

ATTACHMENT 3

ASSESSMENT OF EFFECTS

ON

THE ENVIRONMENT

**Proposed Coastal Residential Development
Flat Point
Carterton**

**ASSESSMENT OF EFFECTS
ON THE ENVIRONMENT**

For an Application for Resource
Consent to the Carterton District
Council

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1. INTRODUCTION

- 1.1 This Assessment of Effects on the Environment (AEE) relates to the applications for subdivision and land use consent to provide further coastal residential lots as an extension of the existing Flat Point community that was established by way of a resource consent granted in 2000.
- 1.2 The AEE addresses the matters required by Schedule 4 of the Resource Management Act 1991 (the RMA).
- 1.3 In addition, the resource management information required to be provided by the RMA and the Carterton District Plan is also included, together with a summary of relevant resource management provisions. These include the Carterton District Plan, the Proposed Combined Wairarapa District Plan, the Regional Policy Statement, relevant Regional Plans and the New Zealand Coastal Policy Statement and the Wairarapa Coastal Strategy.

2. FLAT POINT

Location

- 2.1 Flat Point is a small projection into the Pacific Ocean of the otherwise relatively featureless portion of the eastern Wairarapa coastline between Honeycomb Rock, some 14 km to the south, and Uruti Point some 16 km to the north. Flat Point was charted and named by Cook on February 11, 1770.¹
- 2.2 Flat Point is reached by sealed road from State Highway 2 at Carterton via Gladstone and Te Wharau (approximately 40 kilometres); then by unsealed road through the Ngamu Forest, climbing to about 300 metres; and then down to the coast, a total of approximately 60 kilometres. By road, Flat Point is approximately 140 kilometres from Wellington and 60 kilometres from Masterton. Figure 1 shows Flat point in a regional context.

History

- 2.3 Maori communities have been present in Southern Wairarapa for over 800 years. Occupancy and cultivation of the coastal strip from Flat Point to Pahaoa is well documented.
- 2.4 Both Ngati Kahungunu and Rangitane were in the area.² In particular, reference is made to a pa of chief Tumapuhiarangi named Te Unu Unu on a high ridge a little inland from the Flat Point homestead.³

