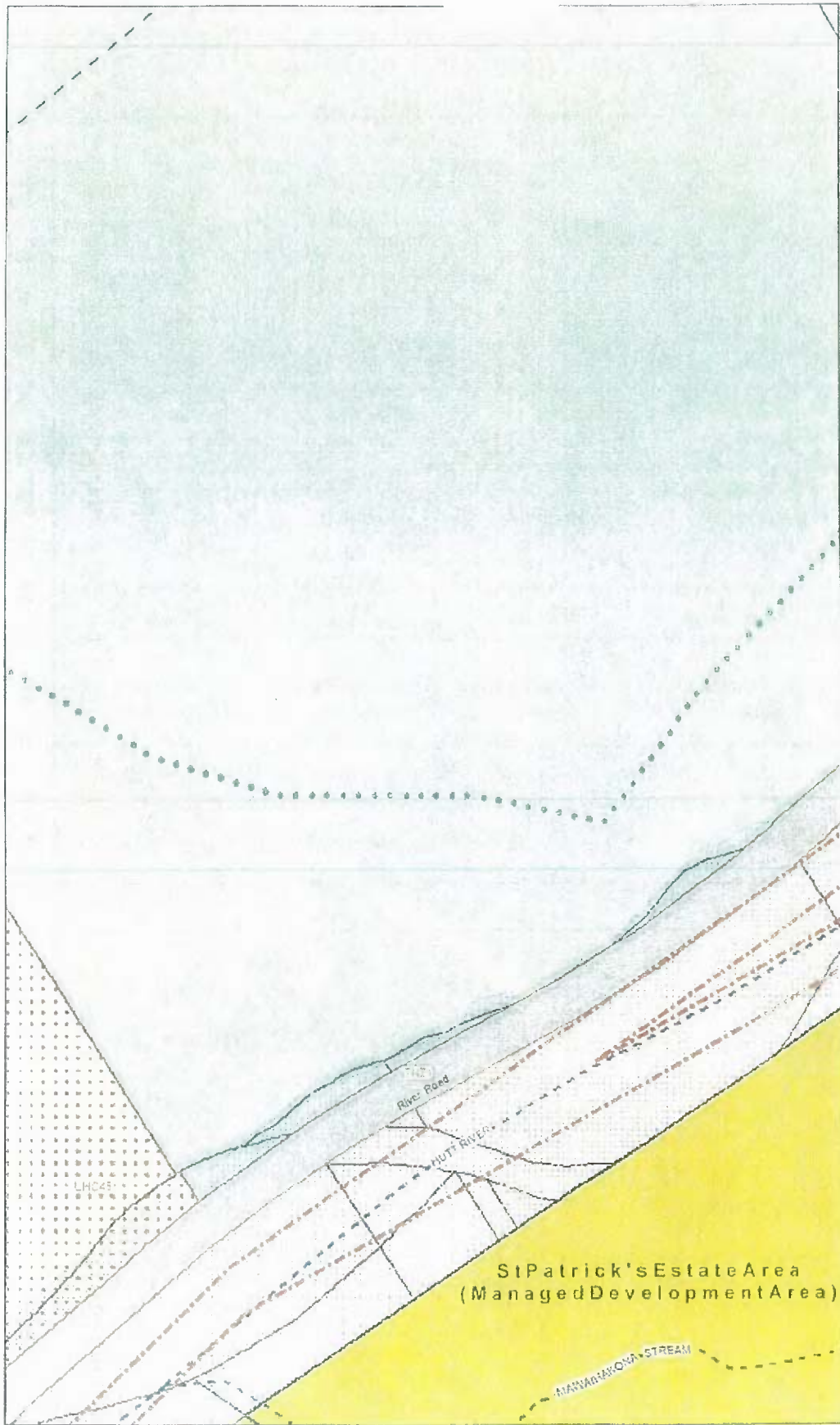
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URBAN
MAP
31

	31	32
39	40	41



- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
 - UECC Utilities

- Features**
- Heritage Feature
 - Notable Tree
 - Fault Band
 - Protected Ridge/line
 - River/Stream
 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

URBAN
MAP
32

		22
31	32	33
40	41	42



- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
 - UHCC Utilities

- Features**
- Heritage Feature
 - Notable Tree
 - Fault Band
 - Dissected Ridgeline
 - River / Stream
 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

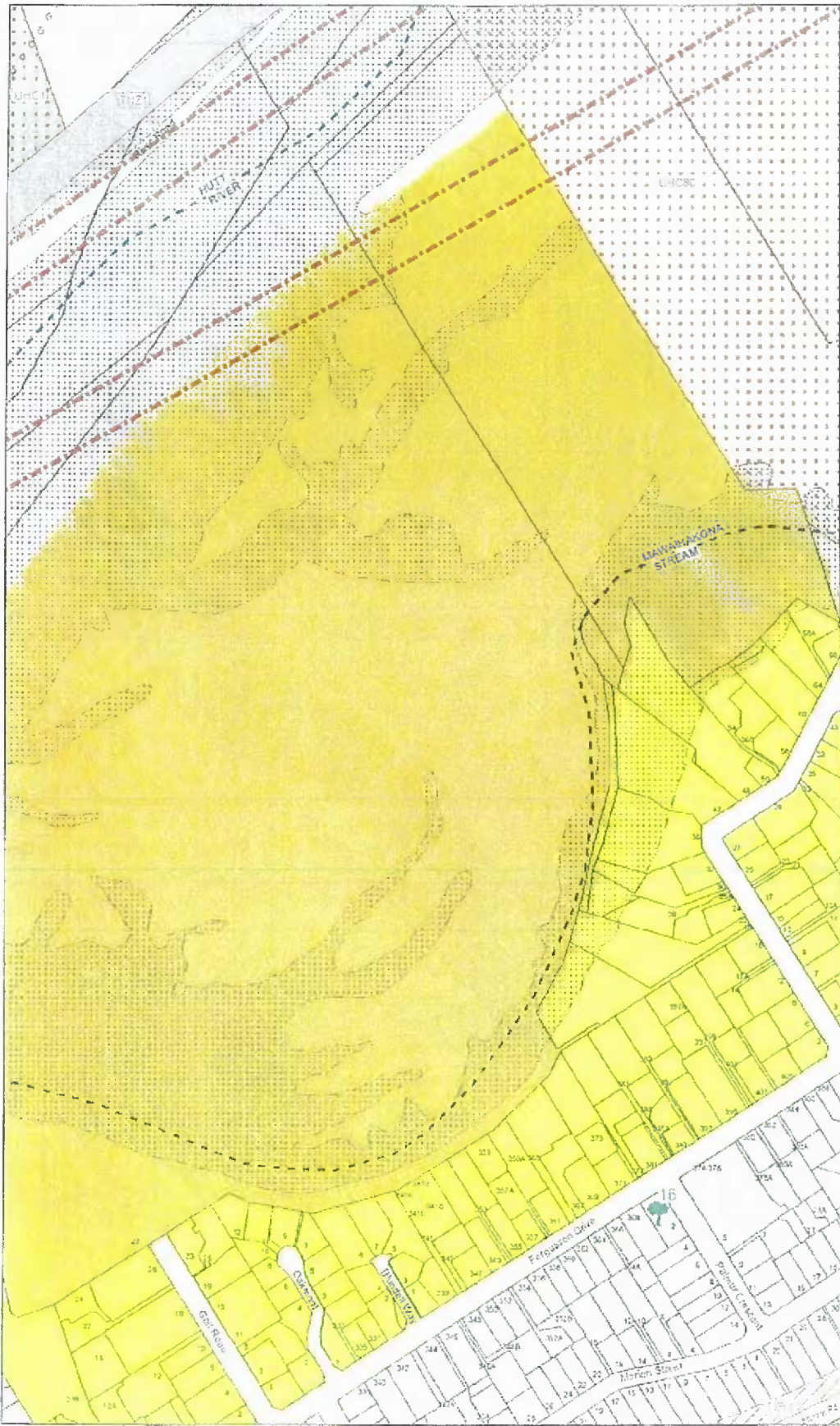
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URBAN
MAP
33

