

SUPPLEMENTARY STAFF ASSESSMENT REPORT

TO: Environment & Planning Committee – TRMP
FROM: Rose Biss
FILE NO.: R430-6-2
SUBJECT: **SUPPLEMENTARY SAR TRMP12/01/12 TO SARS 564.15 AND 564.17 OF HEARING 62**
Rural 1 Coastal Zone and 32 Broadsea Avenue

Report prepared for meeting of 8 February 2012

“In Committee”

1. BACKGROUND

The Council at its meeting on 20 December 2011, in relation to Recommendation 564.15 concerning the Gallagher property at 32 Broadsea Avenue, asked for further advice on options for additional lot yield between 2 and 14, including a minimum lot size. The property is 3.3ha in area and prior to Plan Change 22 was zoned Rural 1 (minimum lot size 12 ha). The minimum lot size for the Rural 1 Coastal zone is proposed to be 3 ha as amended by decision 564.17. The submitters had included a concept for a 14 lot subdivision with their submission (see plan attached). Lot sizes varied between 1030m² and 3350m². The 14th lot is an existing residential lot which is in the Residential Closed Zone with a frontage to Broadsea Avenue. Residential or Residential Infill zoning is sought. The submitters house is located close to the southern boundary and has its access located partly along the southern property boundary that exits to Broadsea Avenue opposite the Chaytor Reserve.

1.1 Services (see map attached)

Wastewater

Two 150mm wastewater pipes cross the property. One runs along the western boundary at the rear of the houses in Stafford Drive. The other lies east west and to the north of the submitters dwelling. These two pipes join at Tait wastewater pump station at 72 Stafford Drive. The wastewater is then pumped via a pressure main to the south west along Stafford Drive. The pressure main is 100mm diameter and the existing pumped /pressure system would have a limited capacity. Storage availability would also need to be verified as adequate to avoid overflows in the event of power or pump failure.

Water

The property has a domestic water meter connection which is supplied from the 150mm watermain in Broadsea Avenue. There is also a 200mm watermain in Stafford Drive. Both these mains have fire fighting capability and ideally these mains should be linked through any proposed subdivision on the submitters land to provide a networked system. However

there is a limited source of water for the Mapua /Ruby Bay water supply area. Any additional connections would increase demands on the currently limited water supply. A project to provide additional water for Mapua Ruby Bay from Motueka is proposed. The current projected completion time for this project is five years.

Stormwater

Recently stormwater works have been undertaken in the Ruby Bay area and a new pipe has been installed along Tait Street. These works are expected to bring some relief to the existing stormwater ponding which can occur at times of high rainfall on the submitters' property but it will not completely remove the ponding. An open stormwater drain loops across the property. A stormwater outlet is piped along the southern access to the property and across the Chaytor Reserve, under the Broadsea Avenue coastal protection structure through to the beach. High seawater levels can cause reduced flow from the drain to the sea and this situation can be significantly exacerbated if the entrance to the outlet pipe becomes jammed open and seawater can backflow into the property.

Protection of overland flowpaths from existing residential properties is also an issue that would need addressing if the Council permits an increase in surrounding land levels through additional building platforms.

With projected sea level rise it will be necessary to manage the increased risk of sea inundation from storm surge backing up the stormwater flowpath on this very low lying area of land.

1.2 Land levels

The LiDAR contour information for the site is attached. This shows the general ground level of the site is lowlying. The highest part of the site is the existing house site which is 3.5m amsl. The remainder of the area is between 2.5m and 3m amsl. Elevated building platforms are needed for new dwellings in such low lying areas. This site has a risk of inundation from the sea should the stormwater outfall closure mechanism fail.

1.3 Soil Types

The soil type in the area is described as Tahunanui sand and gravel.

2.0 POLICY CONTEXT

The policy for future residential development at Mapua Ruby Bay is to have significant new subdivisions located above the lowlying coastal land on the hillslopes.

3.0 OPTIONS

Option 1

32 Broadsea Ave could be subdivided into two lots average size 1.5 ha. This option would have less impact on neighbours than a more dense subdivision which has a greater number of lots as only one new building platform would be required (and less stormwater runoff in this lowlying area) and one new water and wastewater connection.

Option 2

32 Broadsea Avenue could be subdivided into a larger number of lots than two. However the servicing of the site with additional water is problematic at present (the submitter hasn't

sought deferred zoning), additional building platforms could compromise existing stormwater flow paths for adjoining residents. There is also a gradually increasing risk of seawater inundation on this lowlying area as sea level rises and with consequences from storm surge.

Option 3

A third alternative would be to include the property in the Residential Closed Zone. Although the submitter asked not to be in this zone it does appear to lie between the Residential zoning sought by the submitter and the Rural 1 Coastal Zone.

Option 4

Option 4 is to retain the zoning of Plan Change 22 which is Rural 1 Coastal Zone. This option is least likely to compromise urban development policies for Mapua and least likely to subject new and existing dwellings to the risk of flooding and inundation.

4.0 RECOMMENDATIONS

4.1 New Recommendation 564.19

Submission Recommendations

C22.3034.2 Gallagher, Devin & Charmaine Allow in Part
(note: the submission will need to be reallocated from Recommendation 564.17

Plan Amendments

Topic: 16.3.5.1

Add new condition (ba):

The minimum area of allotments created by subdivision on Lot 7, DP16467 is 1.5 hectares and the land is subdivided in a way that results in no more than two allotments.

Topic: 16.3.5. 4

Add after "16.3.5.1 (b) " the following:

16.3.5.1(ba)

Reasons

1. The submitters land is surrounded on two sides by residential lots on a low lying part of Ruby Bay which distinguishes it from other land on the coastal plain.
2. The low lying nature of the site means it is not suitable for the large number of lots suggested by the submitter. There is still some risk of coastal inundation and freshwater flooding despite recent stormwater works.
3. There is limited water supply to the site.
4. Council policy is to encourage future urban development on to the hills surrounding Mapua and Ruby Bay.

Rose Biss
Policy Planner