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Report to Environment Committee from
Maree Sanders, Policy Advisor (Statutory)

Regional Council Input to District Planning

1. Purpose

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

2. Overview

2.1 Resource Consents

Thirteen notified resource consent applications have been received since the last report to the Committee.

A submission was made on one of these applications. The application was from BP New Zealand Ltd concerning the earthworks relating to the refurbishment of Ngaio petrol station which is registered as a contaminated site. The site has been through a remediation process however there remains the possibility of uncovering pockets of petroleum contaminated earth as the underground storage tanks are being replaced. The applicant's consultant has provided suggested wording of conditions relating to the control of runoff from the site and removal of any contaminated material to a landfill.

A decision is yet to be made on whether a submission is required on two other consent applications.

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

2.1.1 *Grenada North Subdivision, Wellington*

This is a 17 lot Rural-Residential subdivision at the southern end of Jamaica Drive, Grenada North. Officers recently met with the applicant's agent and staff from Wellington City Council to discuss the Regional Council's appeal. The Regional Council's concerns, which related to servicing by public transport and to site layout and density have been met by the applicant. A revised subdivision plan is being drawn up which identifies building platforms on each of the lots.

2.1.2 *Harbourside Development, Kaiwharahara, Wellington*

The Wellington City Council granted the Harbourside Development subdivision and earthworks consents in Kaiwharawhara. This decision was appealed by the Regional Council on the grounds that did not provide for the protection of water quality in the Kaiwharawhara Stream during earthworks. The appeal has been quickly resolved by way of an agreement, with the applicant agreeing to prepare an Erosion and Sediment Control Plan for the site prior to earthworks commencing.

2.1.3 *Lynton Hills Riprap Ltd, Pauatahanui*

Lynton Hills Riprap Ltd (Wharfe Quarry) appealed the decision by Porirua City Council that declined its resource consent application for continuing quarry operations. The Regional Council along with a number of the quarry's neighbours are interested parties to the appeal.

Regional Council officers took part in Environment Court mediation which included a site visit to the quarry. Further information has been received from the appellant in the form of a Quarry Management Plan and a further Assessment of Environmental Effects.

Regional Council officers met with the appellant's engineering consultant to discuss sediment and erosion control issues. It has also been identified that resource consents are required from the Regional Council for the quarry and the consultant is now considering how best to proceed.

2.2 **District Plans**

2.2.1 *Wellington City Council*

The Officer's Report on Plan Change No 1 (flooding issues at the bottom of Takapu Road and in Tawa) was released and a hearing held. Most of the recommendations in the Officer's Report accepted the Regional Council's submissions. A Regional Council officer gave evidence at the Hearing in support of the Plan Change and provided some further information to the Hearing Committee about the issues raised in the Regional Council's submission.

The Regional Council made a submission on Variation 22 which relates to the Lambton Harbour Area. The submission related to transportation issues along the waterfront route, the potential transportation impacts of use and development of the Lambton Harbour Area, and some cross boundary issues in relation to the administrative boundary between Wellington City Council and the Regional Council. A summary of submissions is available and the need to make further submissions is being considered.

2.2.2 *Hutt City Council*

Hutt City Council has released its decisions on the Significant Natural, Cultural and Archaeological Resources sections of its District Plan. Officers are still considering the decisions.

2.2.3 *Kapiti Coast District Council*

A Hearing was held for Plan Change 18 relating to rezoning of Paraparaumu Airport. The issue raised by the Regional Council was pedestrian access and public transportation. The Officer's report recognised these issues and so an appearance at the Hearing was not considered necessary.

A submission was made on private Plan Change (No 53). This Plan Change, by the Pharazyn Charitable Trust, seeks re-zoning of land near Waikanae Beach from Rural to Residential. The Regional Council submission opposed the residential rezoning of the part of the property that contains sand-dune landform. A hearing date has not been set.

2.3 **Road designations**

A submission was made on the designation for **the upgrade to SH1 at MacKay's Crossing**. The submission supported the proposed designation provided certain conditions relating to the impacts on the Park and the wetlands are provided. It also requested that the link between Stage 2 of this upgrade and Transmission Gully be recognised. A pre-hearing meeting was held and the applicant has provided assurances about all issues raised in the submission. The applicant's consultant is preparing a draft Memorandum of Understanding between the Regional Council Parks & Forests Department relating to works to be carried out within QE Park.

The Hearing is due to take place on 27/28 November 2001 and Regional Council officers will give evidence at the Hearing regarding the background to the designation (the previous designation bisected the park) and why the Regional Council supports the designation.

As previously reported, the Regional Council's appeal on the **Transmission Gully** designation has been resolved and documentation from the Environment Court has now arrived. The Regional Council is still involved as an interested party in the Paramata Residents' Association appeal.

The Hearing for the designation for the **Dowse to Petone upgrade of SH 2** was held 1-5 October 2001. A decision has not been released yet.

Commissioners have released their decision on **SH 2/58 Interchange Project and SH 58 Upgrade** notice of requirement and resource consent application. The decision has been appealed by a group of Haywards Hill residents.

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(s)**

It is recommended that the Committee:

- (1) *receives the report; and*
- (2) *notes the contents.*

Report prepared by:

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