	22	23
32	33	34
41	42	43

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
 - UHCC Utilities

- Features**
- Heritage Feature
 - Notable Tree
 - Fault Band
 - Protected Ridge/line
 - River / Stream
 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

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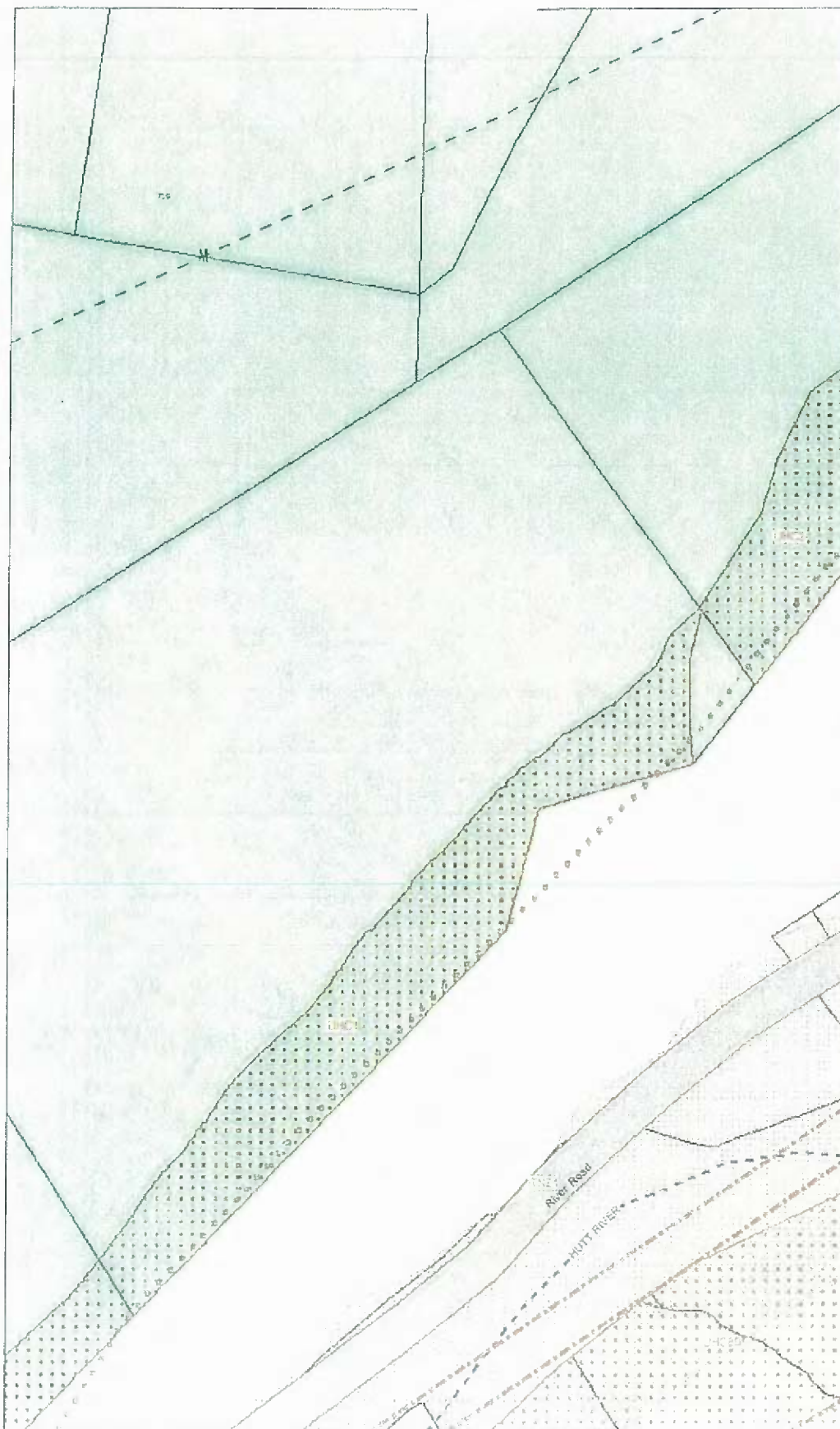
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URBAN
MAP
22

