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Committee: Environment
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Regional Council input to statutory planning

1. Purpose

To inform the Committee of the Greater 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

Eight notified resource consent applications were received since the last Committee report. Two submissions were made. An update of progress with the Lyall Bay Charitable Trust resource consent applications is also reported below.

2.1.1 Wellington City Council - Mark Avenue and Westchester Drive, Wellington City Council

Greater Wellington opposed the application for construction and extension of Mark Avenue and Westchester Drive at Grenada Village. The extension to Westchester Drive and a proposed new road running east from the northern end of the extension to Mark Avenue is a future access road from the northern suburbs of Wellington through to Petone and the Hutt Valley.

Greater Wellington's submission sought that the construction and extension of Westchester Drive, including the roundabout and a proposed new road running east from the northern end of the extension to Mark Avenue be designed and constructed to cater for the traffic volumes which would occur with the link. The submission also sought that a limited access designation be investigated for the proposed new road. The designation would restrict the movement of traffic from properties directly onto the access road.

2.1.2 Lincolnshire Farms Limited, Wellington City Council

Greater Wellington opposed a subdivision application by Lincolnshire Farms Ltd at 172 Mark Avenue, Grenada Village. Lots 45 – 49 of the subdivision were designed with property access onto the new road running east from the northern end of the extension to Mark Avenue. This road is a proposed future access road from the northern suburbs of Wellington through to Petone and the Hutt Valley.

Greater Wellington's submission sought that property access from Lots 45 – 49 be managed from Mark Avenue instead of the new road. The submission also sought that the access on Mark Avenue be located an appropriate distance back from a roundabout.

2.1.3 Lyall Bay Charitable Trust, Greater Wellington Regional Council

A submission was made on behalf of the Greater Wellington Regional Council Harbours Department on the proposed surf reef at Lyall Bay. Greater Wellington Harbours opposed the reef because of the potential impacts on the safety of recreational users and enforcement issues.

Greater Wellington Harbours gave evidence opposing the application at the hearing on 23 July 2003. The applicants were unwilling to alter the position of the surf reef as they believe it is in the "best" position in terms of its functioning. While Greater Wellington Harbours stated that they would investigate moving the reserve area, they reinforced that this must be done through a formal bylaw change process. This would include consultation with affected parties, notification and a Council hearing.

The fact that the Resource Management Act consent process might approve something that would cause an obvious conflict with a reserved area under bylaws was expressed as a concern at the hearing. Greater Wellington Harbours requested that the Hearing Committee decline the resource consent application on the grounds that in its current position the surf reef would create conflicts between recreational users, cause enforcement issues and be unsafe to users. Alternatively, the Hearings Committee adjourn the hearing until the issue of whether the reserved area can be moved was investigated, consultation with affected parties was carried out, and a decision made.

The timeframe for the release of the decision has been extended until 12 September 2003.

2.2 District Plans

2.2.1 Proposed Plan Change, Evans Bay Patent Slip, Wellington City Council

Wellington City Council (WCC) notified Proposed Plan Change 17 on 20 June 2003. The plan change provides for identification of the Evans Bay patent slip as a heritage area and a zoning adjustment to better provide for a suburban shopping area, a road realignment and open space areas.

Greater Wellington staff provided comments to WCC prior to notification, however, some of the changes suggested were not made to the draft. In particular, a concern was expressed about information in the plan change,

which indicated that the heritage area extended into the coastal marine area. The management of the coastal marine area is the jurisdiction of Greater Wellington and activities in the area are managed by the Regional Coastal Plan. The Coastal Plan identifies the area as containing “Structures of Historic Merit” which is not the same as the “Heritage Area” identified in the proposed district plan change. A formal submission was made on the proposed plan change reiterating concerns.

WCC is now seeking further submissions on the Proposed Plan Change. Staff will assess whether a further submission to the matter raised by submitters is required.

2.3 Other

2.3.1 Consultation on Northern Growth Management Plan

Wellington City Council (WCC) is in the process of finalising the Northern Growth Management Framework and is seeking feedback before implementing the framework. Once the framework is approved there will be further consultation as specific proposals are progressed through the District Plan and resource consent process.

The aim of the draft framework is to provide communities, landowners, developers and the WCC with a set of goals and an agreed process for planning urban expansion in the northern area. The framework is based on predicted growth of 9,000 people in the northern area over the next 20 years and focuses on themes of accessibility, liveability, connectivity, prosperity and sustainability.

Staff are currently assessing the framework to determine whether there are any matters that Greater Wellington may want to make comment on prior to implementation of the framework.

2.3.2 Consultation on Private Plan Change – Bing Lucas Drive

Greater Wellington provided feedback on a private Plan Change to the Wellington District Plan to rezone part of Lot 2 DP 302319 between Bing Lucas and Woodman Drives from Rural to Outer Residential.

Although no comment was made on the actual Plan Change staff used this opportunity to raise issues about the design of the subdivision to ensure traffic and pedestrian access was appropriately provided for.

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. Recommendations

It is recommended that the Committee

1. *receive the report; and*
2. *note the contents.*

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