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Report 01.32

8 February 2001

File: X/25/1/1

[Report 2001.Env0132.RP:mm]

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

Twenty three notified resource consents were received during the period since the last report (written on 15 November). Of these applications two have required a submission from the Regional Council.

The first relates to a 3 lot subdivision in the Mangaroa Valley. In this case the Council is concerned that the application has not addressed the potential flood risk to one of the proposed lots. The second relates to the proposal for a new Woolworths supermarket on the edge of the Lower Hutt city centre. The Council's submission on the proposed supermarket raised concerns about the failure of the application to consider and provide for means of transport other than the private car.

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

The Council has also received a draft application from Telecom New Zealand, which is seeking consent to co-locate some new facilities on the existing Police Mast at Baring Head. Following consultation with the Parks and Forests Department, written approval was given to the proposal.

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

Grenada North Subdivision - WCC

This is a 17 lot Rural/Residential subdivision at the southern end of Jamaica Drive, Grenada North. The Regional Council submission on this proposal raised numerous issues, including transport connections and the potential impact on a stand of indigenous bush. More fundamentally, the Regional Council opposed the subdivision because it is contrary to the concept of urban containment that is central to the WCC District Plan. The Regional Council supported this concept during the preparation of the District Plan.

The hearing for this application is scheduled for 9 February.

Westfield Shoppingtown Expansion - HCC

As a result of comments made by the Regional Council on the transport implications of the expansion, Council staff met with a representative from Westfield. The Westfield representative expressed his company's desire to better integrate public transport with the mall. As a result it was agreed that a dialogue would continue between our Transport Department and Westfield about how the public transport link might be improved. HCC are also likely to be involved in this.

Lambton Tower Office Block - WCC

The Regional Council submitted on the proposed office tower in Lambton Quay requesting that the developers give consideration to the full range of related transport issues. In response, the applicant gave written consideration to a range of issues, including access to public transport. The applicant also agreed to provide a more appropriate number of cycle and motor cycle parks within the building.

WCC's decision failed to recognise the wider transport issues raised in the Regional Council's submission. WCC also resolved that provision for cycle and motor-cycle parking was not a matter that they could address as part of the resource consent process. As the applicant confirmed that they would still provide the facilities, the Regional Council chose not to appeal the WCC's decision. Officers will be meeting with WCC officers to try and resolve our concerns about the wider implications of WCC's decision.

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. UHCC's decision includes conditions which reflect this agreement.

The Otaki Wellfield and Pipeline - KCDC

Following earlier consultation, KCDC's application for the Otaki wellfield and pipeline was publicly notified during January. In conjunction with Flood Protection, I am currently reviewing whether a WRC submission is necessary.

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.

Two submitters have appealed KCDC's decision. Their appeals relate to the provision of access for adjoining properties. The Regional Council is registered as an interested party on these appeals. Mediation is currently being organised.

Wharfe Quarry, Pauatahanui - PCC

PCC refused consent to this application. Subsequently the applicants have appealed the PCC decision. It is likely that the Regional Council will register as an interested party on this appeal.

2.2 District Plans

Kapiti Coast District Council

In late November KCDC publicly notified plan changes 19 - 30. These changes covered numerous relatively minor matters. The Regional Council submitted on two of these, the first relating to the zoning of a Flood Protection Department property and the second to the adequacy of KCDC's fault rupture hazard provisions.

In addition, KCDC sent the Regional Council draft versions of several other possible plan changes. These covered issues ranging from indigenous vegetation clearance to on-site effluent disposal and homestays on Kapiti Island. With regard to this last point, KCDC aim to provide for homestays within the rural area of the mainland, but not on Kapiti Island. The Regional Council gave comments on all of these draft changes.

Wellington City Council

Throughout last year WCC was completing a review of its District Plan's rural provisions. This involved two stages of public consultation. As a result a paper was presented to a joint meeting of the WCC City Development and Business Committee and their Environment and Recreation Committee on January 31. The report proposes four community plans for the WCC rural area. These plans, which will be developed with significant public involvement, are likely to involve a mix of regulatory and non-regulatory measures.

Hutt City Council

Regional Council staff are continuing to work with HCC, and various third parties, in an attempt to resolve our references on the HCC District Plan. The Environment Court has scheduled a further call over for mid-February and it is hoped that some progress will be made by then.

Upper Hutt City Council

UHCC notified three minor designation requirements. None of these requirements raised issues which warranted a submission from the Regional Council.

3. **State Highway 58**

In late November the designation requirements and resource consent applications were notified for the upgrade of SH 58 (Haywards Hill) and the intersection of SH 58 and SH 2. The Regional Council submitted opposing the Haywards Hill upgrade because Transit's proposal is not consistent with the Regional Land Transport Strategy. In short, the concern is that the four lane proposal with a solid median exceeds the work necessary to resolve the safety issues on the highway. In doing so it will create increased capacity which is unnecessary until at least 2019.

The Regional Council submitted in conditional support of the intersection upgrade proposal. The statutory process has been delayed while Transit provide further information on how they intend to control and mitigate the discharge of sediment from the road construction. This will give an opportunity for the Regional Council to again meet with Transit to discuss our concerns about the proposal for Haywards Hill.

4. **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.

5. **Recommendation**

That the report be received and the information noted.

Report prepared by:

Approved for submission:

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