		13
	22	23
32	33	34



- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
 - UHCC Utilities

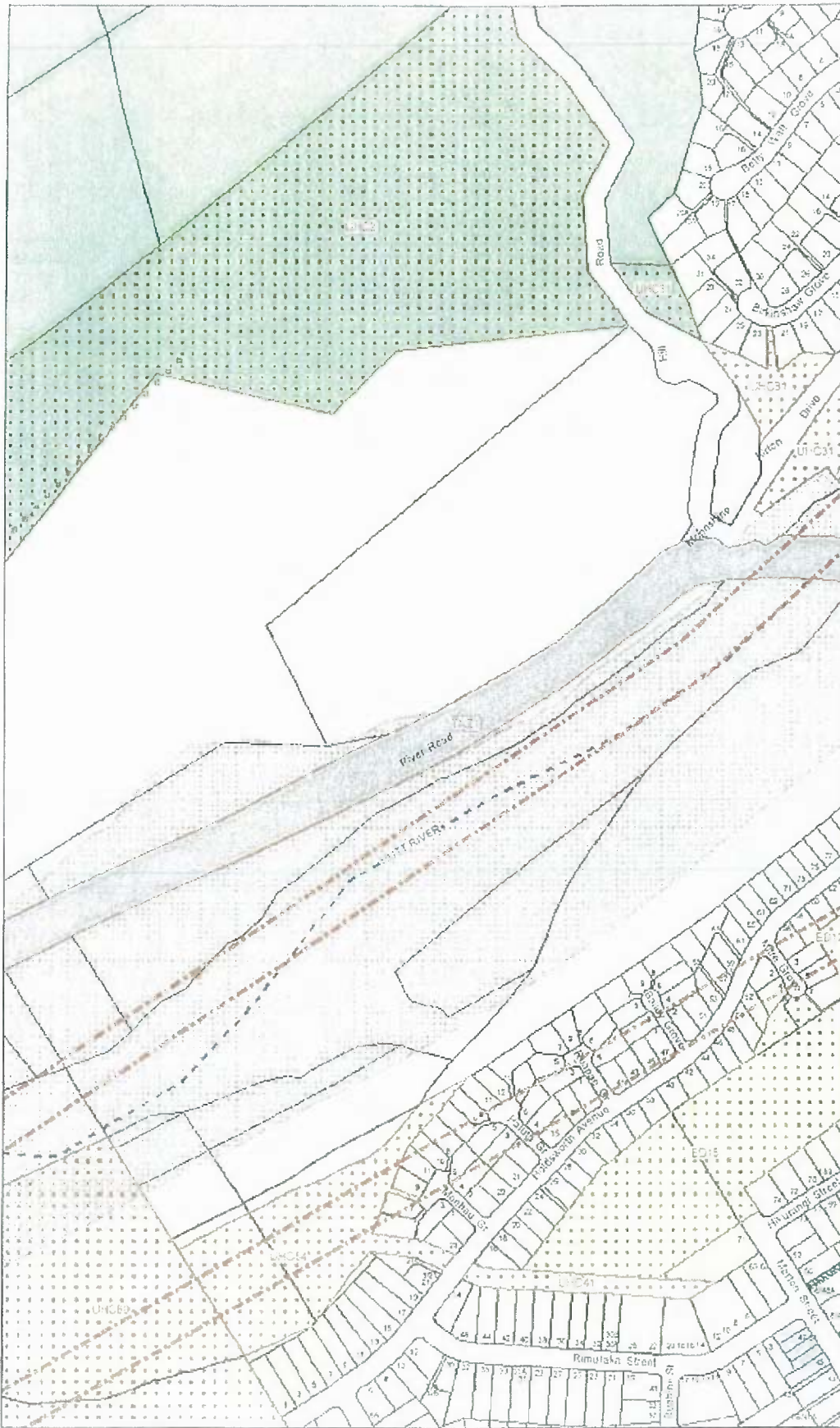
- Features**
- Heritage Feature
 - Notable Tree
 - Fault Band
 - Protected Ridgeline
 - River / Stream
 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

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URBAN MAP 23

	13	14
22	23	24
33	34	35

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
 - UHCC Utilities

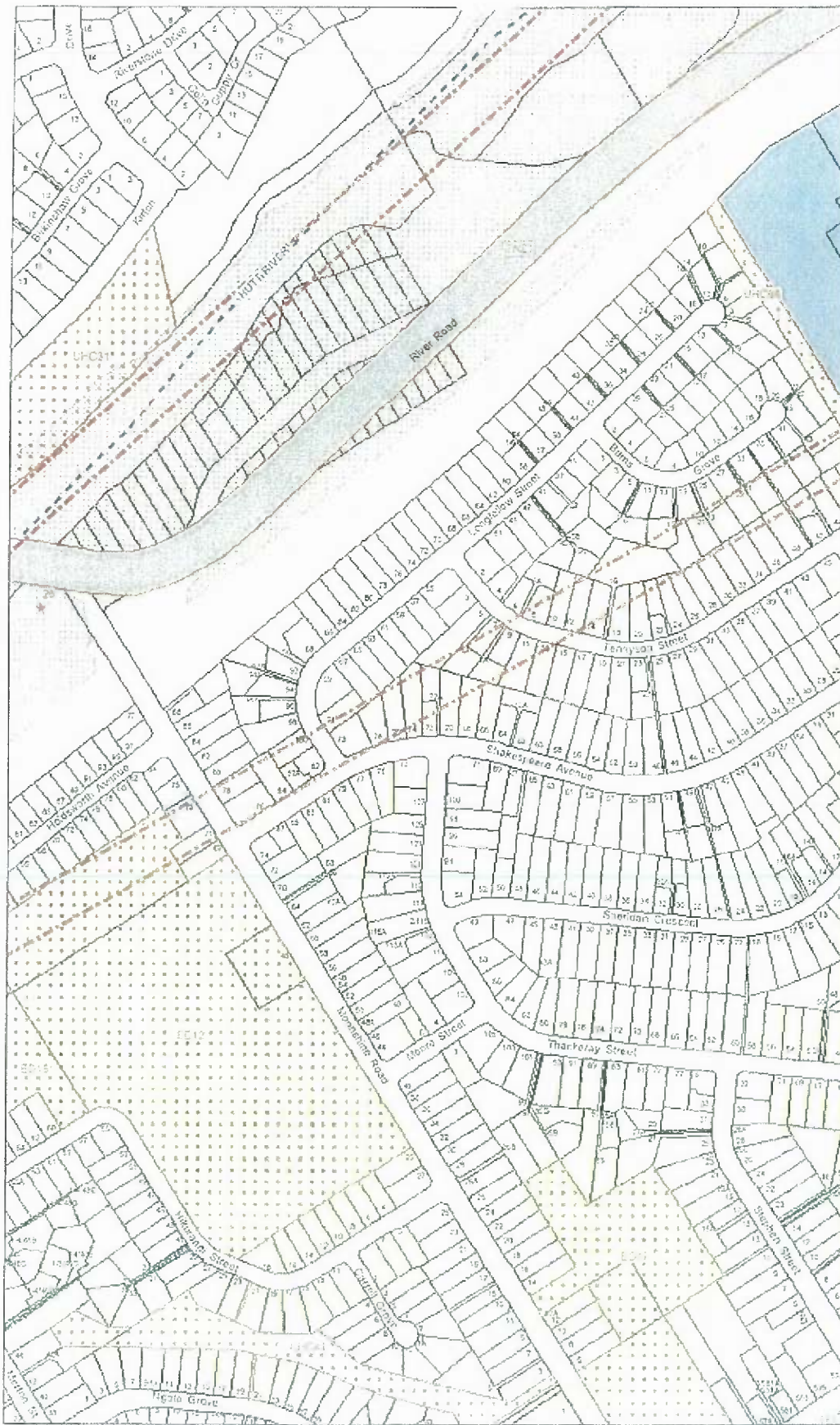
- Features**
- Heritage Feature
 - Notable Tree
 - Fault Band
 - Protected Ridgeline
 - River / Stream
 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

