

Supplementary Staff Assessment Report

TO: Environment & Planning Committee – TRMP

FROM: Rose Biss

DATE: 12 December 2011

FILE NO.: R430-6-2

SUBJECT: **SUPPLEMENTARY SAR TRMP11/12/01 TO SAR 564.15 AND 564.16 OF HEARING 62: RESIDENTIAL CLOSED ZONE AND 32 BROADSEA AVENUE**

Report prepared for meeting of 20 December 2011

1. BACKGROUND

The Council at its decision meeting on 1 December 2011 has sought further information on the existing lot sizes in the three Residential Closed Zone locations at Mapua Ruby introduced by Plan Change 22. The three zones are located at

- Ruby Bay coastal fringe - previously zoned Rural 1
- Part of Tahi Street – previously zoned Residential
- Part of Iwa Street – previously zoned Residential

The Council also requested further information about the possible subdivision of a triangular shaped 3.2ha property between Broadsea Avenue and Stafford Drive in the Rural 1 Coastal Zone.

1.1 Residential Closed Zone - Ruby Bay

The Residential Closed Zone at Ruby Bay is the largest of the three zones with a total of 92 lots. The majority of the lots (65) are less than 1000 square metres in size. A small number of lots (4) are over 4000 square metres (see Table 1 and maps attached). These lots are located in the centre of the coastal strip, in the vicinity of the coastline near Pomona Road/ Stafford Drive intersection. There is no communally funded coastal protection at this location. Each of these properties has provided its own coastal defences in various different materials.

Table 1 Lot Sizes in Residential Closed Zones – Mapua Ruby Bay

	Less than 800 sqm	800 – 1000 sqm	1000 – 2000 sqm	2000 – 4000 sqm	4000 + sqm	Average Lot Size sqm	Total Lots
Tahi St	8	10	23	9	Nil	1200	50
Iwa St	2	6	2	5	Nil	1260	15
Ruby Bay	2	65	15	6	4	1236	92

The Coastal Hazard Area affects all the lots in the Residential Closed Zone at Ruby Bay.

The rule status for recontouring and filling of land in the Coastal Hazard Area is proposed to be restricted discretionary activity.

Average lot size is 1236 square metres.

1.2 Residential Closed Zone - Tahi Street

There are 50 lots in the Tahi Street Residential Closed Zone. The majority of the lots (23) are in the size range 1000 – 2000 square metres. Some smaller lots (16) have been subdivided off close to Tahi St using the Residential Zone provisions. Because the lots on the Mapua Channel side of Tahi St are long and narrow sometimes two landowners have had to work together to create a third lot. Coastal erosion is a minor risk at present but expected to increase. Many of the dwellings along the Mapua Channel have minimal setback from the coast – just a few metres. They also have insufficient width to be subdivided horizontally with lots running from the road to the coast.

The Coastal Hazard Area does not apply at Tahi Street.

The rule status for filling of land at Tahi Street is a permitted activity (rule 18.5.2.1(p)) provided it is limited to creation of a building platform area.

Average lot size is 1200 square metres.

1.3 Residential Closed Zone - Iwa Street

There are 15 lots in the Residential Closed Zone at Iwa Street. Five of the properties are quite large (2000 – 3000 square metres) with the dwellings located close to the coastal boundary of these properties. Coastal erosion is a minor risk at present.

The Coastal Hazard Area does not apply at Iwa Street.

The rule status for filling of land at Iwa Street is a restricted discretionary activity. The rule differs from Tahi Street which has less risk of freshwater flooding.

Average lot size is 1260 square metres.

1.4 Rural 1 Coastal Zone – 32 Broadsea Avenue

The 3.2 hectare property at 32 Broadsea Avenue currently has one dwelling located at the southern end of the property. The landowner has submitted that the property should be zoned Residential or Infill Zone. A draft concept with 12 lots serviced by two Rights of Way was included. While some stormwater works have recently been undertaken that will bring some reduction of ponding on the submitter's land there are still outstanding servicing issues and some coastal hazard risk.

2.0 OTHER CONSEQUENCES

2.1 Servicing

There are servicing constraints, particularly water and stormwater at Ruby Bay. Stormwater is in the process of being upgraded at Ruby Bay. However the upgrade was designed on the assumption there would not be more than minor subdivision along the Ruby Bay residential area.

Water is severely constrained until a new supply can be provided. There is a waiting list for water connections. While planning is underway design and installation is unlikely for several years.

New development areas on the higher land have been deferred for services. Allowing further development opportunities on the Ruby Bay flats may raise equity issues in terms of the use of limited resources such as water.

2.2 Esplanades

Further subdivision would provide an opportunity to acquire esplanade strips/reserves in an area such as northern Ruby Bay where there is none at present. However there could be future obligations/ pressures to retain these areas with protective structures (such as occurred at the Old Mill Walkway) if these frontline areas come in to Council ownership and they become threatened by erosion which is a likely scenario.

3.0 OPTIONS

3.1 Subdivision of larger lots - Ruby Bay

There are four lots (one contains the Ruby Bay Store) in the central part of the Residential Closed Zone at Ruby Bay that are over 4000 square metres. Theoretically these could be subdivided into five additional lots of approximately 2500 square metres. However it is usual for lots of this size to be serviced and because the lots have a coastal boundary an esplanade strip would also be required. As water supply is limited at Mapua Ruby Bay and this area was previously zoned Rural 1 a deferment until services can be provided should be considered.

3.2 Subdivision of larger lots - Iwa Street

There are five lots that are over 2000 square metres if the lot at the southern end of the zone is excluded (as it has recently been subdivided into three smaller lots although this is not yet recorded on the Council cadastral information). If the current average lot size of 1260 square metres was used there would a theoretical yield of five more lots. As the rear of these sections are lowlying building platforms or minimum floor levels will be required. There is little space along the coastal margin to address erosion risk likely to arise in the future.

3.3 Subdivision of larger lots – Tahī Street

There are nine lots that are over 2000 square metres, including two owned by the Council. All except the Council lots are located on the Mapua Channel side with existing dwellings close to the coastal margin so there is little space to address future erosion risk likely to arise in the future. The average lot size is 1200 square metres. The lots are quite lowlying and could not be subdivided to the average lot size without adjoining properties working together. There is little space along the coastal margin to address erosion risk likely to arise in the future.

3.4 32 Broadsea Avenue

The landowner has submitted a concept for a 14 lot subdivision and proposed that the land be zoned Residential or Infill. The subject land has some servicing constraints. The recent stormwater works undertaken by the Council on the property and in Tait Street will alleviate some of the current ponding problems on this low lying site but not completely remove them. Water servicing remains an issue as does coastal hazard risk.

The landowner has another property adjacent which is a smaller residential site fronting Broadsea Avenue. One of the issues for the landowner is the large number of neighbours and there have been disputes about boundary trees and other cross boundary matters – drainage and refuse. A boundary adjustment subdivision would allow two large lots to be created which would reduce the number of neighbours.

4. RECOMMENDATIONS

4.0 Recommendation

It is not recommended to amend Recommendations 564.15 and 564.16.

Reasons

- 4.1 Some larger properties are sufficiently extensive to allow for adaptive response to hazard risk by relocating dwellings further back as the risk increases.
- 4.2 Further subdivision with new dwellings is likely to be subject to material damage by erosion and / or inundation.
- 4.3 These locations are inappropriate locations for further residential subdivision and further subdivision would not promote the sustainable management of resources.

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