

STAFF REPORT

TO: Environment & Planning Committee

FROM: Rose Biss, Policy Planner

REFERENCE: L314

SUBJECT: **MAPUA RUBY BAY DRAFT PLAN CHANGE PROGRESS REPORT - REPORT EP09/06/06** - Report prepared for meeting of 16 June 2009

1. INTRODUCTION

The purpose of the report is to provide the Committee with an update on progress in preparing a draft plan change for the Mapua Ruby Bay area.

2. BACKGROUND

The Committee has previously resolved (EP08/06/17) that an amended structure plan is to be used as the basis for preparing a draft plan change to the Tasman Resource Management Plan for the area.

3. AMENDED STRUCTURE PLAN

3.1 At 25 June 2008 meeting the Committee resolved to amend the Mapua draft structure plan by:

- Including the Mapua Rural Residential Zone and excluding the Bronte and Apple Valley Road peninsula areas;
- Deleting the indicative walkway on the Darling property;
- Adding four viewpoints;
- Deleting the indicative esplanade strip from Ruby Bay residential properties;
- Deleting the structure plan outer growth area from the Freilich property;
- Adding provision for compact density residential development on Council land west of Tahi Street

3.2 It was also resolved to include a business zone adjacent to Warren Place and a deferred (for 20 years) business zone on a four hectare parcel of land north of the Seaton Valley Stream.

- 3.3 There was a further resolution on commercial zoning – to reduce the extent of commercial zoning on Toru Street and that the frontage of 63 Aranui Road be included in the commercial zone.
- 3.4 A map of the above amendments is attached. A larger scale map will be available at the meeting.
- 3.5 The staff were also requested to prepare options for the nature and extent of appropriate development restrictions on the eastern side of Aranui Road because of the coastal hazard risks from inundation and erosion. The latter is a complex task because of the interplay of multiple hazards and partial protection of the coastline. It is not yet completed.
- 3.6 The text to explain the structure plan has been updated to include the latest population projections. The Census 2006 population of 1876 persons in the Mapua Area Unit is expected to grow to 2450 by the year 2031. Maps of the extent of the structure plan area, development constraints and the area's relationship to Rural 3 subdivisions have also been added.

4. SECTION 32 REPORT FOR DRAFT PLAN CHANGE

The preparation of the section 32 analysis for the draft plan change is well advanced apart from the options to address the coastal hazard risks. The latter work has only just commenced as staff with relevant expertise have been involved in consent hearings, LTCCP planning and Richmond West reporting and deliberations. The decision making on the latter will have some relevance to the appropriate response to addressing sea level rise and hazard risk at Mapua Ruby Bay where there is both freshwater flooding and coastal erosion and inundation along a partially protected coastline.

Anna Crosbie, a consultant planner, has provided valuable assistance towards updating the structure plan and preparing the section 32 analysis. Her work has been supported by a grant from FORST.

5. DRAFT PLAN CHANGE

Preparation of the draft plan change text and mapping is also well underway. Outstanding matters still to be included are changes to the coastal hazard area and related rules and policies. Land needed for the Seaton Valley Stream upgrade is also under negotiation with the landowners and a designation of the land by Engineering Services Committee is a possible option for its securement. A recreation reserve is also being considered by Community Services department for inclusion.

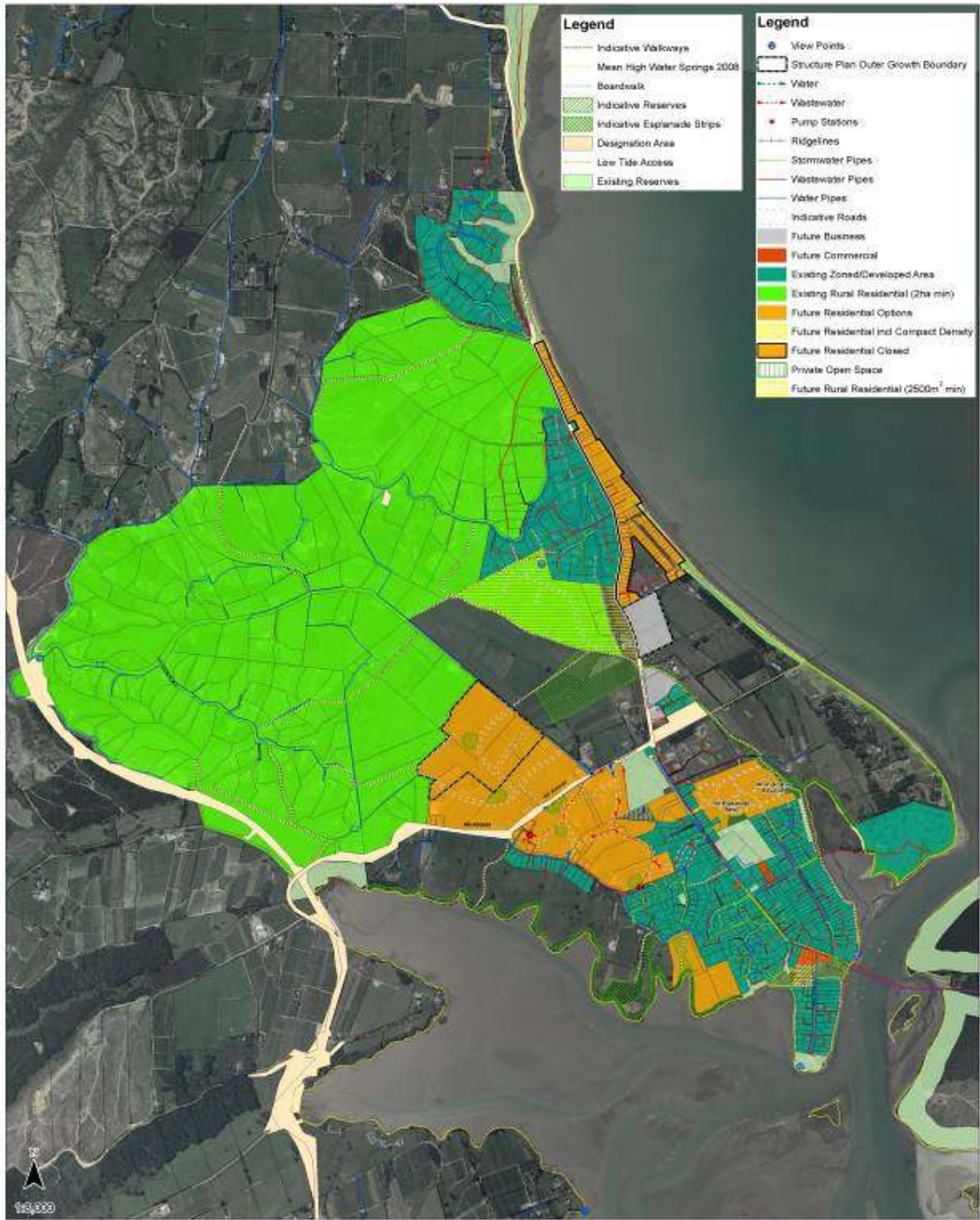
6. OTHER RELEVANT ISSUES

The audit for the Council's remediated land in Tahī Street / Aranui Road has not been received yet although it is believed to be imminent. The content of the audit report will influence when the Council can remove the Chemical Hazard Area notation on the site.

7. RECOMMENDATION

It is recommended that the Committee receive this report.

Rose Biss
Policy Planner



Mapua Structure Plan

