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**Committee:** Environment  
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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

Eight notified resource consent applications were received since the last Committee report. Two applications are still pending assessment of the need to make a submission. An update of progress with submissions made on earlier consent applications is reported below.

##### 2.1.1 Lyall Bay Charitable Trust, Greater Wellington Regional Council

A submission was made on behalf of the Greater Wellington Regional Council Harbours Department (GWRC Harbours) on the proposed surf reef at Lyall Bay. GWRC Harbours opposed the reef because of the potential impacts it may have on the safety of recreational users and enforcement issues. A meeting was held between the applicant and its consultants and representatives of GWRC to discuss ways of resolving our concerns.

The applicants were unwilling to alter the position of the surf reef as they believe it is in the "best" position in terms of its functioning. They requested that GWRC Harbours investigate whether the jet ski area can be moved.

The jet-ski area was first put in Lyall Bay about ten years ago after extensive consultation with the main beach users, interest groups and residents. The reserved jet ski area began as a trial, and then was formalised when Wellington Regional Council introduced revised Navigation and Safety Bylaws late in 2000. If the reserved jet ski area was moved or removed, then this must also be done through a formal bylaw change process, including consultation with affected parties, notification and Council hearing.

While GWRC Harbours have agreed that they will investigate moving the reserve area, this will take some time, and it may not be able to be moved. Staff are concerned that the Resource Management Act consent process might approve something that would cause an obvious conflict of water use with a reserved area made under bylaws and accordingly, GWRC Harbours will give evidence opposing the application at the hearing on July 23.

### 2.1.2 Ngarara Development Partnership, Kapiti Coast District Council

GWRC appealed the decision made by the Kapiti Coast District Council which granted resource consent for this nine lot rural-residential subdivision, identifying concerns about the on-site disposal of wastewater and impacts on wetland habitat. GWRC staff participated in a mediation meeting with the applicants, their consultants, and KCDC on 25 June.

The consultants reported back on additional information they had gathered concerning the suitability of the proposed lots for on-site disposal of wastewater. This information was assessed by GWRC staff and met our requirements. The consultants also suggested a change to one of the wastewater disposal conditions to meet GWRC's concerns about nutrients entering the groundwater from disposal areas.

To mitigate the 'edge effect' on the wetland from residential development the applicant's consultants suggested planting buffer areas around the wetland. A new condition requiring an ecological and planting enhancement plan to be prepared and implemented for these areas was proposed. Involvement of an ecologist in the design and construction of the stream crossing was also suggested. After due consideration GWRC staff agreed that these measures would help mitigate the effects of the subdivision. A draft agreement was prepared and this will form the basis of a Consent Memorandum that will go to the Environment Court.

## 2.2 District plans

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

Wellington City Council 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 a zoning adjustment to better provide for a suburban shopping area, a road realignment and open space areas.

GWRC staff provided comments to WCC prior to notification however some of the changes suggested were not made to the draft. A formal submission will be made on the proposed plan change reiterating our comments.

### 2.2.2 Consultation on regarding plan changes for Aotea Block

GWRC staff provided feedback on a discussion document prepared by Carrus Ltd regarding future plan changes to the Porirua District Plan. The plan changes will enable Carrus Ltd to develop the Aotea Block as per the Comprehensive Development Proposal that was approved by Porirua City Council in February 2003.

The plan changes are required to provide for a business park, medium density residential areas, commercial recreation areas and suburban shopping centres that are detailed in the Comprehensive Development Proposal for the Aotea Block. The GWRC comments related mainly to transport issues, in particular the need for an assessment of the regional traffic effects of the proposed developments.

### **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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