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Report 01.677

31 August 2001

File: X/25/1/1

ENV Report 01.677.JH.MS.sw

Report to Environment Committee
from John Holmes, Section Leader, Policy Advice
and Maree Sanders, Policy Advisor (Statutory)

Regional Council Input to District Planning

1. Purpose

To inform the Committee of Regional Council input to the statutory resource management processes of territorial authorities in the western part of the Region.

2. Overview

2.1 Resource Consents

Ten notified resource consent applications have been received since the last report to the Committee. A submission has been made on one of these applications (for a Pak 'N Save supermarket in Lower Hutt), and a decision is yet to be made on another (a subdivision in Porirua).

The following is an update of progress with submissions made on earlier consent applications.

Grenada North Subdivision, Wellington

Officers have met with the applicant's agent and staff at Wellington City Council to discuss the Regional Council's appeal. The Council's concerns related to the site layout and density, and servicing by public transport. The meeting resulted in a redesigned subdivision, which addresses the Regional Council concerns.

Harbourside Development, Kaiwharahara, Wellington

The Hearing was held, and evidence presented on the Regional Council's concerns (stormwater quality entering the Kaiwharawhara Stream, and a possible increase in flood risk in the lower reaches of the stream from increased quantity of stormwater). The applicant presented an engineering solution for the quality issue, and the Wellington City

Council believe that the stream will be able to cope with the small increase in volume of water.

There are a number of submitters raising concerns about this development (landscape, high density, traffic impacts), and a decision from the City Council is awaited.

2.2 **District Plans**

Wellington City Council

There have been seven submissions on Plan Change Number 1 (flooding issues at the bottom of Takapu Road and in Tawa). The Regional Council will not make a Further Submission, since the original submission covered all aspects of the Plan Change that have been raised by other submitters, and thus enabling the Council to address these other submitters' concerns in evidence at the Hearing.

While we do not have any details, it is understood that a number of other Plan Changes will be introduced in the coming months, covering such matters as heritage, rural planning, biodiversity and transport/access.

Variation 22 has been notified and the closing date for submissions is 1 October 2001.

Hutt City Council

As anticipated in the last report to the Committee, agreement has been reached on the final outstanding issue in the Regional Council's reference on the Hutt City District Plan. This issue was about how the Plan should deal with effects of retail developments on the transport network, rather than just considering traffic effects. Over the coming period, Hutt City Council will be contacting other parties that made submissions on the parts of the Plan that will be changed as a result of our agreement, and hopefully obtain their agreement to the wording that has been negotiated.

Upper Hutt City Council and Porirua City Council

No progress to report.

Kapiti Coast District Council

As reported at various times in the past, Kapiti Coast District Council has been introducing a large number of Plan Changes. Officers from both the District and Regional Councils have recently consulted (prior to notification of plan changes) on matters that include changes to earthworks rules, landform assessment, and ecological areas.

Decisions have also been received on various plan changes. Among these are Plan Changes 24, and 31-36. The Regional Council's requests have been met in all of these decisions except one, where a decision has been deferred. The deferred decision concerns macrocarpa trees in Queen Elizabeth Park. Because of the proposed upgrade to SH1 at MacKay's Crossing, these trees will need to be felled (see below under Designations). The Regional Council had therefore opposed a request (from Sheila Robinson, whose daughter runs the stables business in QE Park) that the trees be included in the District Plan as an heritage item. The decision by Kapiti Coast District

Council to defer a decision has been appealed by Ms Robinson in a letter to the Environment Court. Discussions continue on this matter, but the outcome will be determined by the outcome of the Designation process for SH1 at MacKays.

A private Plan Change (No 53) has also been notified. This Change, by the Pharazyn Charitable Trust, seeks a re-zoning of land in the vicinity of Waikanae river mouth from Rural to Residential. It is likely that the Regional Council will make a submission on this Change.

2.3 Road designations

As noted above, the process for obtaining the designation for **the upgrade to SH1 at MacKay's Crossing** has re-commenced. Submissions are due by 6 September 2001.

The designation takes the road over the crossing (Stage 1) and curves round to link with Transmission Gully (Stage 2). The Requiring Authority is, however, only seeking resource consents from the Regional Council for Stage 1.

The Regional Council has been closely involved with the upgrade before notification, and the consultants for Transit NZ have re-designed their proposals to accommodate suggestions made by Parks and Forests for a new entry to the Park. Part of a Department of Conservation wetland reserve will be affected by the proposed upgrade, and officers from Department of Conservation and the Wellington Regional Council have also discussed compensation and mitigation measures associated with this loss.

The Regional Council will be making a submission, making some comment on the details of the layout and its impacts on the Park and the wetlands, but more strategically, emphasising that Stage 2 of this upgrade must be timed and considered as part of the Transmission Gully work.

As previously reported, the Regional Council's appeal on the **Transmission Gully** designation has been resolved and awaits the Environment Court judge's signature. A separate report to the Committee covers some other aspects of the Transmission Gully project (Report 01.669).

The Hearing for the designation for the **Dowse to Petone upgrade of SH 2** is due to take place during the week of 1-5 October 2001. Officers will be presenting evidence on a small range of concerns (mainly access across the road for recreational cyclists and pedestrians).

3. Communication

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

4. **Recommendation**

That the report be received and the information noted.

Report prepared by:

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