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**Report 01.550**

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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**

Eight notified resource consent applications have been received since the last report to the Committee. No submissions were necessary on any of these applications. Of interest, however, was one application (for a service station on Mana Esplanade) that provided very good analysis of transport issues – public and private – so that no submission was felt to be needed. Pre-application consultation with officers of the Regional Council had identified a range of relevant issues that were all suitably addressed in the application.

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

#### ***Grenada North Subdivision, Wellington***

Officers are to meet with the applicant's agent and staff from Wellington City Council to discuss the Regional Council's appeal against the decision to approve the subdivision. It is expected that this meeting will go a long way to meeting the concerns raised in the appeal and without detriment to the applicant.

#### ***Harbourside Development, Kaiwharawhara, Wellington***

This subdivision involves 105 residential units on the steep escarpment at Kaiwharawhara. The applicant has engaged in considerable pre-application consultation, but with a proposal of this scale, and in this location, was almost inevitably going to

generate submissions from a range of interest groups. The Regional Council submission raised three issues, two related to stormwater and one concerning accessibility for pedestrians and buses.

The applicant has met with Regional Council officers to discuss the issues. The Hearing for the application is to be held on 2-3 August, and at the time of writing, it is expected that the Regional Council will need to give some evidence to reinforce its concerns.

## 2.2 District Plans

### *Wellington City Council*

A submission was made, as anticipated in the last report, on Plan Change No 1 relating to flood protection in parts of Tawa and lower Takapu Road.

No submission has been made on Change No 2 concerning the Courtenay Place Character Area.

It is expected that Variation 22 (the Waterfront) will be notified in the next two months. The Regional Council has received various documents relating to the proposed Variation, and it is expected that a submission will be made when the notification process is completed.

Officers are also maintaining contact with staff at Wellington City Council as the latter continue their work on the preparation of Community Plans and the Rural Area Study. These areas of work may well find some expression through changes to the District Plan.

### *Hutt City Council*

Officers have been involved in trying to agree wording for the outstanding parts of the Regional Council's reference on the Hutt City District Plan. There remains one small area where agreement has not yet been finalised, but it is hoped that agreement will be obtained in the next month at the latest. This area relates to transport, and how impacts of larger retail developments are covered in the District Plan.

The Regional Council's involvement in two other references is also reducing, by way of agreement on one reference concerning the zoning/mapping of land adjoining a Regional Park. Memoranda of understanding are expected to be signed by the date of the Committee meeting.

### *Upper Hutt City Council*

The applicants for the Promall development have appealed the Environment Court's decision to decline the proposal to the High Court. The Regional Council has registered its interest simply to ensure that if consent is granted through this process, the agreements reached with the applicant on a higher standard of flood protection are not lost (the High Court appeal only refers to the consent conditions, not other agreements).

## 2.3 Road Designations

Evidence was presented at the hearing on the **Notice of Requirement for SH58**. While virtually every aspect of the Regional Council's earlier concerns had been resolved

through discussions with Transit and its agents, the evidence gave structure to, and documented, this process of agreement.

The Regional Council's appeal on the **Transmission Gully Notice of Requirement** has been resolved by way of a Consent Memorandum. The concerns raised related to works in the Regional Parks, access to the Regional Council's forestry blocks at Battle Hill, and suitable protection for the water supply infrastructure.

However, the Regional Council is still an interested party on the Paremata Residents Association's appeal. The appeal seeks to reduce the period of land retirement and early planting from 8 years to 3 years. Officers have been discussing with Transit New Zealand how early construction of the motorway may occur without reducing or removing the component of environmental protection that 8 years of land retirement and early planting was expected to provide. Transit New Zealand has recently been given \$500,000 for early planting, and current discussions are focusing on what plants should go where. A memorandum on this whole subject of land retirement and planting is attached to this report for information.

The Notice of Requirement and associated consents for the **MacKay's Crossing upgrade** is due to be notified in the next two weeks. In a recent meeting with Transit, officers again emphasised the point made in the last report to the Environment Committee - that the timing of Stage 2 of the MacKay's project is crucial for the Transmission Gully project too, since Stage 2 will provide the link between Transmission Gully and the upgraded SH1 at MacKay's Crossing.

### 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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