
ORDINARY MEETING

OF

CITY STRATEGY COMMITTEE

MINUTE ITEM ATTACHMENTS

Time: 9.30am
Date: Thursday, 22 February 2018
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

Business	Page No.
1	
1. Simon Gatenby - Tabled Document	2
3.1 Oral Hearings for Zipline Proposal Southern Landfill	
1. Pam Olver - Submitter Number 12 - tabled document	4



TAYLOR PRESTON
LIMITED

22 February 2018

Taylor Preston and Kiwi Point Quarry Expansion

- Taylor Preston established in 1991 in the ex WCC municipal abattoir
- Now a successful export business employing 850 staff in peak season (equivalent to 605 FTE's year round) with annual revenue of \$260m and selling to 60 countries every year
- BERL report: In 2016 TPL's economic impact on the Wellington regional economy was \$119m in GDP and the employment of 2339 FTE's.
- To be clear the economic impact of TPL dwarfs the economic impact of the quarry
- The purpose of our submission is to protect TPL's (and Wellington city's) interest.
- We are prepared to be supportive of quarry development but not at any cost and we are clear that TPL's interest must come first.
- We note that WCC is the landlord of both organisations and it is within WCC's power to ensure TPL has adequate protection in the areas where we need it.

The recommended proposal raises several concerns for us:

- We see a significant risk to our employees and contractors health and safety as a result of quarrying operations on the southern face.
- In particular the congested entry/exit intersection which serves not only TPL but also the quarry and both the concrete and asphalt plants.
- It is difficult to see how hundreds, if not thousands of large scale dump truck movements from south to north and back again can be accommodated in a safe, legal manner
- The intersection is a legal road and already has some issues in terms of flow and visibility, the addition of extremely large heavy trucks that are slow to stop will only exacerbate the problems.
- Although the quarry may be the PCBU in this case, WCC is the land owner and the entity letting the quarry contract. As such it does have obligations to ensure its contractor has adequate H&S plans

The proposal also has implications in regard to land:

- The recommended development includes TPL lease land, TPL licence to use land and TPL legal right of access land. We have not given approval for this land to be taken or used and will not until wider issues in relation to land are resolved to our satisfaction.
- In November 2016 the Kaikoura Earthquake destroyed our jointly owned coldstore at Centreport.
- Since November 2016 TPL has spent an additional \$2.8m per year to store our product in third party coldstore facilities in Longburn and Whakatu.



TAYLOR PRESTON
LIMITED

- Given extremely tight margins in the export meat industry it is not sustainable to operate in this manner in the long term.
- TPL has approval to spend approximately \$15m on a new coldstore development at Ngauranga – but we require additional land from WCC for this to occur.
- To date we have not been able to negotiate the land required, but that land is required to secure the future of TPL.

Simon Gatenby

CEO

Taylor Preston Ltd

Wellington

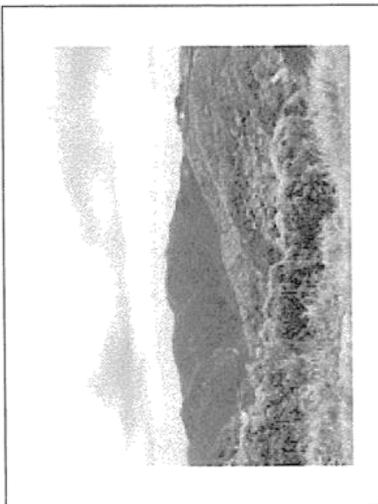
021 492 078

Simon.gatenby@tpl.co.nz

Item 3.1 Attachment 1

#12

1



Kia ora

Thank you for the opportunity to present my submission. I speak also on behalf of Mr Goodwin who cannot be here today. We are opposing the granting of this lease by the council. I will assume that you familiar with the details in the written submission so I will highlight a few points. This is the space in the outer green belt under discussion that is zoned open space B and falls under the OGBMP 2004. It has served the council well to ignore its own plans up till now. It hasn't bothered to make sure the road accessing the area has a plan for maintenance or planned for future land use changes. Now suddenly an opportunity has arisen where the council can benefit but it has no provision for it in its policies and plans for this area.

2



1. The Road
OCBMP 2004: 5.7.2.1 Access

There have been accusations and assertions that the road is being used as leverage against the zipline proposal. This is not true. This business cannot exist without the use of this ROW and so the road access must be considered as part of the lease application. It is difficult to understand how the council can even begin to entertain the thought of a commercial lease when Hawkins Hill Rd and its management plan are in such a state of disarray. The council has threatened to let the road decay into a 4 wheel drive track yet at the same time it wants to permit and encourage more than 11 000 tourists per year to use this road to access the zipline. The present state of this road is a disgrace and it is also unsafe. It would be a tragic look for the council to have a tourist accident, injury or fatality on a road that has already been identified as unsafe for its current multi-user traffic. Until such time as a management plan is in place for Hawkins Hill Rd this consent process should be halted