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URBAN MAP 24

13	14	15
23	24	25
34	35	36

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Specta Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
 - UHCC Utilities

- Features**
- Heritage Feature
 - Notable Tree
 - Fault Band
 - Protected Ridge/line
 - River / Stream
 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

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Scale : 1:5000 September 2004

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URBAN MAP 14



4		
13	14	15
23	24	25

Zones

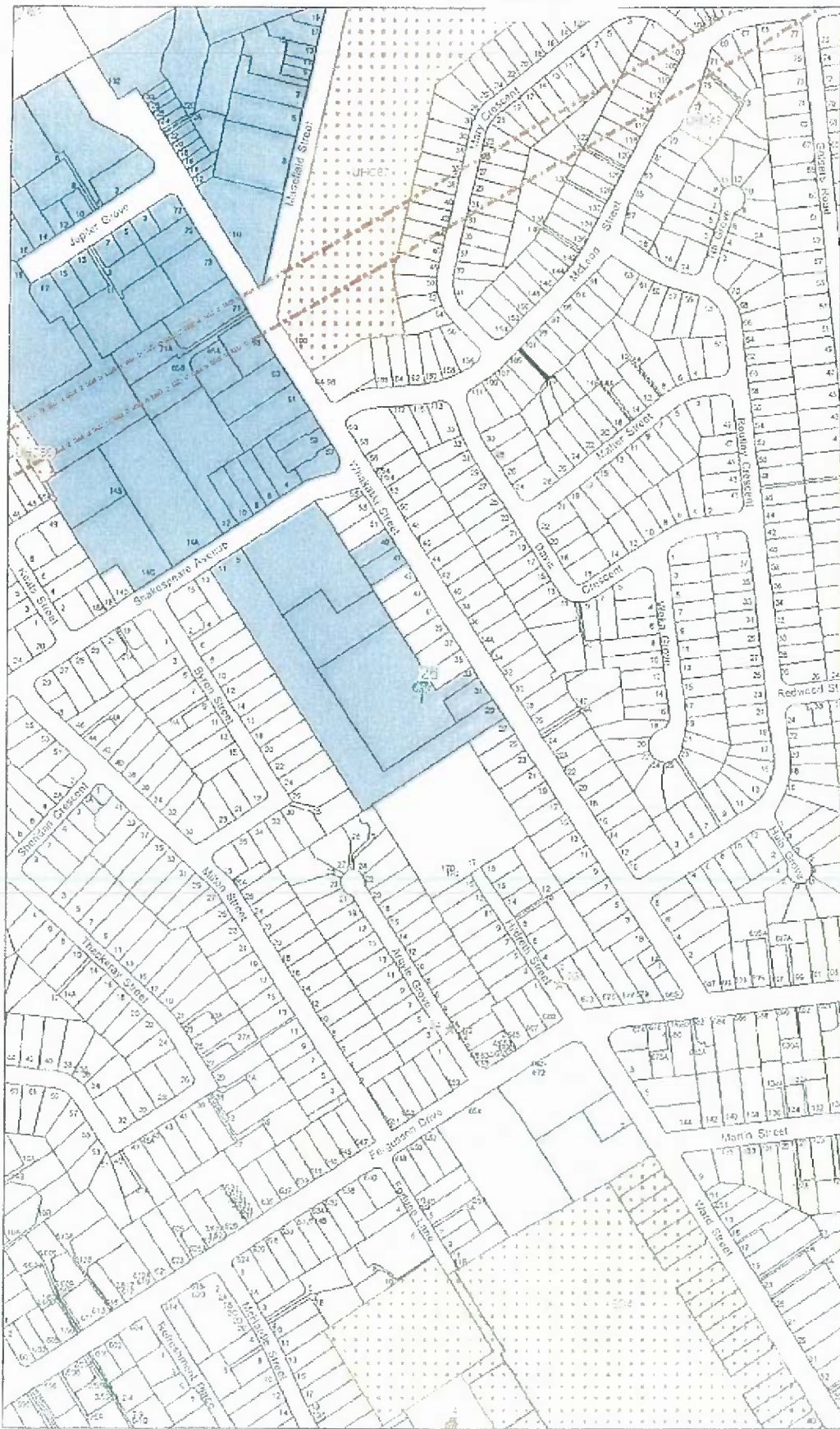
- Residential
- Residential Conservation
- Residential Hill
- Rural Lifestyle
- Rural Valley Floor
- Rural Hill
- Rural Hill Blue Mountains
- Business Commercial
- Business Industrial
- Special Activity
- Open Space

Designations

- General
- State Highway 2
- Railway
- UHCC Utilities

Features

- Heritage Feature
- Notable Tree
- Fault Band
- Protected Ridgeline
- River / Stream
- 1 in 100 year flood extent
- High Voltage Transmission Lines



URBAN MAP 25

14	15	16
24	25	26
35	36	37

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Speds Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
 - UHCC Utilities

- Features**
- Heritage Feature
 - Notable Tree
 - Fault Band
 - Protected Ridgeline
 - River / Stream
 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

