



## STAFF REPORT

**TO:** Environment & Planning Committee

**FROM:** Rose Biss, Policy Planner

**REFERENCE:** L314

**SUBJECT:** **PROPOSED PLAN CHANGE 22 MAPUA AND RUBY BAY DEVELOPMENT - REPORT REP11-01-13** - Report prepared for meeting of 27 January 2011

### “IN COMMITTEE”

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#### 1. PURPOSE OF THE REPORT

The report provides updated documentation to support the Proposed Mapua and Ruby Bay Plan Change to enable it to proceed to public notification.

#### 2. BACKGROUND

The Council has considered a number of reports on the future development of Mapua and Ruby Bay Reports EP05/03/26, EP08/06/04, EP09/06/06, EP10/05/27 and EP10/12/05 refer. The process included consultation on the draft Mapua Structure Plan in 2008 and a draft plan change for Mapua and Ruby Bay Development in mid 2010.

#### 3. SUMMARY OF REPORT

This report includes the following information:

- Explanation of the Rural 1 Coastal Zone
- Summary of other features of the proposed plan change
- Updated technical report on coastal hazards – attachment 1
- Network services update
- Update on Section 32 report
- Comments on the legal effects of the proposed change
- Proposed Plan Change – attachment 2

#### 4. RURAL 1 COASTAL ZONE

The proposed Rural 1 Coastal Zone was the Council’s preferred option (approved at the 16 December 2010 committee meeting) for the coastal plain area located between the southern end of Broadsea Avenue and the Mapua Leisure Park. This

option has provision for limited subdivision of some of the existing larger lots (7 hectares or larger). There are five properties in this size category. The minimum lot size proposed is 3.5 hectares and further subdivision below 3.5 hectares is a prohibited activity.

If there is currently no dwelling on a site it is proposed that a new dwelling is a limited discretionary activity. It is not intended to provide services to any of the few new lots which could be created in the Rural 1 Coastal Zone.

## **5. OTHER FEATURES OF PROPOSED PLAN CHANGE**

### **5.1 Rural 1 Closed Zone**

The lower Seaton Valley is proposed to be zoned as Rural 1 Closed. The zoning recognises the stormwater flooding which frequently occurs in this low lying area.

### **5.2 Deferred Residential Zone**

Two new areas of deferred residential zoning are provided north west of the existing township to provide for the future growth of Mapua. The area is generally hilly, on either side of Mapua Drive, with a north west facing aspect. There is a third smaller area between Higgs Road and Langford Drive. A longer term (post 2031) area for residential development is shown extending further up Seaton Valley Road. The Transport Manager has requested three alterations to the Plan Change presented to the Committee in September 2010. The indicative roading pattern for the deferred residential zone on both sides of Mapua Drive has been changed slightly from that shown to the Council then.

There is a change of status in the roading hierarchy for Mapua Drive and Stafford Drive from arterial to collector roads. The latter is a consequence of the opening of the new Bypass route inland from Mapua in October 2010. The earlier proposal to have access restrictions along Mapua Drive between Seaton Valley Road and the Bypass is to be deleted (see 6.2.9 of p8 of Plan Change). This will help facilitate lowering the speed limit in the area.

### **5.3 Residential Special Development Area**

A small new residential zone which allows for a more compact form of residential development is provided on the remediated land between Aranui Road and the north end of Tahi Street. This land is generally slightly higher than the remainder of Tahi Street.

The site was chosen because of its proximity to all facilities.

### **5.4 Residential Closed Zone**

The residential areas on the Ruby Bay flats and Tahi Street, where there is some risk of coastal erosion and inundation and part of Iwa Street exposed to the influences of the Mapua Channel are included in the Residential Closed Zone. Further subdivision in these areas other than boundary relocations is proposed to be a prohibited activity.

## **5.5 Deferred Rural Residential Zone**

The proposed plan change includes an extension of the Korepo Road Rural Residential Zone (minimum lot size 2500 m<sup>2</sup>) on to the hillside overlooking Seaton Valley.