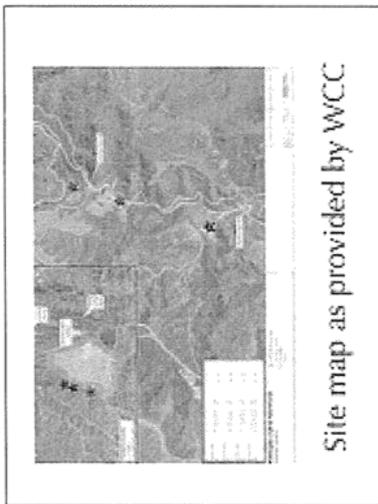
3

2. The Site
 and the surrounding environment
OCBMP 2004 Section 7 - Carry's Gully

Unfortunately to date there has been no appraisal of the impacts of this proposal on the neighbouring privately owned sites as is required as part of any fair process and the council's own rules. The stakeholder 'engagement' document presented to council in November should be disregarded as it is incomplete, inaccurate, presents false information, omits key stakeholders and grossly overstates support for the zipline.

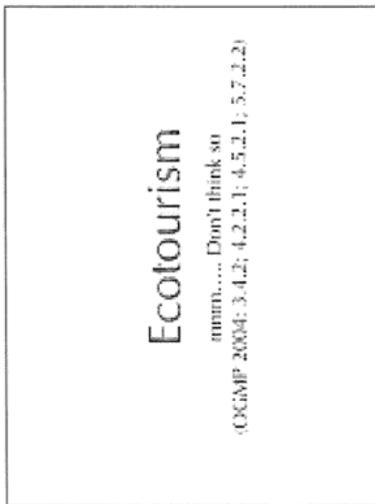
Zipline submission 220218 - 21 February 2018

4



The map on the council website is old and gives the misleading impression that the activity will be well remote from any existing houses.
 This map now has the nearby residences visible. The red stars show the close proximity of the nearby rural residences - about 200m. With a 900 hectare site, why is this activity being placed as close to the houses as this and within the landfill buffer zone?

5



This is not eco tourism.
 The primary intention is not conservation or the enhancement of the natural environment- its aim is adventure and a profitable tourism business as is specifically stated in the applicants business plan.
 A token levy for conservation of land with no reserve status is a smokescreen; it's commonly known greenwashing. There is no provision for commercial activity in this sector. It is also an inappropriate activity for this area according to councils own plans.

6



Noise is usually the biggest issue confronting applicants applying to bring noise generating activities into near proximity of existing activities. the council is legally obliged to uphold the RMA regulations The most effective mechanism for dealing with noise nuisance is distance.
 The RMA states the operators of this activity are responsible for controlling all noise that results from the activity. They have already stated that they are unable to do this. 200m is a very short distance in a rural area with no natural acoustic buffers. Ignore noise at your peril.

Zioline submission 220218 - 21 February 2018

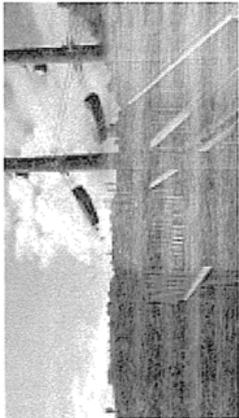
Item 3.1 Attachment 1

7

**Rules, Policies,
Plans and COI**

Every application whether it be residential or commercial has to undergo assessment by the council so that each application is fairly assessed against the same plans policies and rules.
 It looks very much like the council is trying to bypass these stringent criteria and take liberties with less well defined intentions of the plans to enable an activity from which they will gain benefit.
 It is your duty as councillors to make sure that the process here is absolutely transparent and that there is no COI.
 Each and every concern raised in my submission must be addressed.
 There is significant potential for abuse of authority in this process as the council is landowner, decision maker and a financial beneficiary.
 This activity is non compliant against almost every criterion in Chapter 17 DP
 There is no place for special rules or interpretation here just because the council can gain financially or because it badly wants an exciting activity for the city to advertise.

8



Is this a minimal structure?

Here is an example of one of the multitude of issues.
 Open Space B is intended to be free of structures and accessible to everyone. The proposed 8 structures are not minimal, they are not freely accessible to the public and they are most definitely not necessary for public enjoyment of this space.
 How can the council consider these structures as acceptable yet object to residents putting up simple driveway gates on boundaries of the same land to prevent trespassing of their private properties by public users of this space?

9

**Same rules for
everyone**

In closing I'd like to say that we want and expect is a fair process where the same rules apply to everyone : the council, the applicant and everyone else in Wellington City. It is the council's duty to ensure this happens.
 Thanks for listening.

Zipline submission 220218 - 21 February 2018

#12

Last Amended 28 June 2013

Open Space

Operative 27/07/00

Chapter 17. Open Space Rules

Guide to Rules

NOTE: The following table is intended as a guide only and does not form part of the District Plan. Refer to specified rules for detailed requirements.

