

Before the Hearing Panel

Under the Resource Management Act 1991
In the matter of the Greater Wellington Proposed Natural Resources Plan - Hearing
Stream One - Overall Plan Framework, Beneficial Use and Development, and Areas
and sites with significant mana whenua values

Between

Greater Wellington Regional Council

Local Authority

and

CentrePort Limited

Submitter 121 and Further Submitter 40

and

CentrePort Properties Limited

Submitter 141 and Further Submitter 49

**Legal Submissions on behalf of CentrePort Limited and
CentrePort Properties Limited**

6 June 2017

BELL GULLY

BARRISTERS AND SOLICITORS

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accommodation/hotel, food/beverage, marine and/or pleasure/commercial boat facility activities, either as a complete change of use or in combination with Port related activities; and

- (b) retain underlying provisions relating to port operations in the Commercial Port Area, until such time as mixed use redevelopment of the Wharves occurs and for as long as they remain utilised for Port related activities. This could be achieved by an overlay mechanism or similar; and
- (c) apply appropriate controls over the redevelopment of the Wharves including such matters as building design and envelopes (including height), provision for open space and access, landscaping etc.

Earthquake Recovery

- 5. We note that following CentrePort's submissions on the Proposed Natural Resources Plan, New Zealand experienced the 2016 Kaikoura earthquake.
- 6. As discussed in Mr Delaney's evidence, the Wellington Port was significantly damaged, CentrePort's lifeline facility was seriously compromised, and recovery from the earthquake is on-going.
- 7. CentrePort wishes to emphasise importance of the Proposed Natural Resources Plan in the context of earthquake recovery. CentrePort seeks to achieve an appropriately enabling framework to achieve long term Port recovery, both in terms of achieving the commercial potential of the Port as a regional infrastructure asset, and in ensuring long term resilience.

- (d) Policy P12: Benefits of regionally significant infrastructure and renewable electricity generation facilities;
- (e) Policy P13: Existing regionally significant infrastructure and renewable electricity generation facilities;
- (f) Policy P14: Incompatible activities adjacent to regionally significant infrastructure and renewable electricity generation facilities;
- (g) New objectives on benefits sought by Fertiliser Association of New Zealand (Submitter 302);
- (h) New policy on benefits sought by Wellington City Council (Submitter 286);

12. CentrePort is also concerned with the following provisions concerning adverse effects:

- (a) Policy P4: Minimising adverse effects;
- (b) A submission by Carterton District Council opposing the non-complying activity status of activities within areas identified within any of the Schedules to the Plan; and
- (c) A submission by Wellington City Council seeking a review of the use of the non-complying activity status where activities, structures and infrastructure are an expected part of the environment and in areas that have been identified by territorial authorities as urban development areas.

13. In addition to the above provisions, CentrePort considers that the following provisions require qualifiers or amendments:

- (a) Objective O5: Fresh and coastal water;
- (b) Objective O10: Public access;
- (c) Policy P9: Public access to and along the coastal marine area and the beds of lakes and rivers; and