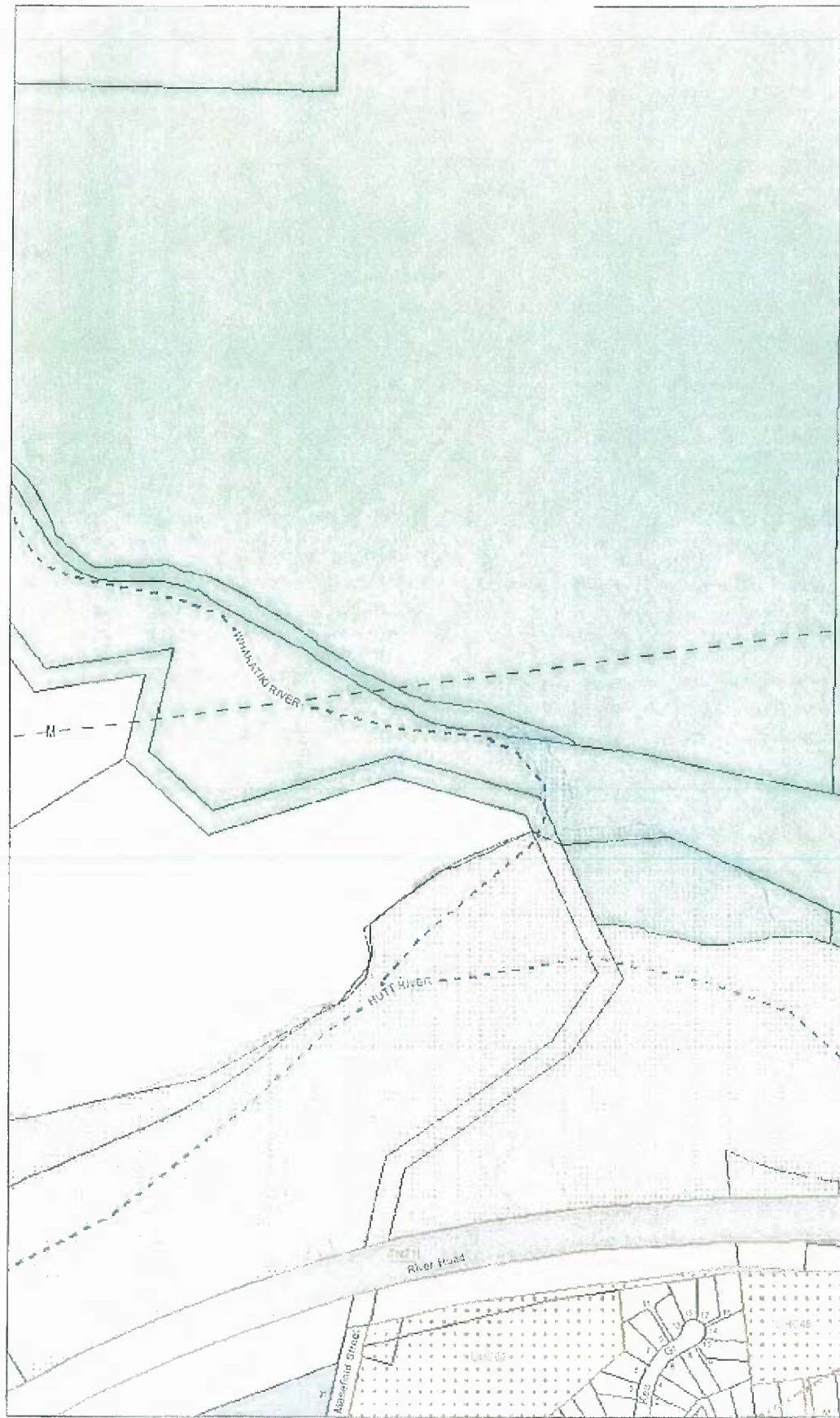
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14	15	16
24	25	26



Zones

- Residential
- Residential Conservation
- Residential Hill
- Rural Lifestyle
- Rural Valley Floor
- Rural Hill
- Rural Hill Blue Mountains
- Business Commercial
- Business Industrial
- Special Activity
- Open Space

Designations

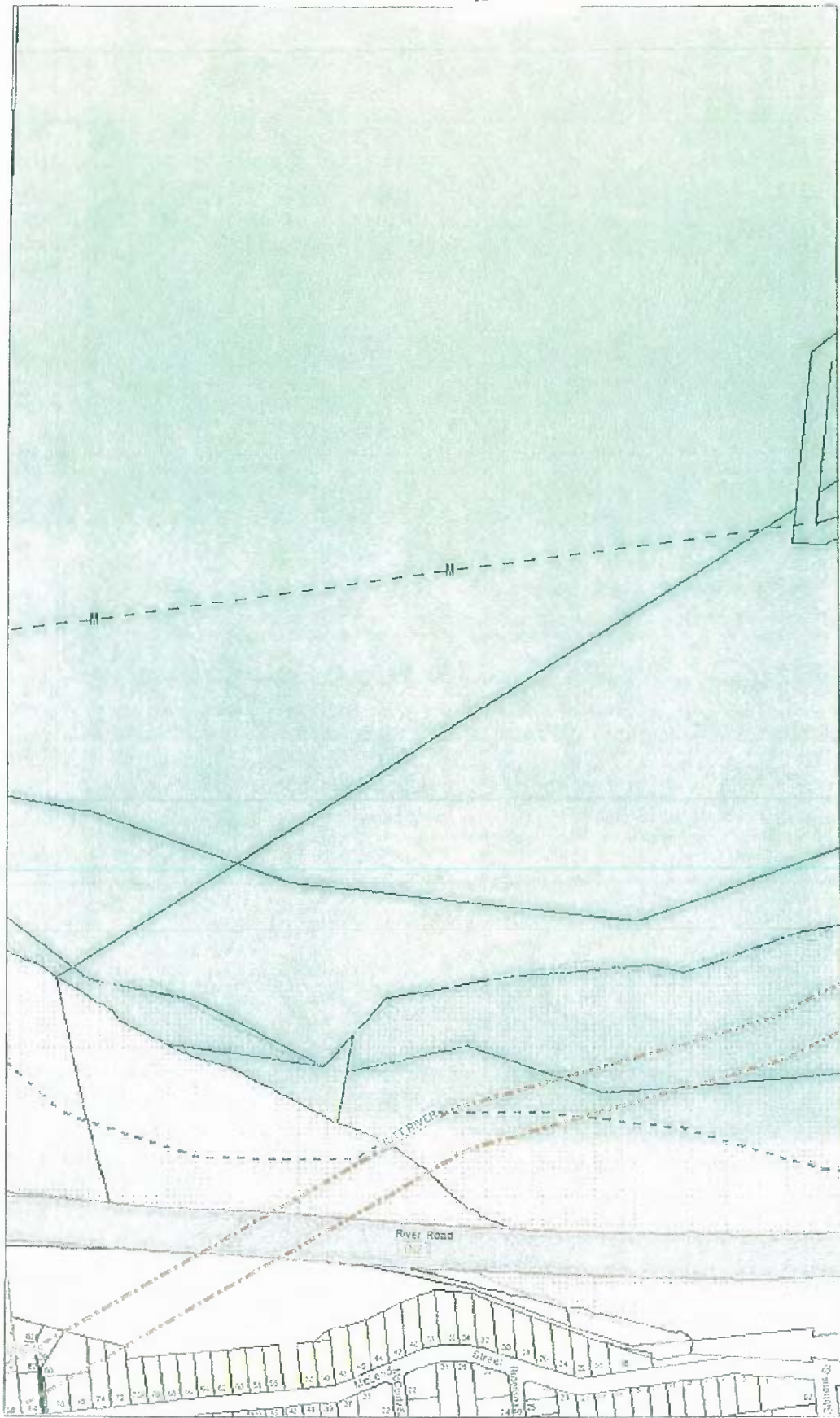
- General
- State Highway 2
- Railway
- UHCC Utilities

