
REPORT 2
(1215/53/IM)

GRANTING OF A TEMPORARY LEASE TO GREATER WELLINGTON REGIONAL COUNCIL OCCUPYING COUNCIL RECREATION RESERVE

1. Purpose of Report

This report seeks Committee approval to the granting of a temporary lease over Recreation Reserve to the Greater Wellington Regional Council for the installation of an Air Quality Monitoring Station at Karori Park.

2. Executive Summary

The report provides a description and assessment of the Greater Wellington Regional Council's proposal requesting a lease together with officers' recommendations to grant a lease.

Greater Wellington Regional Council has a statutory obligation under the National Environmental Standards in accordance with the Resource Management Act 1991 for monitoring ambient air quality throughout the Wellington region. The air quality monitoring programme involves measuring the level of contaminants in the air at a number of sites throughout Wellington.

Greater Wellington Regional Council has requested a lease for a 12 month term to install a 4.8m² portable air quality monitoring station on Karori Park. The term will enable Greater Wellington to obtain a quality representative data set.

Consent for the granting of the lease is being sought under Section 73 of the Reserves Act 1977. Karori Park currently does not have a management plan, therefore, the granting of the lease will be subject to obtaining the consent of the Minister of Conservation.

3. Recommendations

It is recommended that the Committee:

- 1. Receive the information.*

2. *Approve subject to the conditions noted below, the granting of a temporary lease to the Greater Wellington Regional Council under the Reserves Act 1977:*

Note that any approval to grant fresh leases will be conditional on:

- (a) consultation with appropriate Iwi being completed;*
- (b) the proposed lease being publicly notified in accordance with sections 119 and 120 of the Reserves Act 1977;*
- (c) the applicant Lessee reimbursing Council for any legal and advertising costs incurred;*
- (d) there being no objections or sustained objections resulting from the required consultation or notification.*

4. Background

The urban area of Karori has been gazetted by the Minister of the Environment as an 'airshed' that requires ambient air monitoring to ensure that the levels of pollutants in the air do not exceed the limits set by the National Environmental Standards for Air Quality. These limits are designed to provide a nationally consistent level of protection for human health.

The proposed site at Karori Park has been determined by Greater Wellington as an ideal site in which to investigate the air quality of the lower Karori basin because of the flat topography and access and availability of power supply from the Terawhiti Bowling Club.

The site also provides a representative sample of local air quality in terms of human exposure.

Greater Wellington has tried to locate an alternative suitable site, but because of the topography and dense development in Karori, they have been unsuccessful.

The building housing the monitoring equipment is a pre-fabricated portacom that measures 2 x 2 x 2.4 metres. The height from ground level to the top of the meteorological mast is 6 metres as shown in Appendix 1.

5. Discussion

The most viable option for locating the air quality monitoring station on the park is adjacent to an existing implement shed that belongs to the Terawhiti Bowling Club. The Club leases the land from the Council pursuant to the Reserves Act 1977, as shown in Appendix 2. The site is flat and grassed near a gravelled entrance which the club uses as an overflow car park.

5.1 Impacts on the Open Space values of the proposed lease

There will be no significant environmental effects to Karori Park or its users resulting from the activity. The immediate area surrounding the proposed monitoring station is effectively a utility area, and the proposed use of the land will not restrict access to the public or Bowling Club.

The Terawhiti Bowling Club has provided written approval for the proposal and supports the proposal by Greater Wellington Regional Council to lease the area of land directly from the Wellington City Council.

The proposed monitoring station and mast will result in minimal disturbance to the soil. There will be no noise or emissions from the station and any physical effects on the environment will be minor and temporary.

The Council's major upgrade of Karori Park is currently underway which includes new car parks, revegetation of native plants and shifting of the open stream culvert. The area of land identified as a suitable site for the monitoring station will be affected by the proposed upgrade, however these works are not planned to start until June 2008 when the term of the lease would have expired and the monitoring station will be removed from the site.

5.2 Other Consents Required

A Resource Consent and Building Consent will be required from the Wellington City Council for the monitoring station. Any issues that arise regarding visual impact can be dealt with through this process and the imposition of appropriate conditions.

5.3 Consultation

Consultation with Ngati Toa and the Wellington Tenth's Trust is underway in accordance with Section 4 of the Conservation Act 1987, which requires that the Act should be interpreted and administered as to give effect to the principles of the Treaty of Waitangi.

The Council's Parks and Gardens Unit have been consulted as the asset owner of the Reserve and have no objections to the proposal.

Public Notification for the granting of the lease has commenced in accordance with Section 119 of the Reserves Act 1977. The closing date for the receipt of submissions was 18 May 2007.

6. Conclusion

Greater Wellington Regional Council is in agreement with the proposed terms and conditions, including the term of the lease.

Officers propose that the Committee exercise its delegated authority to approve the granting of a temporary lease to Greater Wellington Regional Council, subject to the conditions identified in the Recommendations Section (Section 3) of this report.

Contact Officer: *David Shaw, Property Advisor, Community Purpose Property*

Supporting information

a) Annual Plan reference

This is a Corporate Services activity as opposed to an Annual Plan activity.

b) Annual Plan and Long Term Financial Strategy implications

There is currently no Annual Plan measure for this activity.

c) Treaty of Waitangi implications

The recommendations in this report are subject to consultation with appropriate Iwi being completed.

d) Consultation

Public Consultation will take place by way of one public notice in The Dominion Post's Wellington Page.

e) Legal implications

The lease is referred to Council solicitors to confirm that documentation is in order prior to either party signing the final lease documents. Council solicitors to provide certification to support this.

Appendix 1: Mobile Monitoring Station With Mast

Appendix 2: Site Map and Aerial Photo