

Report to the Environment Committee  
from Richard Peterson, Policy Advisor, Resource Policy

## **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**

Nine notified resource consents were received during the period since the last report (written on 23 March). To date no submissions have been made on these applications, although it is likely that a submission will be made on two. In these two cases the issues being considered relate to transport.

A draft consent application was also sent to the Council for consideration. The application was for a stormwater treatment facility for the Wainuiomata landfill. 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 has been requested before the Council's written approval is given.

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

#### **Rosetta Developments, Raumati**

This application is for a residential/commercial development at 338 Rosetta Road, Raumati. Part of the site is currently used for a service station. As a result, the Regional Council's submission asked the applicant to assess the level of contamination that has resulted from this use.

The applicant provided a preliminary assessment that indicated that any contamination from the operation of the service station was at most likely to be minor. The applicant

also agreed to provide, in consultation with the Regional Council, a more detailed report during the removal of the petroleum storage tanks.

The Kapiti Coast District Council has also accepted the need for such a report and has required it as a condition of the subdivision and landuse consent.

### **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.

The Environment Court held a mediation session on April 10. The City Council decision required a management plan as a consent condition, and the submitters were concerned that they would not be consulted over its contents. It was agreed during the session that the applicant would engage a consultant to prepare a management plan for the topsoil operation and that once the plan is complete, all parties would meet on site to discuss it.

Following the on-site meeting a second mediation session will be held in mid July.

### **McLintock Street Subdivision**

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

Other submitters have raised more fundamental objections against the proposal because of the impacts that the subdivision will have on the remnants of Old Coach Road. The Regional Council's submission did not address this issue because the heritage value of the road was addressed as part of the City Council's district plan process. At that time the Regional Council accepted the City Council's decision that this part of Old Coach Road did not warrant heritage protection.

The hearing for the application was held on April 17. The officer report to this hearing supported our submission and recommended an appropriate condition. As yet no decision has been released.

### **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 has been given to the on-going management of the fragile dune system that is a feature of the site.

The hearing for this proposal was held on 17-18 April. The officer's report to the hearing recommended that the application be declined unless significant modifications were made. These changes reflected, among other things, the concerns that were expressed in the Regional Council's submission.

As yet no decision on this application has been released.

## 2.2 District Plans

- Kapiti Coast District Council have asked the Regional Council to provide preliminary comments a series of district plan changes that they intend to initiate this year.

The most significant change relates to their earthwork provisions. KCDC aims to change these provisions so that they have better control over topsoil mining in their district. At present topsoil mining is effectively a permitted activity. The Regional Council's comments will support the change. The comments will also encourage the District Council to consider including better protection for the more vulnerable parts of Kapiti's dune systems.

- Wellington City Council formally notified the withdrawal of Variation 17 on Wednesday May 3. The City Council intends to develop a new proposal for the waterfront. They are currently working to establish an agreed process through which the new proposal can be developed. It is hoped that this process will be finalised within a month to six weeks. In the best case scenario it is possible that a new variation could be open for formal submissions early next year.

I have discussed this with Tony Brennand (Manager Transport, Planning and Policy) and we will be working to ensure that the Regional Council is included in the development of any new proposal for the waterfront.

## 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:

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