

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**

Sixteen notified resource consents were received during the period since the last report (written on 25 November). A submission is being prepared on one of the applications, and a final decision on whether to submit on a second is yet to be made. No action is to be taken on the remaining consents.

The submission that is being made is on the Downer subdivision at the coastal end of Te Hapua Road, Kapiti.

The site of this proposal was the subject of a more intensive application in 1993 (17 residential lots then, compared with 9 now). The Environment Court refused the previous application because it felt that the proposal would not adequately mitigate the adverse environmental effects, including those on the natural character of the site. Another significant point about this application is that the site is identified in the Regional Policy Statement as containing a sand dune and beach system with national or regional biological values. The source document for this part of the Regional Policy Statement indicates that these values are mainly restricted to the foredune. The majority of this dune has already been reserved as a result of a previously approved subdivision.

The Regional Council's submission will raise two main concerns:

1. That the more intensive use of the site may have adverse effects on the dune land form, given its obvious sensitivity to disturbance and wind erosion; and

2. That the effluent disposal systems will need to be carefully designed to ensure that they are effective in the fine sand soils, as these soils are prone to clogging.

In response to the consents received during the last report period (9<sup>th</sup> October to 25<sup>th</sup> November) four submissions were made. Two of these submissions were resolved through agreements with the applicants, one application was withdrawn and the fourth application, for the Wharfe's quarry, has stalled due to administrative questions.

The Pukenamu Estates subdivision at Te Horo has been approved by the Kapiti Coast District Council. The conditions imposed on this consent addressed the issues that the Regional Council raised in its submission and through its evidence.

Finally, the Regional Council has appealed Upper Hutt City Council's decision to grant land use consent for the ProMall development at Silverstream. The focus of the appeal is on the flood protection standard that has been required as a consent condition. Upper Hutt City have required a 1 in 100 year standard despite the Hutt River Floodplain Management Advisory Committee rejecting this as an appropriate standard for major development on the principal floodplains of the Hutt River.

## 2.2 District Plans

Of the four variations and one designation notified by Wellington City Council in the previous report period, a submission has been made on the designation (a new site for Seatoun School) and a submission will be made on the Lambton Harbour variation.

As suggested in the previous report, the Regional Council's submission on the Seatoun School site focussed mainly on transport issues, particularly the integration of pedestrian facilities into the school and surrounding neighbourhood. This submission was resolved by an agreement with the Ministry of Education that a further pedestrian crossing will be provided on one of the likely pedestrian routes to the school site.

The Regional Council submission on the Lambton Harbour variation will raise two main concerns. Firstly there are several transport issues which should be given further consideration. These reflect a general concern that little thought has been given to how the concept plan will fit within the overall transport network of Wellington City. Some of the particular issues are the impact of the proposed access points on traffic flows along the water front roads, the extent of car parking and the mix between long and short stay parks, and provision for public transport, cyclists and pedestrians.

Secondly, the relationship between the Regional Coastal Plan and the variation is unclear. In particular, the submission will seek to clarify the line of mean high water and what are the Regional Council's and City Council's respective responsibilities.

Upper Hutt City Council has begun the hearings on the various sections of their Proposed District Plan. On 2 February the Regional Council presented evidence on the submissions it made with respect to the Subdivision and Land Development chapter and the Rural Zone chapter of the Plan. This evidence related to the management of Regional Council land used for recreation purposes, the relationship between subdivision and natural hazards, and the clearance of indigenous vegetation.

**3. Communications**

The matters referred to in this report are part of on-going statutory process, and this process is 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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