P refers to Permitted Activities, C to Controlled Activities, DR to Discretionary Activities (Restricted) and DU to Discretionary Activities (Unrestricted).

Uses/Activities	Rule	P	C	DR	DU
Recreation activities subject to conditions	17.1.1	•			
Recreation activities not complying with conditions for Permitted Activities	17.2.1			•	
Activities in Open Space A not being Permitted Activities	17.3.1				•
Recreation and other activities in Open Space B and Open Space C not being Permitted Activities	17.3.2				•
Planting and rural activities (excluding factory farming and goat farming) in Open Space A and Open Space B	17.1.7	•			
Planting in Open Space C	17.1.8	•			
Modification, damage, removal or destruction of indigenous vegetation in Open Space B and Open Space C subject to conditions	17.1.15	•			
Modification, damage, removal or destruction of indigenous vegetation in Open Space A	17.1.16	•			
Modification, damage, removal or destruction of indigenous vegetation not being a Permitted Activity	17.2.4			•	
Temporary activities and uses	17.1.2	•			
Carparking and access drives in Open Space A subject to conditions	17.1.9	•			
Carparking and access drives in Open Space B subject to conditions	17.1.11	•			
Carparking and access drives in Open Space C subject to conditions	17.1.12	•			
Concerts at the Basin Reserve subject to conditions	17.1.3	•			
Upgrade and maintenance of formed roads and accessways	17.1.14	•			
Storage, use or handling of hazardous substances, except in a Hazard Area, subject to conditions	17.1.13	•			
Storage, use, handling or disposal of hazardous substances not complying with the conditions for Permitted Activities	17.3.5				•
Buildings	Rule	P	C	DR	DU
Buildings and structures for the purpose of recreation activities in Open Space A subject to conditions	17.1.9	•			
Buildings and structures for recreation purposes less than 30m ² in area and 4m in height in Open Space B and Open Space C subject to conditions	17.1.10	•			
Buildings and structures in Open Space A for the purpose of recreation that do not comply with conditions	17.2.3			•	
Buildings and structures in Open Space B and Open Space C not being Permitted Activities	17.3.2				•
Demolition or removal of buildings and structures except listed heritage items	17.1.5	•			
Structures in Open Space A not being Permitted Activities	17.3.1				•

Last Amended 28 June 2013

Open Space

Operative 27/07/00

Signs subject to conditions	17.1.4	•			
Signs not complying with conditions for Permitted Activities	17.2.2			•	
Subdivision	Rule	P	C	DR	DU
Any subdivision	17.3.4				•
Heritage	Rule	P	C	DR	DU
Activity affecting listed heritage items	21.0	•	•		•
Utilities	Rule	P	C	DR	DU
Utilities	23.0	•	•	•	•
Earthworks	Rule	P	C	DR	DU
Earthworks	30.0	•	•	•	•
[Contaminated and Potentially Contaminated Land	Rule	P	C	DR	DU
Investigations on any contaminated land or potentially contaminated land to determine whether the land is contaminated, and the nature and extent of that contamination	32.1.1	•			
The removal of underground petroleum storage systems is a Permitted Activity	32.1.2	•			
The use development or subdivision of any potentially contaminated land that has been confirmed as not being contaminated through site investigations	32.1.3	•			
The remediation, use, development and subdivision, of any contaminated or potentially contaminated land.	32.2.1			• ^{PC69}	

Schedule Of Appendices

Appendix Number	Appendix
1	Noise
2	Area West of Cortina Avenue (Johnsonville)

#12

4.5.2.6 Signage and interpretation

- a) *Signage and interpretation will be used to inform visitors about recreation opportunities and potential hazards, and environmental, cultural and historic values in the Outer Green Belt. Signs will also help to manage the interface between public and private land.*
- b) *As far as possible, signage and interpretation will be consistent with relevant park signage systems and corporate visual standards. Following internal consultation, variations from city-wide standards may be used in order to reflect the diversity within the Outer Green Belt or to emphasise an area's unique identity.*
- c) *An overall identity for the Outer Green Belt, which can be used within the basic standards may be considered, and adopted following Wellington City Council approval.*
- d) *The Council will produce high quality, accurate maps to inform the community and other potential visitors about the Outer Green Belt and the recreation opportunities it provides.*

4.5.2.7 Commercial recreation services and eco-tourism

- a) *The Council acknowledges the likely demand in the Outer Green Belt for commercial recreation services and eco-tourism. Each application will be assessed against the objectives and policies of this Plan and other relevant Wellington City Council policy.*
- b) *The Council will give priority to businesses which demonstrate, or actively pursue the achievement of industry best-practise standards for eco-tourism (encompassing the principles of environmental, social and economic sustainability).*
- c) *The Council will not permit commercial recreation and tourism businesses which have significant impacts on the natural environment or are likely to adversely affect the enjoyment of the Outer Green Belt by others.*
- d) *Detailed guidelines for the assessment and management of commercial recreation services and eco-tourism in the Outer Green Belt will be developed by the Manager, Parks and Gardens.*