¹ Journal of Captain James Cook

² Polynesian Society Journal 1904

³ Rangitane "A Tribal History" by J M McEwen

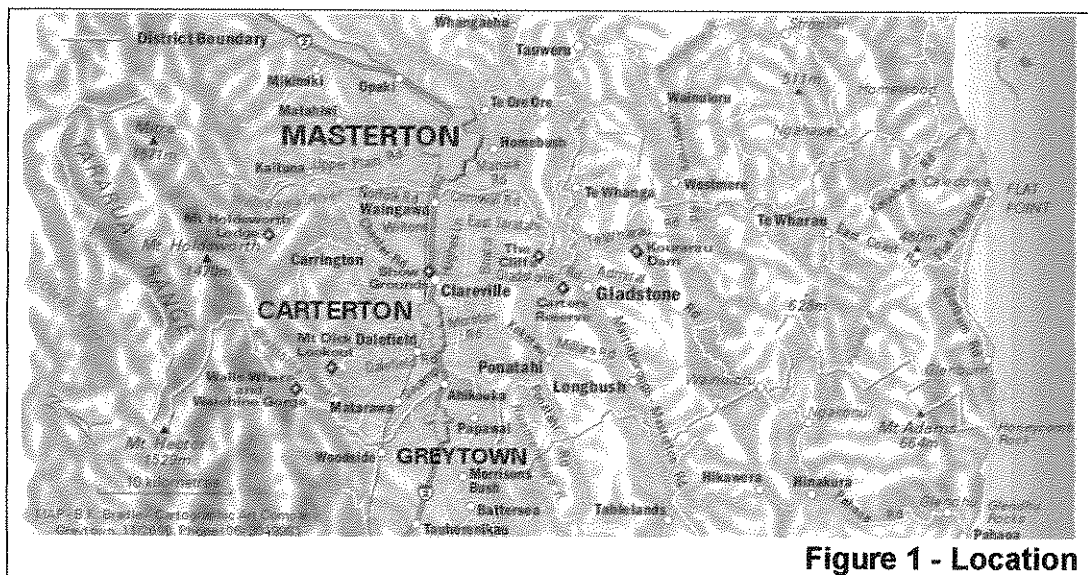


Figure 1 - Location

- 2.5 European settlers have been on the Wairarapa Coast since about 1840 with Flat Point first taken up as a native lease in 1856. Flat Point Station takes its name from the promontory named by Cook and has existed in one form or other since the very early days of farming in the Wairarapa.
- 2.6 In 1943 when Flat Point was about 15,000 acres it was divided into 3 blocks of approximately 5,000 acres each - Caledonia, Flat Point and Waimoana - for the then owner's sons.
- 2.7 Today, Flat Point and part of what was Waimoana (separated off in the 1970's and called "Arawhata") has an area of approximately 3,000 hectares and is owned by the McGuinness Family. The station carries sheep and cattle, with cropping on 7km of coastal flats.
- 2.8 Adjoining to the north east is the remnant of "Caledonia", approximately 1,800 acres, most of which is now also owned by the McGuinness Family. The homestead and other residential buildings are used for short stay holiday accommodation.
- 2.9 To the south west is the remnant of Waimoana owned by the estate of WJ Thompson and to the south of that is "Glenburn" now owned by GMO Glenburn Limited and Brooklands Station 2005 Limited.
- 2.10 Figure 2 shows Flat Point and its immediate environs. The current proposal is shown as "Stage 2".



FIGURE 2 – Flat Point

Physical Features

- 2.11 The rock in this part of the Wairarapa varies from tertiary aged calcareous sandy siltstone in the north to older more resistant Mesozoic aged mudstone in the south. Frequent faulting and folding has caused the hills and valleys inland while along the coastal strip from Flat Point to Glenburn in the south there is superimposed a raised alluvial flatland of younger quaternary age material.
- 2.12 Flat Point is an area of resistant rock covered by the ocean and representative of the base rock under the alluvial flatlands. The force of the ocean is broken by the submerged parts of the point leaving a sheltered sandy beach. Behind the beach the foredune rises to approximately 3 metres, with inland dunes between 5 and 10 metres high towards Flat Point Road.
- 2.13 The soils of the area are yellow-grey steepland soils of moderate fertility except on the coast where highly fertile alluvial soils occur. At Flat Point, however, the soils are shallow with sand dunes and a high gravel content making them less useful.
- 2.14 The station homestead is about 500 metres from the coast on the north bank of the Te Unu Unu stream and sits in extensive landscaped grounds along with several out-buildings.
- 2.15 The Te Unu Unu Stream is bridged within the station property extending Flat Point Road to the eastern side of the stream and giving

access to the homestead. A right of way exists over the station land from Flat Point Road to the beach following the existing beach access track.

- 2.16 To the north across Flat Point Road, a loop in the Te Unu Unu Stream defines an occupation site and Urupa on a distinctive small hill some 300 metres north of the existing residential community.
- 2.17 The Te Unu Unu Stream meanders across the coastal plain and cuts through the foredune to the sea about 500 metres south of the point, although in times of flood it tends to take a shorter course to the north of the point.
- 2.18 For a description of the landscape at Flat Point and the vegetation and natural features refer to the Landscape and Visual Effects Assessment prepared by the Isthmus Group Limited - Appendix 1.

Recreational Features

- 2.19 The coastline at Flat Point has significant recreational attributes. Well known to some, but unknown to most, the close shore reef at Flat Point provides arguably the best boat launching on the Wairarapa coast because of its calming effect on ocean swells between tides.
- 2.20 Offshore fishing at Flat Point is some of the best in the southern North Island and the reef and rocky inshore area provides excellent diving. Safe swimming in the calmer water is a further asset as is a large expanse of a sandy, open beach with good surfing.
- 2.21 Boat launching access is by arrangement with the Station owners.
- 2.22 Public access to the coast south of the Te Unu Unu Stream mouth is available at the end of Beach Road, a public road, and the adjacent recreation reserve and esplanade reserve.

