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Report to Environment Committee
from Maree Sanders, 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

Fourteen notified resource consent applications have been received since the last report to the Committee.

Submissions were made on three of these applications.

A submission was made on an earthworks and subdivision consent application at Fort Dorset in Seatoun. The site is located on an old closed landfill. The submission supported the remediation work planned for the landfill site as this included improving the capping on the landfill. However, conditions were requested concerning sediment and dust control during earthworks and validation testing of the site prior to subdivision.

A submission was prepared for an earthworks and subdivision consent application in Newlands. The site is extremely steep and insufficient information was given in the application about sediment and erosion control during the earthworks phase. The Regional Council's submission requested more information including the preparation of a Sediment and Erosion Control Plan.

A submission was also made on a resource consent application for a dwelling at Fisherman's Table, Paekakariki. The dwelling will be serviced by a good quality on-site wastewater treatment system, however further design detail about the system has been sought to ensure an appropriate disposal field is selected.

Submissions are currently being prepared on two subdivisions in Kapiti Coast, one at Raumati and the other at Paraparaumu Beach.

A resource consent application for overnight accommodation for up to 20 people on Kapiti Island is currently under consideration.

The following is an update of progress with submissions made on earlier consent applications.

Ngaio BP Service Station Refurbishment, Wellington

This application was for the refurbishment and extension of Ngaio BP Service Station including earthworks associated with replacing underground storage tanks. The Regional Council's submission related to sediment control on-site and disposal of any contaminated material uncovered during the works. A hearing was held for this application and consent subsequently granted by the Hearing Committee. Appropriate consent conditions relating to Regional Council's concerns were included on the consent.

Grenada North Subdivision, Wellington

This is a 17 lot rural-residential subdivision at the southern end of Jamaica Drive, Grenada North. A draft Consent Memorandum has been prepared that addresses the Regional Council's concerns relating to site layout and density, and servicing by public transport.

Ohariu Valley Subdivision, Wellington

This application was for a 6 lot rural-residential subdivision on Ohariu Valley Road. The Regional Council's submission related to effluent disposal on the new lots and requested more information about how this would occur. The applicant's consultant provided satisfactory information about effluent disposal prior to the hearing.

2.2 District Plans

Wellington City Council

The decisions on Plan Change No 1 (flooding issues at the bottom of Takapu Road and in Tawa) were released. Most of the decisions accepted the Regional Council's submissions.

The Officer's Report on Variation 22 which relates to the Lambton Harbour area was released and a hearing held late last year. Many of the recommendations in the Officer's Report accepted the Regional Council's submissions. A Regional Council officer gave evidence at the Hearing relating to the potential impact of development on the efficiency of the waterfront route.

Hutt City Council

A further submission was made on Variation 6 to the Lower Hutt Proposed District Plan. This variation is for the rezoning of vacant land in the vicinity of Bell Road from General Business Activity Area to General Residential Activity Area. The further submission supported the submission made by Regional Public Health which raised concerns about residential development as the site is a registered contaminated site. Appropriate site remediation is sought.

Kapiti Coast District Council

Kapiti Coast District Council has withdrawn Plan Change 28 relating to development on earthquake faultlines. The District Council intends undertaking research to more specifically locate the faultlines in areas where there is uncertainty, before considering a future Plan Change. The District Council has asked the Regional Council to help fund the research, and provision has been made for a contribution from the hazards research budget in the Resource Policy Department's Draft Operating Plan.

2.3 **Road designations**

A recommendation concerning the designation for the upgrade to SH1 at MacKay's Crossing has yet to be made. The applicant's consultant is preparing a draft Memorandum of Understanding between the Regional Council Parks & Forests Department and the applicant relating to works to be carried out within QE Park.

Transit New Zealand has not yet released its decision on the designation for the Dowse to Petone upgrade of SH 2.

3. **Communication**

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

4. Recommendation

That the report be received and the information noted.

Report prepared by:

Approved for submission:

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