## **5.6 Deferred Light Industrial Zone**

The existing Industrial zone is extended north of Warren Place to provide further sites for business activity.

## **5.7 Commercial Zone**

Extensions to the existing Commercial Zone are provided on Aranui Road and the north side of Toru Street and adjoining the Residential Special Development Area on the corner of Aranui Road and Toru Street. There is also a small area on Seaton Valley Road adjoining the Mapua substation site.

## **5.8 Recreation and Open Space**

A significant waterfront park is being developed on the remediated land between the Mapua wharf and Tahi Street. It will be zoned for Recreation. The new residential areas in the proposed plan change all include indicative reserve areas. The exact location of these is determined at the time of subdivision.

There is also provision for an indicative reserve for new playing fields part way up Seaton Valley Road which is connected to the township by a proposed walkway that will be included in the upgrading of Seaton Valley Stream.

## **5.9 Coastal Hazard Area**

The coastal hazard area has been enlarged to cover all the low lying area on the Mapua Ruby Bay coastal plain including the Mapua Leisure Park site. Permitted buildings are limited to those that are relocatable and not habitable. A further change to the existing CHA rules is that coastal protection structures above mean high water spring will require resource consent rather than being a permitted activity.

## **6. UPDATED COASTAL HAZARDS TECHNICAL REPORT**

The Coastal Hazards Report presented at the 20 May 2010 Committee meeting has been peer reviewed and the amendments suggested by the reviewer Dr Rob Bell incorporated. A copy of the amended report is attached (attachment 1).

## **7. NETWORK SERVICES UPDATE**

Steady progress is being made in upgrading services in the Mapua Ruby Bay area to support the proposed plan change. Details are outlined below:

## **Wastewater**

A new wastewater main was installed at Rabbit Island and across the Mapua Channel in 2010. Further work is required to upgrade pump stations throughout Mapua and Ruby Bay. A decision was made on the location of the main pumping station for Mapua at the meeting of the Engineering Committee last month.

## **Stormwater**

The Mapua Causeway tide gates have been upgraded. Further work on the Seaton Valley Stream upgrading depends on the signing of several landowner agreements. Letters are being sent to the affected landowners this month.

## **Water**

The Council has consent (subject to appeal) to take water from the Motueka area. After the resolution of appeals on the consent the pipeline in Aranui Road is expected to be laid between 2014-2015.

## **Roading**

The Mapua Bypass opened on 22 October 2010 enabling the Council Drive to change Mapua Drive and Stafford Drive from arterial to collector roads.

## **8. UPDATED SECTION 32 REPORT**

The section 32 report has been updated to include the options for the Rural 1 Zone that were discussed at the E&P Committee meeting on 16 December 2010.

## **9. LEGAL EFFECTS OF PROPOSED CHANGE**

Following the recent changes to Section 86 of the Resource Management Act the provisions of a proposed plan change do not have legal effect until after the Council has made its decisions on submissions. However there is a provision for the Council to apply to the Environment Court seeking that rules do have some immediate effect if the Council considers it important to do so.

To prevent a rush of applications under the existing rules that could easily undermine the intent of the plan change it is recommended that the Coastal Hazard Zone, Rural 1 Closed Zone, Residential Closed Zone and Rural 1 Coastal Zone rules have legal effect at the time of public notification.

## **10. RECOMMENDATIONS**

It is recommended that the Committee:

1. **Approve** the Plan Change for Mapua and Ruby Bay Development shown as Attachment 2 in Report REP11-01-13 for public notification on 26 February 2011.

2. **Approve** the forwarding of a request to the Environment Court under Section 86D of the Resource Management Act seeking that parts of the Plan Change relating to the Coastal Hazard Area, Residential Closed Zone, Rural 1 Coastal Zone and Rural 1 Closed Zone have legal effect from public notification.

Rose Biss  
**Policy Planner**