Features

- Heritage Feature
- Notable Tree
- Fault Band
- Protected Ridgeline
- River / Stream
- 1 in 100 year flood extent
- High Voltage Transmission Lines

URBAN
MAP
16

15	16	17
25	26	27



- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
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- Features**
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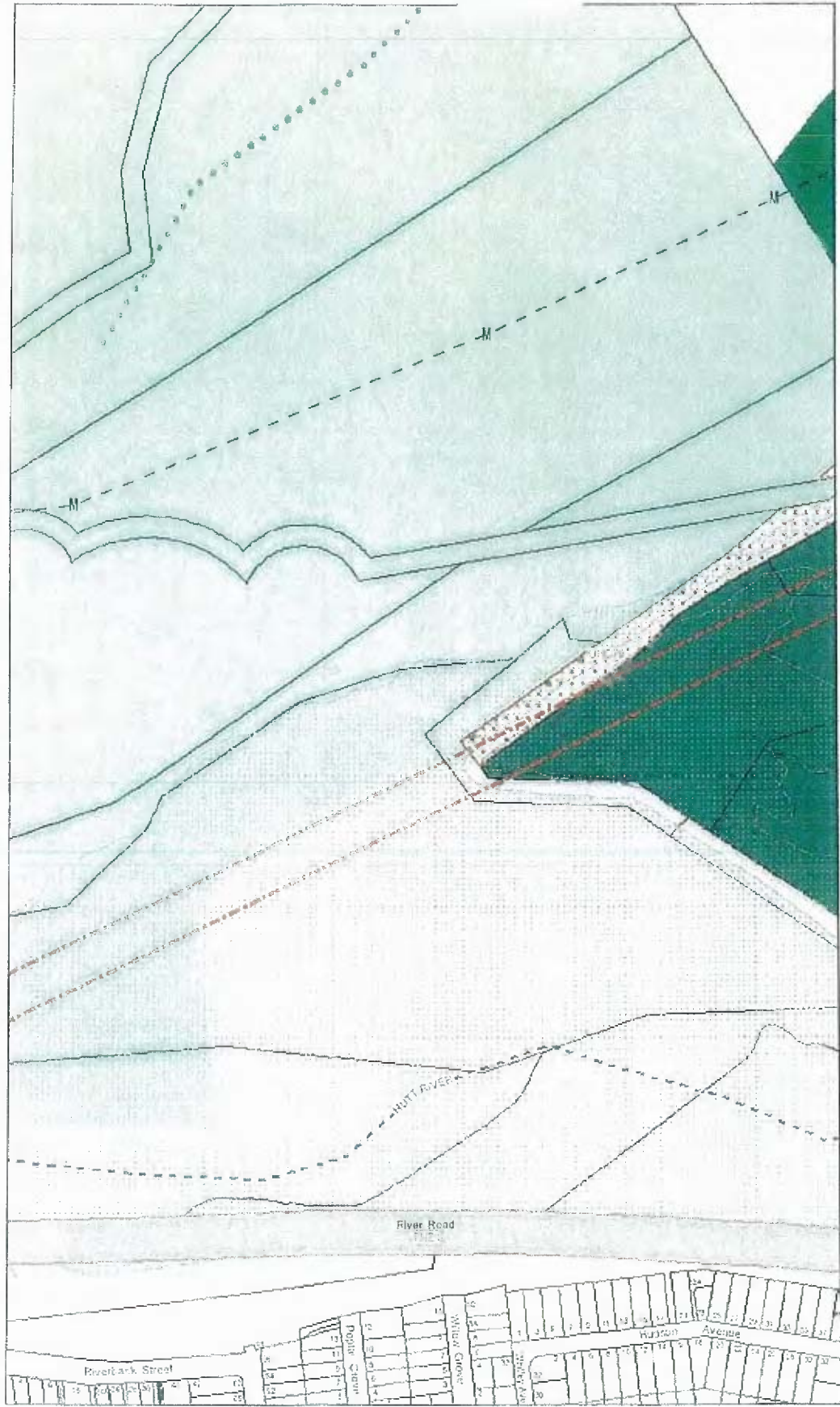
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URBAN
MAP
17

		5
16	17	18
26	27	28



- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
- General
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 - River / Stream
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 - High Voltage Transmission Lines

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URBAN MAP 18

	5	6
17	18	19
27	28	29

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
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 - Open Space

- Designations**
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 - Railway
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- Features**
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 - River / Stream
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 - High Voltage Transmission Lines

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September 2004



URBAN
MAP
19

5	6	7
18	19	20
28	29	30

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
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- Designations**
- General
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URBAN MAP 20

