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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

Eight notified resource consents were received during the period since the last report (written on 26 September). Of these applications it is possible that two will require a submission from the Regional Council. They relate to a 17 lot Rural/Residential subdivision at the southern end of Jamaica Drive, Grenada North and a 2 lot Rural/Residential on Addington Road, Otaki. A decision on whether to make a submission will be made following comments from relevant officers of the Council.

The Regional Council has also been involved in discussions on two other applications that have yet to be notified. The first is an application to Hutt City Council to expand Westfield Shoppingtown. The proposed expansion will result in an additional 23,541 m² of gross floor area (the present mall has a floor area of 22,476 m²). In the discussions the Regional Council has raised issues relating to the impact on transport patterns within the Hutt Corridor and also about the potential to integrate access for public transport into the development. The Council is currently awaiting a response from Westfield.

The second application is for a BP service station on the large empty site on the Mana Esplanade, near the corner of Station Road. The applicant has incorporated extra park and ride carparks, and a pedestrian access to the railway station, into the service station design. While supporting these measures, the Regional Council has requested further information on the storage of hazardous substances on the site.

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

- ***Lambton Tower Office Block - WCC***

The Regional Council submitted on this proposed office tower in Lambton Quay requesting that the developers give consideration to the full range of related transport issues. The resource consent application focussed to a large degree on the movement of private cars and servicing vehicles to and from the building. In response to the Regional Council's concerns, the applicant gave written consideration to a range of issues, including access to public transport. The applicant also intends to provide a more appropriate number of cycle and motor cycle parks within the building. WCC is yet to release a decision on this application.

- ***Sundew Grove Subdivision - UHCC***

This is a large subdivision at the end of Sundew Grove in Timberlea, Upper Hutt. The Council's submission on this application asked the applicant to give further consideration to a broad range of transport issues and in particular access for pedestrians and public transport. In response the applicant has agreed to provide further facilities within the subdivision. The UHCC has yet to make a decision on this application.

- ***The Otaki Wellfield and Pipeline - KCDC***

KCDC recently consulted with WRC about the landuse consents required for the wellfield and pipeline (which will bring water from the Otaki River to the Waikanae/Paraparaumu areas). The wellfield is proposed in WRC flood protection land. Previous consultation by KCDC has largely resolved WRC's concerns with regard to the wellfield. However, issues relating to how the pipeline will cross the waterways between Otaki and Waikanae have not been resolved, and were included in the Council's response to KCDC.

If KCDC choose to proceed with the current option, then they will need to apply to WRC for consents for the water take. However, the office of the Parliamentary Commissioner for the Environment has begun an investigation into the management of urban water systems in the Kapiti District. This follows concerns expressed by local Iwi. The report on this investigation is due out at the end of March 2001.

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

On 7 November KCDC resolved to grant consent to the amended Downer subdivision proposal at the end of Te Hapua Road. This proposal was amended to reduce the number of lots and deal with a range of environmental issues raised by the District Council officer and also the concerns raised by the Regional Council and other submitters.

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

On 27 October PCC held the reconvened hearing for the Wharfe Quarry application. At this hearing both the PCC officer and the applicants were able to give their replies to the range of issues that had been raised by the submitters, including WRC. While silt control remains the major issue for the applicants to overcome, they were prevented from giving information on their new silt control measures. The Hearing Commissioners deemed the silt control measures to be new information which could not be presented as part of the applicant's right of reply.

PCC has yet to release a decision on this application.

2.2 District Plans

- ***Kapiti Coast District Council***

KCDC notified a private plan change that aims to provide an appropriate airport zone for the Paraparaumu Airport. At present the airport is zoned open space. The Regional Council submitted on the proposed change, raising a minor issue on the provisions for pedestrian access to part of the airport area.

- ***Wellington City Council***

The Waterfront Leadership Group (Lambton Harbour) is currently in the process of developing the draft framework for the Lambton Harbour area. A presentation on this framework is to be given at the beginning of the Environment Committee Meeting.

- ***Hutt City Council***

Two District Plan Variations have been received from HCC. These are both minor issues, relating to relocated dwellings and the listing of the St James Church as an heritage item, and no submission is required from WRC.

In early December HCC will hear the remaining submissions on their Proposed District Plan. The submissions relate to a number of miscellaneous items and designation requirements. Having reviewed the officer recommendations it seems unlikely that the Regional Council will need to attend the hearing.

HCC has already made decisions on a number of other Regional Council submissions. The Regional Council has referred 13 of these decisions to the Environment Court. In the main, these references relate to transport related issues. Over the next month the Regional Council and HCC will begin to negotiate a resolution to the references.

3. Communications

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

4. Recommendation

That the report be received and the information noted.

Report Prepared by

Approved for submission by

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