

Report 00.182

11 October 2000

File: X/26/1/1

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

Ten notified resource consents were received during the period since the last report (written on 2 February). To date only one submission has been made on these consents. The submission relates to 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.

Two submissions have been made during this report period on consents notified to the Council during the last report period. The first relates to a function centre proposed for 6 Whitcher Grove, Wainuiomata. The Council's submission asked that an investigation be completed which evaluates the ability of the existing septic tank/disposal field to treat the effluent loadings that will result from the function centre. The applicant is currently completing this evaluation.

The second submission was on 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 is currently completing this assessment.

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

Pukenamu Estates Subdivision

This is the coastal subdivision proposed immediately to the south of Te Horo. The company which owns land to the south of the application site has appealed Kapiti Coast District Council's decision because the decision does not allow them to connect to the extension of Rodney Avenue, proposed as part of the Pukenamu subdivision.

The Regional Council has registered as an interested party on this appeal. The reasons for doing so are:

1. The company has given a clear indication that it intends to apply for a subdivision consent for its land.
2. Any decision that in effect gives this company access to Rodney Avenue pre-empts the subdivision consent process for its own land.
3. If each adjoining landowner takes the same approach the result will be a link road from Te Horo to Te Hapua Road. The District Council already has a road reserve available to link Te Hapua Road to Waikanae. The effect will be that a significant transport route is created without any assessment of wider environmental (including land transport) implications.

Capital Topsoil Supplies

This is a landuse consent granted by Wellington City Council to mine topsoil from a property in Ohariu Valley. The Regional Council has previously registered as an interested party on an appeal by residents of the area. The Council's interest relates to soil sustainability and sediment control.

The Environment Court has scheduled mediation for the week beginning April 10. Roger Wood (Soil Conservator) and Richard Peterson will be attending.

2.2 District Plans

In the last two reports the Council's submission on the Seatoun School Designation has been mentioned. The last report noted that the Council's concern had been resolved by an agreement with the Ministry of Education that meant the school would provide a further pedestrian crossing on one of the likely pedestrian routes to the school site. Since then the City Council, in conjunction with the Ministry, has undertaken a more comprehensive evaluation of the pedestrian issues. As a result, our original agreement with the Ministry is no longer appropriate and the Ministry has agreed to ensure that the school operates a system of supervised crossing patrols. This solution is an acceptable one.

Wellington City Council is beginning what will be a long process to review the rural provisions of their District Plan. When the City Council proposed its District Plan it included what can be described as "holding provisions", particularly with respect to rural subdivision. The Plan included an explicit reference about the need to review these provisions when time and resources permitted.

Consequently, the City Council released a discussion document, at the beginning of February, asking for comments about rural development. In response the Regional

Council submitted a letter which raised a range of issues that need to be addressed through the review, including, among other things, land transport, ecosystem management and the coastal environment.

Upper Hutt City Council are progressing through the numerous hearings to hear all of the submissions on the Proposed District Plan. Currently, the City Council is hearing the submissions on the various Zone Chapters. The Regional Council's main interests relate to flood protection matters and Regional Park management. The officer reports on these chapters have recommended that our requests be accepted. As a result, the Council has not needed to present evidence at the hearings.

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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