

## **Report 99.408**

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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**

Twelve notified resource consents were received during the period since the last report (written on 1 June). Of these, two required a submission from the Regional Council.

The first was an application to use the newly constructed building (designed in the style of a castle) on the former Hawkins Hill radar site as a convention centre. The main concern with this application was the failure of the applicant to show that the existing on-site effluent system could cope with the effluent loadings that could be expected from the proposed use. The Regional Council's submission asked for further information on this issue.

The second application was for a topsoil mining operation in Ohariu Valley. The Regional Council's submission asked for more information from the applicant about the off-site effects of sediment run-off and how the soil versatility would be rehabilitated. The application provided little in the way of specifics about the proposed site or activity.

In addition to these submissions, a submission was also made on the ProMall retail and entertainment centre. This application was received during the previous report period. The two issues detailed in the submission were about flood protection and transport.

In relation to flood protection, ProMall have proposed a 1 in 100 year protection standard. The WRC's Flood Protection Department has asked that they consider, as a minimum, the higher 1 in 400 year standard being considered by the Hutt River Flood Plain Management Advisory Committee.

Transport concerns were threefold:

- The data presented by the applicant seems to underestimate the number of trips that will be generated by the proposal. Consequently there is a concern that the traffic mitigation measures proposed will not be effective.
- The applicant has not considered the impact that the proposal may have on public transport services and infrastructure in the area.
- There is a potential safety conflict between the mall patrons who cross to and from Silverstream Station and the increased number of users of Fergusson Drive.

Finally, a consent order was presented to the Regional Council for sign off on the North Gate MegaCentre in Porirua. The Regional Council had gained concessions from the applicant in relation to public transport provision. Our concern was to ensure that the appeal brought by the Plaza Porirua Shopping Centre would not affect these concessions. The consent order agreed to by Plaza Porirua and North Gate had no impact on these issues and was therefore signed off.

## 2.2 **Transport Designations**

Transit New Zealand held a day long workshop discussing the issues which surround the proposed upgrade to State Highway 58. This upgrade is likely to stretch from the intersection with State Highway 2 to Harris Road, approximately 5 kms, although the western end point for the upgrade is yet to be finalised. For various reasons the meeting was not well attended by interest groups but still provided Transit New Zealand with a range of issues that they, and their consultants, need to address.

## 3. **Communication**

As the matters referred to in this report are part of on-going statutory processes, it is inappropriate for the Regional Council to promote its interest widely.

## 4. **Recommendation**

*That the report be received and the information noted.*

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