The Existing Flat Point Community

- 2.23 The existing Flat Point community (Stage 1) is a comprehensively planned coastal residential development established in 2001 following a notified resource consent process, and Environment and High Court appeals.
- 2.24 The key features of the community include:
 - 39 residential lots between 1200m² – 2720m² served by public roads off Flat Point Road. There are 19 completed dwellings;

- a public reserve of approximately 1.4 hectares and a pedestrian access route linking this reserve to the residential properties;
- an area of permanent open space (pursuant to a consent condition) containing a golf course and air strip;
- areas of screen planting and landscaping with native coastal species;
- protection of the sensitive coastal dunes within the development by registered covenant and a management plan;
- an informal camp area and access for the public to a toilet;
- a solid waste transfer facility.

2.25 Each residential property provides individually for wastewater treatment and disposal through carefully managed and monitored systems. Water supply is provided through partially buried rain water storage tanks on each property.

2.26 In accordance with resource consent conditions:

- a residents society manages activities within the community, including the solid waste transfer station, monitoring of the wastewater treatment systems, administration and promotion of an "Environmental Care Code" concerning the coastal environment; and
- dwellings are limited to specified parts of the residential lots, restricted to no more than 5 metres in height and roofs are to be finished in dark non-reflective colours. No fences are permitted between the dwellings and the road frontage.

2.27 Lot owners must adhere to a comprehensive regime of private covenants that, among other things, prevent temporary and re-locatable buildings and/or caravans, impose controls on fencing and require a property maintenance regime. The initial building designs for any dwelling must be submitted to and approved by the developer. Any alterations or additions must be in keeping with the original design.

2.28 A copy of the resource consent for the Flat Point Community (including a schedule of amendments arising from the decision of the Environment Court) together with the private covenants that are registered against all the lots, are attached as Appendix 2.



Photo 1 – Looking North to Existing Flat Point Community from Golf Course

3. THE PROPOSAL

The Land

- 3.1 The proposal for which resource consent has been sought and which is the subject of this AEE is the subdivision of the land immediately to the south west of the existing community between Flat Point Road and the existing recreation and esplanade reserves that were previously set aside along the coastal margin in the vicinity of the Te Unu Unu Stream mouth.
- 3.2 The land is held by the Applicant in three parcels that reflect its previous ownership and subdivision history. Lot 1 DP 86496, 4.0070 hectares, was created in 1998 by a subdivision of Te Unu Unu 2F3. This subdivision also set aside the esplanade reserve, Lot 4 DP 86496, 20 metres wide along the margin of the sea, and delineated three areas of coastal dunes for protective land covenants. Lot 1 DP 86496 extends from Flat Point Road to the esplanade reserve. It was previously owned by Thomas Gemmell and Taiawhiro Tame Tau Gemmell, but is now owned by the Applicant in Computer Freehold Register (CFR) WN54A/802.

- 3.3 The second parcel of land, which adjoins Lot 1 DP 86496 described above, is Lot 1 DP 409128, being 7.2581 hectares in area, extending from Flat Point Road to the existing Recreation Reserve at the coastal margin. It contains two areas of coastal dunes that are the subject of existing protective land covenants. Lot 1 DP 409128 is a new lot to be created by the subdivision of the balance of the land (Lot 47 DP 312741) left after by the creation of the existing Flat Point community. Lot 1 DP 409128 is currently comprised in part of the land in CFR 50103, and will remain so until new titles are issued pursuant to DP 409128.
- 3.4 The third parcel of land is Lot 2 DP 86496 which is a separate lot of 2.0380 hectares situated on the north side of Flat Point Road. This lot is held in the same CFR (50103) as Lot 47 DP 312741 pursuant to a condition imposed on that subdivision. Lot 2 DP 86496 is to remain in the Applicant's ownership as a separate rural lot.
- 3.5 Table 1 shows the details of each parcel described above, Figure 3 shows the application site and the features and legal parcels referred to in the above description, and copies of CFR's and DP's are attached as Appendix 3. (Lot 1 DP 409128 is represented by the approved "scheme plan")

Table 1 – Schedule of Land Parcels		
Legal description	CFR	Area (ha)
Lot 4 DP 86496	WN54A/802	4.0070
Lot 1 DP 409128 (Pt Lot 47 DP 312741)	50103	7.2581
Lot 2 DP 86496	50103	2.0380

