

Report to the Rural Services and Wairarapa Committee
from Karen Brewster, Section Leader, Policy & Planning

Managing the Effects of Subdivision on the Natural Character of the Coastal Environment - Update

1. Purpose

To update the Committee with recent developments relative to the attached report prior to the Committee considering the issues.

2. Background

The attached report was presented to the Environment Committee for their consideration on 9 September 1999. The report was prepared to inform the Committee of the extent of ongoing subdivision within the Region's coastal environment, and to seek affirmation for staff to continue to oppose subdivisions where they adversely affect the natural character of the coastal environment in accordance with established policy documents.

After discussion, the Environment Committee accepted Recommendation 1, amended Recommendation 2, and added a new Recommendation 3 as follows:

1. *That the report be received and its contents noted.*
2. *That the Committee affirms the actions of staff to **vigorously** oppose coastal subdivisions where they adversely affect the natural character of the coastal environment.*
3. *That **appropriate information and consultation be implemented to ensure understanding of this approach.***

(Amendments/additions in bold)

3. Developments since Environment Committee Resolution

The following key events have occurred since the Environment Committee's resolutions:

- The subdivision proposal at Flat Point, as approved by the Carterton District Council, has been appealed by this Council to the Environment Court. It is

considered that this development, as it currently stands, may compromise the natural character of the coastal environment. There are also specific concerns in relation to sewage treatment and disposal and visual effects.

- Rangitaane O Wairarapa Inc and Te Unuunu 1C3 Ahu Whenua Trust have also appealed the decision. It is considered by the iwi and hapu, that the significance of the site as a waahi tapu, and its ancestral, cultural, and spiritual importance, have not been adequately recognised or provided for.
- The decision of the District Council has also been appealed by the applicant. The conditions are considered to be unenforceable, unreasonable and unnecessarily restrictive by the applicant.
- The South Wairarapa District Council has recently declined a subdivision proposal at Te Awaiti. In its decision, the District Council considered that the proposal did not meet the objectives and policies of the District Plan relating to the protection of the coastal environment.
- The decision of this Council to consider opposing some coastal subdivisions, and to appeal the Flat Point proposal, has caused some response from District Councils. This has been extensively reported in local and regional newspapers, and on local radio stations.

4. **Communications**

Officers have responded to media requests for comments as appropriate. The attached letter was sent to the three Wairarapa Mayors and a discussion held in Martinborough on 20 September.

5. **Recommendation**

1. *That this update report be received and its contents noted.*
2. *That the Committee considers the recommendations in the attached report, and the amendments made to those recommendations by the Environment Committee.*

Report prepared by:



KAREN BREWSTER
Section Leader, Policy & Planning

Approved for submission:



COLIN WRIGHT
Divisional Manager, Wairarapa