6	7	8
19	20	21
29	30	

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
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- Designations**
- General
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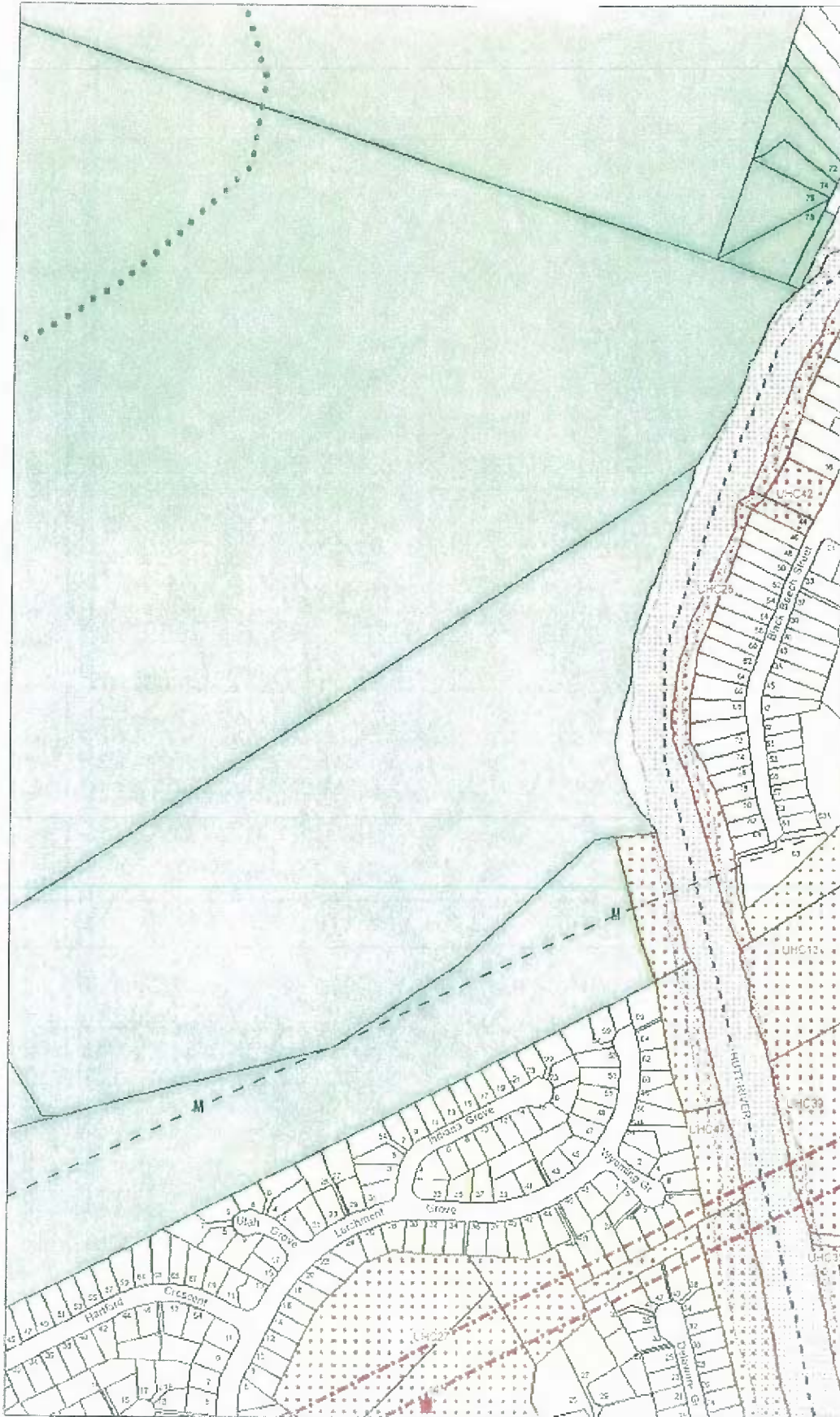
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Plan Change 6

URBAN
MAP
6

		1
5	6	7
18	19	20



Zones

- Residential
- Residential Conservation
- Residential Hill
- Rural Lifestyle
- Rural Valley Floor
- Rural Hill
- Rural Hill Elue Mountains
- Business Commercial
- Business Industrial
- Special Activity
- Open Space

Designations

- General
- State Highway 2
- Railway
- UHCC Utilities

Features

- Heritage Feature
- Notable Tree
- Fault Band
- Protected Ridgeline
- River / Stream
- 1 in 100 year flood extent
- High Voltage Transmission Lines

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2004



URBAN
MAP
7

	1	2
6	7	3
19	20	21

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
 - UHCC Utilities

- Features**
- Heritage Feature
 - Notable Tree
 - Fault Band
 - Protected Ridge Line
 - River / Stream
 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

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URBAN
MAP
1

	1	2
6	7	8



Zones

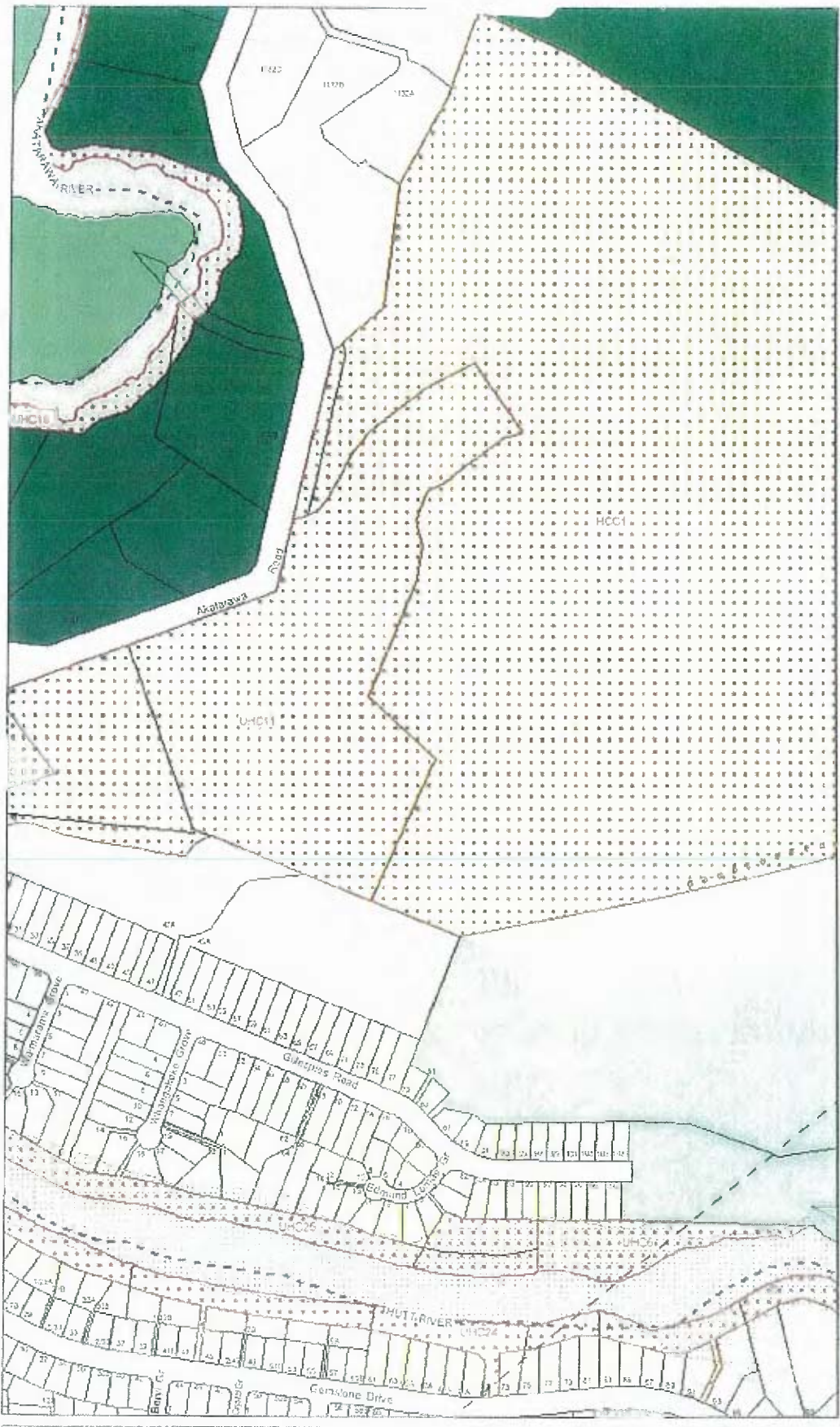
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- Residential Conservation
- Residential Hill
- Rural Lifestyle
- Rural Valley Floor
- Rural Hill
- Rural Hill Blue Mountains
- Business Commercial
- Business Industrial
- Special Activity
- Open Space