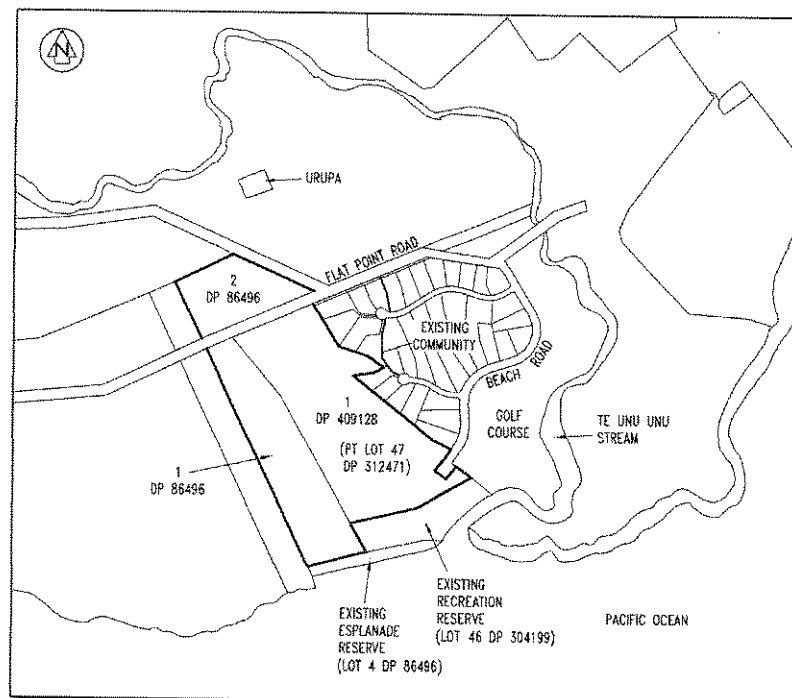


Figure 3

The Purpose

- 3.6 The purpose of the subdivision is to create a discrete, compact and carefully planned extension (Stage 2) to the existing Flat Point coastal community, comprising a further 42 individual coastal residential properties each with its own freehold, fee simple title.

Key Features

- 3.7 The key features of the proposed subdivision are:
- lots ranging in size from 1238m² to 2650m² (plus one lot of 1.4658 ha);
 - no individual access onto Flat Point Road (except for one residential lot and one service lot);
 - a new 10 metre wide private access lot extending from the end of Beach Road providing vehicle and pedestrian access to the proposed lots;
 - protective land covenants over dune areas and a dune management plan;
 - the identification of a house site within each lot with restrictions on fencing, building height, external materials and colour;
 - planting and landscaping, including screen planting on Flat Point Road, and regeneration of native coastal species within the subdivision;
 - individual on-site sewage disposal systems of superior design and performance;
 - individual (partially buried) rain water storage tanks on each property for domestic water supply.

The Design Approach

- 3.8 The design of the subdivision has followed a similar process to that for the first stage of the Flat Point community. The design has evolved from a thorough consideration of the landscape and landform and the relationship of the site with the coastal environment, including the existing community.

- 3.9 This led to the identification of a compact roading pattern through the dunes that could be achieved with minimal ground disturbance.
- 3.10 Building positions were then individually selected on site having regard to the eventual impact of buildings (including their height) on the dune landform, maintaining open views for each site toward the coast and the overall impact on the natural character of the coastal environment.
- 3.11 Lot boundaries were then drawn to contain the building site and provide sufficient space for ancillary activities including the on-site disposal of sewage effluent and provision for a water storage tank.
- 3.12 Where lots contain part of the inland dune, this area will be protected by covenant on each title, in order that a continuum of dune protection is achieved.

The Proposed Lots

- 3.13 The following schedule shows the purpose and areas of lots in the subdivision.

