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Committee: Environment Committee
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Regional Council input to statutory planning

1. Purpose

To inform the Committee of the Greater Wellington Regional Council's input to the statutory resource management processes of territorial authorities in the western part of the Region.

2. Overview

2.1 Resource consents

Twelve notified resource consent applications have been received since the last Committee report. So far, no submissions have been made, but five of these applications are still being assessed. If any submissions are made, these will be reported to the next Environment Committee.

An update of progress with the Lyall Bay Charitable Trust resource consent process and the Wellington City Council and Lincolnshire Farm subdivision and road extension are reported below.

2.1.1 Lyall Bay Charitable Trust, Greater Wellington Regional Council

Greater Wellington Regional Council Harbours Department made a submissions against the proposed surf reef at Lyall Bay and gave evidence opposing the application at the hearing on 23 July 2003. They requested that the Hearing Committee decline the resource consent application on the grounds that in its current position, the surf reef would create conflicts between recreational users, cause enforcement issues and be unsafe to users. As an alternative, they requested the Hearings Committee to adjourn the hearing so that moving the jetski lane could be fully investigated and the formal process for changing the bylaw started.

The decision on the application, released on 12 September 2003, granted consent for the construction, maintenance and occupation of the surf reef at Lyall Bay. The decision noted the potential for people using the reef to encroach on the jetski lane, but stated "*the evidence before us is that currently there is very little use of the jetski lane, therefore, in terms of current usage*

patterns, any risk is minimal?. It was acknowledged that the presence of the surf reef may increase the number of jetskis using the area.

Greater Wellington Harbours have appealed the decision to grant the surf reef at Lyall Bay.

2.1.2 Wellington City Council - Mark Avenue and Westchester Drive, Wellington City Council, and Lincolnshire Farms Limited, Wellington City Council.

Greater Wellington opposed an application for construction and extension of Mark Avenue and Westchester Drive at Grenada Village and a subdivision application by Lincolnshire Farms Ltd at 172 Mark Avenue, Grenada Village.

Greater Wellington's submission sought that the construction and extension of Westchester Drive, including the roundabout and a proposed new road running east from the northern end of the extension to Mark Avenue be designed and constructed to cater for the traffic volumes that would occur with the Petone – Grenada link. Greater Wellington also sought that property access from Lots 45 – 49 to the subdivision be managed from Mark Avenue instead of the new road.

The development also requires resource consents from Greater Wellington for the proposed earthworks. As a consequence, the City Council resource consents have been placed on hold so that both the city and regional issues can be processed jointly, if required.

2.2 District Plans

2.2.1 Proposed Plan Change, Evans Bay Patent Slip, Wellington City Council

Wellington City Council (WCC) notified Proposed Plan Change 17 on 20 June 2003. The plan change provides for identification of the Evans Bay patent slip as a heritage area and adjust the residential zone to better provide for a suburban shopping area, a road realignment and open space areas.

Greater Wellington made a submission on the Proposed Plan Change, (report 03.469). Staff reviewed the submissions made on the Plan Change and determined that there was no need to make any further submission in support of opposition to any original submission. However, it is apparent from some submissions that some people are confused about Greater Wellington's statutory responsibilities in the coastal marine area and the heritage sites listed in the Regional Coastal Plan. Officers will clarify the situation in evidence to be presented at the Hearing.

2.2.2 Proposed Plan Change, Hazard (Fault Line) Area Re-alignment Rules, Wellington City Council

Wellington City Council (WCC) is proposing changes to their District Plan to incorporate new information from the Institute of Geological and Nuclear Sciences (GNS). In March 2003, the City Council received a report from GNS that showed that the position of the Wellington fault in the WCC planning maps, was not where GNS now understand the fault to be.

WCC has an obligation under the Resource Management Act 1991 to ensure the District Plan contains accurate information and appropriate methods to protect the safety of people in hazard areas. As a consequence, WCC proposes to incorporate GNS's findings into the District Plan and amend the planning maps and provisions to appropriately identify and manage activities in hazard areas.

Greater Wellington will make a submission in support of the proposed changes.

2.3 Other

2.3.1 Consultation on Northern Growth Management Framework

Wellington City Council (WCC) sought feedback on the Northern Growth Management Framework prior to approving the Framework and its implementation programme. Submissions closed on 3 September 2003. The aim of the draft Framework is to provide communities, landowners, developers and the WCC with a set of goals and an agreed process for planning urban expansion in the northern area. The framework is based on predicted influx of 9,000 people in the northern area over the next 20 years and focuses on themes of accessibility, liveability, connectivity, prosperity and sustainability.

Greater Wellington provided comment on each of the five themes to the Framework. The submission also addressed issues of transport, impacts on Belmont Regional Park, stormwater management, and participation by GW in the Partnership for the North (the Framework suggested a relationship only between WCC and developers). In addition Greater Wellington suggested that some sort of strategic "staging" of development might be appropriate to prioritise infrastructure provision and maximise efficiency of its use.

A summary of results from the consultation process was reported to WCC's Built and Natural Environment Committee on 30 September 2003.

2.3.2 Aotea Block Private Plan Change Request

Greater Wellington has received a copy of a private plan change request made to Porirua City Council (PCC) by Carrus Limited for the Aotea Block. PCC is currently reviewing the request to determine whether any additional information is required and whether any modification should be sought to the proposed change. If neither is required, the plan change request will be presented to the PCC's Environment Committee on October 29, 2003.

Greater Wellington provided comments on components of the private plan change prior to the request being lodged. Further comment at that stage of the

process was not considered necessary. Greater Wellington will determine the need to make a submission when the changes are publicly notified.

3. Communication

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. Recommendations

It is recommended that the Committee

1. *receive the report; and*
2. *note the contents.*

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