

Report 09.420
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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

Greater Wellington has received 5 notified resource consent applications from the region's city and district councils since the last committee report. An update on current notified resource consents that Greater Wellington Has submitted on is provided below.

2.1 Wellington City Council

2.1.1 Wellington City Council – Alteration to Designation (number 134 “proposed new road”) – Westchester Drive

Regulatory Committee Report 09.221 provided a summary of the aspects raised in Greater Wellington's submission. On 27 May, Greater Wellington staff presented planning evidence at the hearing in support of our written submission. The Commissioners recommended that the Notice of Requirement is confirmed with suitable conditions for Greater Wellington operations on 7 July 2009.

2.1.2 Windflow Technology Limited – Long Gully Wind Farm

Wellington City Council received a land-use resource consent application from Windflow Technology Limited for a wind farm consisting of up to 25 turbines at 48F Ashton Fitchett Drive, Brooklyn. This application was publicly notified on 19 May 2009 and submissions closed on 26 June 2009. Greater Wellington made a neutral submission on this resource consent application. Issues with the application included concerns over ecological impacts and landscape effects and balancing these issues against the potential benefits to be gained through the use of renewable energy.

2.1.3 Johnsonville Shopping Centre re-development

Johnsonville Town Centre has been the subject of a discussion document which sets a framework for the redevelopment of the area, which has been recognised as a regionally significant centre in the Wellington Regional Strategy 2007.

The resource consent proposal is to redevelop and use land within the Johnsonville Town Centre for an expanded Johnsonville Shopping Centre which will provide additional retail floor space by increasing the gross leasable area “GLA” from 13,600sqm to 34,000sqm. While the proposal will make a contribution to the social and economic well-being of the region, it can also have long-term impacts on the transport system and the use and development of infrastructure.

Greater Wellington’s submission is broadly in support of the proposal but submits that further consideration needs to be given to the public transport requirements, in particular, the integration with public transport both during and after construction.

2.2 Carterton District Council

2.2.1 Guinea Trust, forty two lot subdivision, Flat Point

This application for a coastal subdivision (last reported on in Regulatory Committee Report 09.299) has been granted. The applicant provided more information on groundwater conditions in particular and as a consequence amended lot boundaries and provided mitigation measures to ensure that ground water aquifers were better safeguarded. The consent was granted with extensive conditions. Greater Wellington Monitoring and Investigations will be involved in establishing a suitable environmental monitoring programme.

3. District Plan Changes

3.1 Upper Hutt City Council

3.1.1 Proposed Plan Change 18 Comprehensive Residential Development

Upper Hutt City Council have initiated proposed Plan Change 18 to provide more certainty for both developers and the community by identifying areas where comprehensive residential development is appropriate, and providing design guidelines for such development. There is a change in the rules to establish a restricted discretionary activity class for developments within the identified areas.

Our submission supported the intention of the Plan change which realises the aims of the Upper Hutt Urban Growth Strategy and which encourages intensification in areas which have been identified through the Strategy as contributing to maintaining a compact, well designed and sustainable regional form.

We also supported the use of design guidelines but asked that there is further consideration of protection of any heritage values in these areas and establishing a standard for impervious surfaces for decreasing stormwater impacts as a low impact urban design provision.

3.2 Wellington City Council

3.2.1 Draft District Plan Change for Telecommunications Structures

An assessment was completed and no submission was considered necessary.

3.3 Kapiti Coast District Council

3.3.1 Plan Change 75 – Water Demand Management

On 12 June 2009 the Hearing commissioners recommended that Kapiti Coast District Council approve Plan Change 75 to the Kapiti Coast District Plan. The plan change incorporates the most extensive provisions for managing water demand in the region. The requirement for water metering was not accepted but the approved change requires rainwater storage for non-potable use or grey water reuse systems in new subdivisions where groundwater and soil conditions are suitable.

4. Other policies and plans

4.1 Hutt City Council – A District Plan Review for Petone

Hutt City Council has launched a project to seek feedback on possible changes to the Hutt City District Plan in relation to Petone. At this stage it is a discussion document seeking feedback from the community at large to gain insights and perspectives in order to respond to the changing needs of the Petone community. The document lists what Hutt City Council thinks are the key issues for the different activity areas of Petone. These include:

- Higher Density Residential Areas
- Heritage
- The Esplanade
- Transport
- Urban Amenities
- Weltec

Feedback received will potentially be drawn in to a Hutt City district plan change in the future.

4.2 Porirua City Council – discussion document on potential plan changes for Suburban Zone, residential infill development and earthworks

The last Regulatory report (09.299) describes the discussion document which scopes two potential district plan changes for the Suburban Zone (relating to Residential Infill Development), and Earthworks. A submission was prepared broadly in support of the suggested provisions, but suggesting consideration of the use of a standard for impervious surfaces as a low impact stormwater design provision.

4.3 Ministry for the Environment - National Environmental Standard on Sea-Level Rise

This was a Local Government survey on coping with sea-level rise and the implications for local authorities involved with coastal planning. A prescribed base-level of sea-level rise is proposed with a higher sensitivity allowance which would be referenced in the national environmental standard. Caroline provided feedback to the Ministry for the Environment in May outlining that Greater Wellington considered that while a National Environment Standard clarifying future sea-level rise would assist Council in making decisions, it was important that site specific investigations were still carried out when necessary.

5. Recommendations

That the Committee:

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

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