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**Report 00.724**

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Report to Environment Committee  
from Richard Peterson, 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 consents were received during the period since the last report (written on 18 August). Of these applications two have required a submission from the Regional Council. The first of these was for a new office tower on Lambton Quay and the second a large subdivision in Upper Hutt. The submissions on both applications related to transport concerns and asked the applicant to give further consideration to the broad range of transport issues including their impact on public transport services and provision of access for pedestrians and cyclists.

In addition, the Regional Council has received two draft applications and one non-notified application, for comment. The non-notified application (a boundary adjustment around the Queens Wharf Events and Retail Centre) and one of the draft applications (a subdivision adjoining the Wharemauku Stream in Paraparaumu) did not raise significant concerns for the Regional Council. However, the second draft application, which is for the Otaki wellfield and pipeline, is of interest to the Regional Council. In addition to Consents Management, the Council's Flood Protection Department has a specific interest in the proposal as the wellfield is proposed to be located within property it administers on behalf of the Crown. I am currently working with Flood Protection to prepare the Regional Council's response to the draft application.

The following is an update on the consents that the Council has submitted on in previous report periods:

***Manor Park Cleanfill - HCC***

This application is for a cleanfill operation adjacent to the Hutt River at Manor Park. The Hutt City Council recently released its decision approving the application. Amongst the conditions attached to the consent was a condition that ensures that the Regional Council's flood protection concern is resolved.

***Bird Rehabilitation Centre, Lowry Bay -HCC***

As was noted in my previous report, Hutt City Council approved the application by the Eastern Bays Little Blue Penguin Foundation to establish a wild bird recovery and rehabilitation facility on the Lowry Bay Reclamation. The Regional Council has recently received notice that George Middleditch and the Lowry Bay Residents have appealed this decision. It is also understood that the Little Blue Penguin Foundation has appealed some of the conditions imposed on the consent.

***Capital Topsoil Supplies - WCC***

WCC has drafted a memorandum to the Environment Court that outlines the agreement that has been reached between the parties to the appeals on this resource consent. This memorandum is currently being circulated amongst the parties for final approval.

***Te Hapua Road Subdivision - KCDC***

At a meeting with all submitters on 18 September 2000 the applicant presented an amended subdivision proposal in response to the concerns that were expressed at the first hearing on 17-19 April.

The amended proposal represents a significant improvement on the original proposal and effectively addresses the concerns in the Regional Council's submission. A second hearing will be held on October 4. Given the applicant's amendments, the Regional Council will not need to attend.

***Wharfe Quarry, Pauatahanui - PCC***

The hearing for this application is to be reconvened. PCC are waiting to hear the Environment Court's decision on numerous procedural matters and also on enforcement proceedings brought by the quarry's downstream neighbour. As yet no date has been set for the reconvened hearing.

### ***Valley Plaza (previously ProMall) - UHCC***

The Regional Council has an appeal against UHCC's decision to grant the landuse consent for this proposal. The Regional Council's appeal relates to UHCC's decision to impose a 1900 cumec flood protection standard for the mall buildings. Consistent with the standard emerging from the Hutt Flood Plain Management Plan process, the Regional Council is seeking that the flood protection standard be set at 2300 cumecs. The Environment Court hearing has been scheduled for October 30.

We now have agreement in principle to our request for the higher standard. Together with our solicitors and Flood Protection, I am preparing a consent memorandum which details this agreement.

## **2.2 District Plans**

### ***Kapiti Coast District Council***

As mentioned in my previous two reports, KCDC have proposed a series of District Plan Changes. The Regional Council has submitted on several of these proposals and has also further submitted in support of and in opposition to submissions of other organisations and individuals.

As yet KCD have not scheduled a hearing to hear these submissions.

KCDC has also initiated consultation on a second series of Plan Changes. At least three of these changes (relating to effluent disposal, earthquake hazards and building set backs from water bodies) are of interest to the Regional Council. I will be working with the relevant Council departments to prepare our response.

### ***Wellington City Council***

The Waterfront Leadership Group (Lambton Harbour) has now had 5 meetings. At the two most recent meetings the Group has discussed the key issues which they need to consider when they prepare their framework for the waterfront. Included amongst these issues are the city-waterfront connection, parking and access, which all have transport implications. Regional Council officers continue to emphasise the significance of the transport issues associated with the Lambton Harbour area. Similarly, we also emphasise the fact the a significant portion of the Lambton Harbour area falls under the Regional Coastal Plan and not the District Plan.

We remain hopeful that these matters will be adequately addressed by the Leadership Group.

## **3. Communications**

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

**4. Recommendation**

*That the report be received and the information noted.*

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