Designations

- General
- State Highway 2
- Railway
- UHCC Utilities

Features

- Heritage Feature
- Notable Tree
- Fault Band
- Protected Ridgeline
- River / Stream
- 1 in 100 year flood extent
- High Voltage Transmission Lines



1	2
7	8
	9

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
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 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
 - UHCC Utilities

- Features**
- Heritage Feature
 - Notable Tree
 - Fault Sand
 - Protected Ridgelines
 - River / Stream
 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

UPPER HUTT CITY COUNCIL

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0 50 100 200 300 400 Metres



URBAN MAP 8

1	2
7	8
20	21

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
 - UHCC Utilities

- Features**
- Heritage Feature
 - Notable Tree
 - Fault Band
 - Protected Ridge line
 - River / Stream
 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

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0 50 100 200 300 400 Metres



URBAN
MAP
9

2		
8	9	10
21		

- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Blue Mountains
 - Business Commercial
 - Business Industrial
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 - 1 in 100 year flood extent
 - High Voltage Transmission Lines

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		3
9	10	11



- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
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 - Rural Hill
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Scale : 1:5000

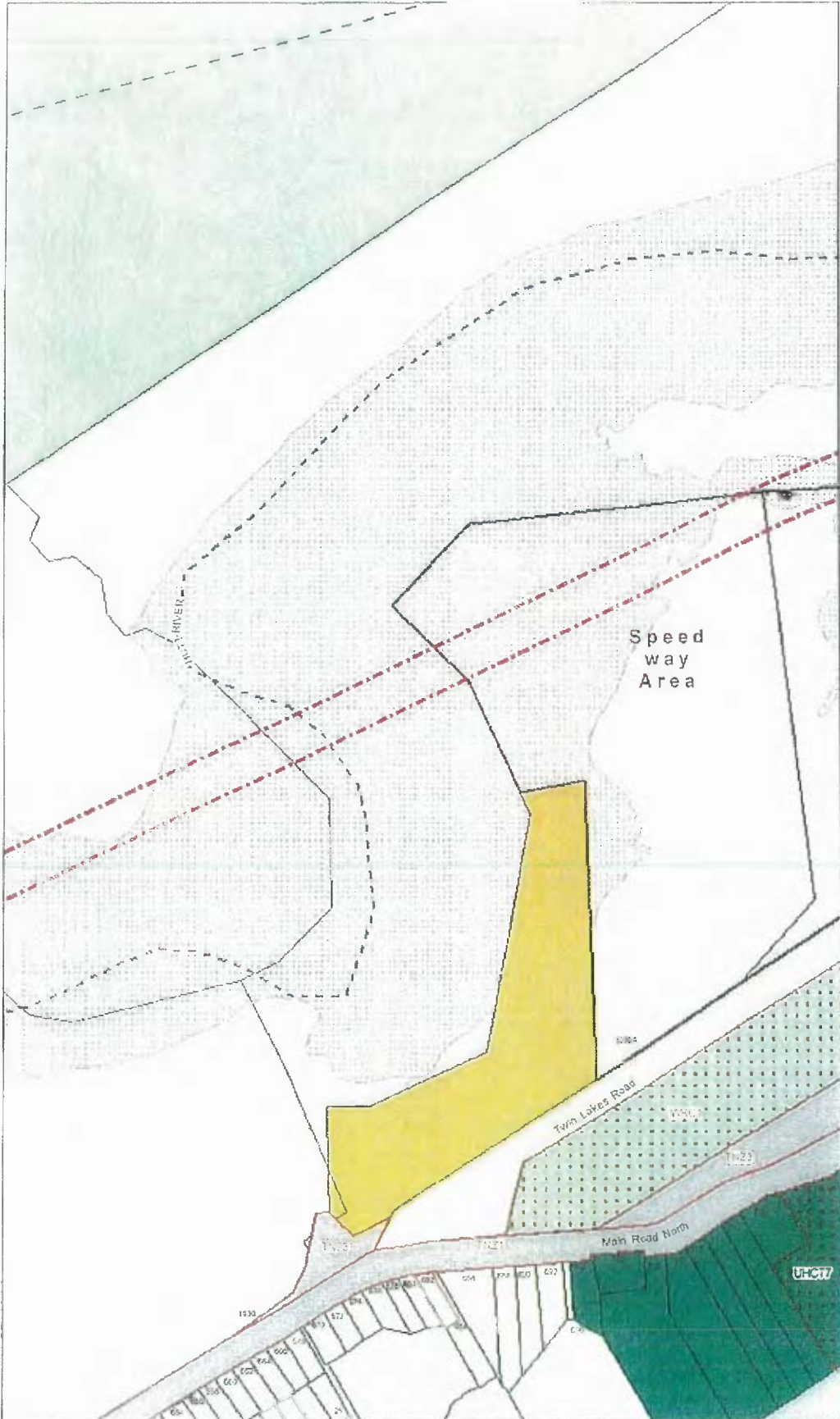


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URBAN
MAP
3

3		
10	11	12



- Zones**
- Residential
 - Residential Conservation
 - Residential Hill
 - Rural Lifestyle
 - Rural Valley Floor
 - Rural Hill
 - Rural Hill Shire Mountains
 - Business Commercial
 - Business Industrial
 - Special Activity
 - Open Space

- Designations**
- General
 - State Highway 2
 - Railway
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- Features**
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 - Fault Band
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