Table 2 – Schedule of Areas		
Lot Number	Purpose	Area (hectares)
40 – 81	Coastal Residential	8.8601
82	Amalgamated with Lot 13 DP 304199	0.0883
83	Service area & dune covenant	1.0229
84	Access Lot	1.2335
85 & 86	Separation Strips – Flat Point Road	0.0029
87	Existing Access Strip	0.0576
Lot 2 DP 88496	Rural lot in separate title	2.0380
Total Area		13.3033

- 3.14 Lot 82 is to be amalgamated with Lot 13 DP 304199 adjoining and one title issued for the expanded parcel. Lot 83 is proposed to be held together in one certificate of title in the Applicant's ownership. Lot 83 is service area with no right to erect buildings without a further resource consent. Lot 87 is an existing public Access Strip created at the time of the previous subdivision.
- 3.15 Lot 2 DP 88496 is proposed to be separated from the land with which it is currently held and will remain the Applicant's ownership as a separate rural lot.
- 3.16 Table 3 below is a schedule of the 42 coastal residential lots showing their area, and ground level within the building area.

Table 3 (Levels in terms of approximate mean sea level)						
Lot No.	Area (m ²)	Ground Level		Lot No.	Area (m ²)	Ground Level
40	2480	4.31		61	2122	11.19
41	1940	4.30		62	2569	9.25
42	1751	4.78		63	1612	9.25
43	1980	4.94		64	1825	9.24
44	1638	4.96		65	2075	8.54
45	1686	5.07		66	1771	6.70
46	1312	5.49		67	1395	7.14
47	1873	5.34		68	1645	7.02
48	2067	5.66		69	2195	7.32
49	2512	5.56		70	1309	7.43
50	1835	6.58		71	1749	6.97
51	1456	6.29		72	1381	6.94
52	1815	7.40		73	1545	6.27
53	1681	6.16		74	1895	6.26
54	1316	6.01		75	1487	6.71
55	2018	6.76		76	1400	6.02
56	1831	6.89		77	1964	6.21
57	1764	8.75		78	2650	5.42
58	1828	8.81		79	14658	3.91
59	1238	9.52		80	2341	3.76
60	1410	9.70		81	1882	3.56

Future Buildings

- 3.17 As a result of the design approach described above, each of the 42 residential lots has an identified building site comprising a 15 metre by 15 metre square, subject to a tolerance of up to 2 metres in any direction but not encroaching on minimum setbacks, easements or covenant areas.
- 3.18 However the size of the proposed lots does not allow compliance with the setback requirements of either the Carterton District Plan or the Proposed Combined Wairarapa District Plan as they apply to Permitted Activities in the rural environment.
- 3.19 Consequently, in addition to the application for subdivision consent, an application for land use consent to site future dwellings with lesser setbacks than provided for under the relevant District Plans as permitted Activities, in the following terms:

"Land use consent to erect, use and maintain a single dwelling house on each of proposed Lots 40 to 81 inclusive with a minimum set back of 5 metres from the boundary of the access lot; minimum set backs of 3 metres from each of two lot

boundaries other than the boundary of the access lot; and a minimum set back of 1.5 metres from any other lot boundary."

- 3.20 The proposed coastal residential lots are to be subject to a maximum building height above existing ground level at the nominated building platform. For proposed lots 40, and 79 to 81 this maximum height will be 3.5 metres and for all other lots the maximum will be 5.0 metres.
- 3.21 All buildings and solid fencing will be restricted to the 15m by 15m nominated building site with no substantial fencing allowed between the front of the dwelling and the boundary of the relevant lot with the Access Lot.
- 3.22 The roofs of buildings will be required to be painted or otherwise finished to a non-reflective, dark natural colour.
- 3.23 A comprehensive set of "private" land covenants will apply to each coastal residential lot, dealing with such matters as:
- the size, design, and appearance of buildings and fences;
 - approval of initial building plans and alterations;
 - prohibition of temporary accommodation and non-residential uses
 - the keeping of animals
 - maintenance of properties and avoidance of nuisance
- 3.24 A schedule of the private covenants that will apply to the new lots is attached at Appendix 4. These are identical to those that already apply to the existing community, with an additional requirement to retain a portion of each lot in natural vegetation.

