

Report to the Environment Committee
from Richard Peterson, Policy Advisor (Statutory)

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

Eleven notified resource consents were received during the period since the last report (written on 2 May). It is likely that submissions will be made on two of these applications. The first, a 3 lot subdivision at Te Horo, has some flood protection and effluent disposal issues. The second, a cleanfill application adjacent to the Hutt River at Manor Park, may also present flood protection issues.

During the current report period, two submissions were made on consents received during the last report period. The first submission was on a leisure park proposed for Baxter's Knob, Porirua. The submission raised transport and bulk water concerns. The second submission was in support of a wild bird rehabilitation centre at Lowry Bay. The facility was supported because of the role it will play in the Region's Marine Oil Pollution Response Contingency Plan.

Of the consents that the Council submitted on in previous report periods, the following have had significant action during the past six weeks:

- **Wainuiomata Landfill Stormwater Treatment**

During the last report period, a draft landuse consent application for a stormwater treatment facility was sent to the Council for consideration. The applicant, Hutt City Council, asked for the Regional Council's written approval as an adjoining landowner. However, because of flood protection concerns,

more information was requested before the Council's written approval would be given.

In response the applicant has had discussions with the Council's Flood Protection Department. As a result, the Regional Council's written approval, as an adjoining landowner, will be given to the landuse consent application. At the same time, Hutt City Council has also submitted an application for consent from the Regional Council under the Regional Plan for Discharges to Land.

- **Capital Topsoil Supplies**

This is an appeal by local residents against a landuse consent granted by Wellington City Council to mine topsoil from a property in Ohariu Valley. Following Environment Court mediation, the applicant agreed to prepare a more detailed management plan. This plan is still being completed.

- **McLintock Street Subdivision**

This application is for a subdivision that proposes 45 new residential lots at the end of McLintock Street, Johnsonville. The Regional Council's submission asked the applicant to provide a pedestrian/cycle link between the proposed cul-de-sac and McLintock Street.

The Wellington City Council has granted consent to this application subject to conditions that resolve the Regional Council's concerns.

- **Te Hapua Road Subdivision**

This application proposes 8 rural residential lots at the beach front end of Te Hapua Road, Te Horo. The Regional Council's submission opposed the application because insufficient consideration had been given to the on-going management of the fragile dune system that is a feature of the site.

Kapiti Coast District Council released an interim decision on 18 May. Effectively this refuses consent to the application unless the applicant agrees to significant changes. These changes include reducing the number of lots, reducing the maximum height of the future dwellings and extending the proposed QE II Covenant to include part of the sand dune area. If the applicant accepts these changes Kapiti Coast District Council will reconvene the hearing. Submitters will be given the opportunity to comment on any revised proposal.

2.2 District Plans

Kapiti Coast District Council

As noted in the previous report, Kapiti Coast District Council has asked the Regional Council to provide preliminary comments on a series of district plan changes that they intend to initiate this year.

Kapiti Coast District Council has indicated that they will amend the proposed changes in response to the Regional Council's comments about Topsoil mining. As a result all topsoil stripping over 100 m³ will require a consent.

However, Kapiti Coast District Council will not make the amendments requested by the Regional Council in relation to earthworks in the coastal sand dunes. At present the general earthwork rule allows a landowner to alter the ground level of their property (including properties in the sand dunes) by up to 1 metre each year. Originally, Kapiti Coast District Council proposed to change this to 1 metre in every 5 years.

The Regional Council's comments suggested that specific provisions should be written for the coastal area (defined by the coastal outstanding landscape already identified in their Plan). However, Kapiti Coast District Council wants to do further work looking into the implications (especially financial) of such rules before they propose them. Instead they have now extended the timeframe out to 1 metre in every 10 years.

The Regional Council will have another opportunity to make submissions when the changes are formally notified.

Wellington City Council

Wellington City Council has asked the Regional Council to sign off on an Environment Court consent order which would enable comprehensive commercial development in the Wellington railyard area (Variation 8). Despite the Regional Council's earlier submission and Environment Court appearance, this consent order had been negotiated between TranzRail and Wellington City without input from the Regional Council.

As a consequence, the consent order did not reflect the Regional Council's transport concerns (parking, an additional off-ramp from the motorway and impacts on the surrounding road network). Wellington City Council have acknowledged and apologised for this oversight (letter dated 29 May 2000) and staff from both Councils are working to amend the consent order.

Wellington City Council has also indicated that they intend to involve the Regional Council in the preparation of any future plans for Lambton Harbour. Since the last Environment Committee the Regional Council's concerns about the contents of, and process for, Variation 17 have been outlined to the City Council through telephone discussions and a letter sent on 22 May. As yet Wellington City Council have not formally responded to the letter.

Upper Hutt City Council

The Regional Council has received notice from Upper Hutt City Council that it will hear the remainder of submissions on its Proposed District Plan on July 5,6 and 18. This hearing will consider the majority of the Regional Council's submission on the Proposed District Plan, affecting Kaitoke Regional Park, natural hazards, natural ecosystems and relations with the region's Iwi Authorities. As a result it is expected that the Regional Council will need to present a significant amount of evidence.

3. Communications

The matters referred to in this report are part of on-going statutory process, and these processes are the appropriate way of communicating the information.

4. Recommendation

That the report be received and the information noted.

Report prepared by:

Approved for submission:

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