



STAFF REPORT

TO: Environment & Planning Committee

FROM: Rose Biss, Policy Planner

REFERENCE: L331

SUBJECT: **MAPUA DRAFT PLAN CHANGE UPDATE - REPORT EP08/12/10**
- Report prepared for meeting of 16 December 2008

1. INTRODUCTION

The purpose of the report is to update the Committee on progress with the preparation of a draft plan change for Mapua Ruby Bay.

2. PREPARATION OF DRAFT PLAN CHANGE

Work has proceeded with Plan change drafting arising from instructions provided by Committee decisions in June this year (EP08/06/04 refers); but a number of issues need further resolution before the drafting can be completed. These issues are outlined below:

3. COASTAL HAZARD AREA

The current coastal hazard area rules in the Tasman Resource Management Plan were designed on the presumption that a natural coastline would be retained. They also do not take account of the latest predictions on sea level rise. Today the Mapua Ruby Bay coastline is no longer in a natural state and the effects of the various coastal protection structures that have been erected since the Plan was notified in 1996 need to be taken into account.

There is an outstanding resource consent to provide rock protection along the remaining esplanade reserve north of the Old Mill Walkway at Ruby Bay. This resource consent is expected to be heard in late January 2009. Until some protection work is initiated here there is a rapid rate of erosion occurring along this unprotected section of the coastline. An assumption could be made that the work will proceed despite some funding uncertainties.

The Council's Resource Scientist is assessing the risk of coastal erosion and inundation along each of the sections of the Mapua Ruby Bay coast which has various different protection structures. The recently acquired LIDAR information on the height of land above mean sea level is of considerable assistance in mapping possible future scenarios. In addition the risk from stream and surface inundation is being assessed, alongside the proposals for improved stormwater drainage (see section 6 below). Some locations in lowlying areas are exposed to up to three sources of hazard risk. This work is therefore requiring consideration of levels of risk exposure (a hazard microzoning map) and options for mitigation, in formulating advice on the appropriate degree of development restriction and the form of such regulation.

4. CHEMICAL HAZARD AREA

The audit report of the remediation process on the brownfield site on the Tahi Street / Aranui Road intersection at Mapua has been delayed until April 2009. The initial intention was to remove the Chemical Hazard Area as part of the Mapua / Ruby Bay plan change process once the audit had indicated that the remediation process had been successfully completed.

It would be possible to proceed with the change with the Chemical Hazard Area still retained in the TRMP but then a further change will be required to remove it at a later date.

5. WATERFRONT PARK

A concept for a waterfront park on the eastern side of the remediated site described above has been released recently by the Council's Community Services Department and consultation has been undertaken. Submissions on it closed on 5 December.

The concept has been designed to fit in with the draft Mapua Structure Plan.

6. SEATON VALLEY STREAM UPGRADE

A resource consent has been lodged to improve the drainage in the section of the Seaton Valley Stream below Stafford Drive (the current State Highway 60). The resource consent has not been heard yet but if approved and the works undertaken, it should result in improved stormwater drainage and recreational opportunities to support the draft plan change.

The draft plan change needs to incorporate an indicative reserve as a greenway along the full length of Seaton Valley Stream below the State Highway.

7. RURAL 1 SUBDIVISION PROVISIONS

At the last Environment & Planning Committee meeting that discussed the Mapua Draft Structure Plan the Committee sought guidance on the Rural 1 zone provisions at Mapua/ Ruby Bay. These options are best addressed when the assessment of coastal hazard risk has been completed, as there are other locations at risk from coastal hazards besides Ruby Bay.

8. ROAD WIDENING

The Engineering Department has been asked to consider if the existing roads leading in to Mapua from State Highway 60 are likely to need any road widening.

9. MAPUA AND DISTRICTS COMMUNITY ASSOCIATION

There has been one meeting with the subcommittee set up by the Mapua and Districts Community Association to consider the draft Structure Plan and provide ongoing liaison. A written response has been provided by staff to an extensive list of questions and ideas submitted by the Association to the Policy staff in October.

10. RECOMMENDATION

It is recommended that the Committee **receive** this report.

Rose Biss
Policy Planner