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**Report 01.378**

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Report to Environment Committee  
from John Holmes, Section Leader, Policy Advice

## **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**

Nine notified resource consent applications have been received since the last report to the Committee. No submissions have been made on these applications, although a decision on one (for the Harbourside development at Kaiwharawhara) is yet to be made.

The following is an update on progress with submissions made on earlier consent applications.

#### Woolworths Supermarket, Lower Hutt

The decision to approve the application has been the subject of five appeals. The Regional Council has written to the Environment Court registering as an interested Party on two of these appeals under section 271A of the Resource Management Act 1991. By becoming a Party to two of the appeals, the Council will be able to have input to the discussion of how best to deal with access and safety issues, particularly for pedestrians in the vicinity of the development. (See also comments later about progress on the Hutt City District Plan.)

#### Grenada North Subdivision, Wellington

As reported orally at the last Committee meeting, Wellington City Council approved this subdivision at Jamaica Drive. The Regional Council has lodged an appeal on a number of grounds including inconsistency with the District Plan, transport impacts and

insufficient protection for an area of significant bush. The north Wellington area will be the subject of a strategic planning study to be conducted by WCC over the coming months. The study is likely to provide clarity about appropriate development options for this important area of the city, including the appeal site.

## 2.2 District Plans

### Wellington City Council

Plan Change No 1 has been proposed, and seeks to amend the Plan in relation to flood protection in two areas that have been the subject of Regional Council interest over the years. The areas are at the lower end of Takapu Road and alongside the Porirua Stream in Tawa.

Officers are currently assessing the changes and a submission is likely to be made in support.

### Hutt City Council

In late 1998 the Regional Council lodged a reference on decisions made on the Hutt City District Plan. The reference covered several issues, the most significant of which related to how development impacts on the transport network were addressed in the Plan.

Good progress has been made in recent discussions on the reference and officers are waiting to see a draft set of amended wording to the Plan that encompasses the necessary changes. The positive progress will be reported back to the Environment Court at the call-over programmed for 5<sup>th</sup> June.

The Regional Council is a Party to two other references on the Hutt Plan. Progress on these has been slow, but Hutt City Council officers are trying to move forward, and are keeping the Regional Council informed.

### Upper Hutt City Council

The Promall development (involving resource consents and a Plan Change) has been declined on appeal to the Environment Court. A copy of the decision has not been viewed but it is understood that the adverse impact of the development on the city centre was a major reason for declining the proposal.

## 2.3 Road designations

A submission was made on *the upgrade of State Highway 2 between Dowse Drive and Petone*. The upgrade has a mix of “immediate” and “future works”. The submission identified issues of safety and access for cyclists and pedestrians in both the immediate and future works,, and alerted Transit to possible impacts of the future works on the Regional Council’s water supply infrastructure. The submission also noted that the level of flood risk in the Korokoro Stream area should not be made any worse as a result of the upgrade.

The call-over at the Environment Court on 5<sup>th</sup> June, noted earlier, includes the Regional Council’s appeal on the *Transmission Gully Notice of Requirement*. The last report to the Committee indicated that agreement was about to be reached, and officers are

currently awaiting a draft Consent Order from Transit so that the wording can be agreed and signed off.

Also in the last report, mention was made of the impending Notice of Requirement and associated resource consents for *the upgrade of the MacKay's Crossing section of State Highway 1*. The process has been temporarily held up, as additional information is sought from the requiring authority and their consultants.

The upgrade is in two stages, and stage two connects up with Transmission Gully. The second stage is not currently the subject of resource consents, although the Notice of Requirement identifies the road alignment for this latter part of the project. Officers have had meetings with the consultants about the information needs, and the point was made that the timing of stage two and Transmission Gully needed to be carefully and closely planned. The Regional Council will be making a submission emphasising the inter-relationship between the two projects, and of the need for all the necessary consent processes to be running along similar time scales.

### 3. **Communications**

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. **Recommendation**

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

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