Roading

- 3.25 All proposed roading is intended to be private, with provision being made for vehicle access to all lots from an Access Lot extending from the termination of Beach Road. The Access Lot will be owned in equal shares by all lots except Lots 82, 85, 86 and 87.
- 3.26 The main spine of the Access Lot and its eastern cul de sac will be 10 metres wide, while the two western cul de sacs will be 8 metres wide. The main spine will be formed with a 5.5 metre wide sealed carriageway and the cul de sac portions will have a 5.0 metre wide carriageway. Berms and hard shoulders will be proportioned accordingly. The berms will contain underground services (electricity

and telephone duct), and will be shaped to direct stormwater to collection points.

- 3.27 The frontage to Flat Point Road is not proposed to be used for access except for lots 61 and 83. Apart from the entrances to these proposed lots, a strip adjacent to the road frontage within Lots 59, 60, 61 and 83 will be planted to screen the development and soften the visual impact of the built environment. The sealed carriageway on Flat point Road will be extended as far as the western boundary to proposed lot 61.
- 3.28 Photo 2 below shows the screen planting to Flat Point Road carried out as part of the Stage 1 subdivision.



Photo 2 – View of Stage 1 from Flat Point Road showing roadside screen Planting

Dune Covenant Areas and Planting

- 3.29 The existing covenant areas A, B and C on DP 88496 are to be extinguished and replaced with revised covenants in the same locations. Additional covenants are proposed for further areas of dune land. The existing and proposed covenant areas are described as follows:
- (a) Part Lot 83. This area of high dune is already covenanted as area 'C' on DP 88496;

- (b) Parts of Lots 64 - 68. This area of dune is already covenanted as areas 'B' and 'C' on DP 88496;
- (c) Part Lots 61 and 62.
- (d) Part Lots 53 - 56.
- (e) Part Lots 72 - 74 and 76 - 78.
- (f) Part Lots 47 - 49 and 82.
- (g) Part Lot 51.

3.30 The above areas, which total approximately 2.76 hectares, will be covenanted to maintain and rehabilitate the natural coastal vegetation and to protect the landform. A comprehensive planting programme using native species specific to the area will be carried out as for Stage 1 of the development. Photo 3 below shows a re-vegetated dune in Stage 1.

3.31 A dune management plan will be formulated for the covenanted areas either as a new document or an expansion of the management plan applying to the existing development. The existing dune management plan and the existing "Environmental Care Code" are included at Appendix 5.

3.32 A dune management plan will:

- prohibit earthworks or fencing within the dune area(except the installation of drip lines for the effluent disposal fields which are to be hand dug and in such a manner as to ensure natural vegetation is maintained and the maximum protection is afforded to the dune area);
- prohibit the taking of any vehicle onto, or driving or having charge or control of any vehicle on, the land (whether the vehicle is motorised or non-motorised);
- provide for the perimeter of the areas to be identified with marker posts at lot intersections;
- provide an overall strategy for the long term management of the dune areas;
- set out objectives and methods to maintain natural vegetation and re-vegetation of the dunes with appropriate species;
- set out the responsibilities of the Applicant and all those registered proprietors whose lot contains part of the Dune

Covenant areas;

- set out a process for updating the Management Plan as appropriate.

3.33 In addition to covenant areas described above, approximately 6300m² of Lot 79 adjacent to the existing esplanade reserve is proposed to be covenanted to protect the natural coastal vegetation and land form. In total therefore, some 3.39 hectares will be protected by land covenants.



Photo 3 – Re-vegetated Inland Dune – Stage 1 Flat Point

Services

- 3.34 On-site waste water disposal will be provided for each lot complete with a maintenance contract. The systems proposed will employ re-circulating packed bed reactors using subsoil drip irrigation. Such systems use sophisticated techniques to ensure highly effective disposal of effluent. They are easily maintained and are ideally suited to individual on-site treatment situations.
- 3.35 Experience with the systems installed and operating for the 19 or so properties in the first stages of development of the Flat Point community have led to some modifications and upgrading of the systems proposed for this current proposal. Details of the wastewater systems and the current proposals are set out in Appendix 6.
- 3.36 Water storage will be achieved by establishing as part of the development work for each lot a partly buried roof-water storage tank of 22,500 litres capacity. This level of water storage has proved adequate for the properties that have been developed in the first stages at Flat Point.
- 3.37 Stormwater (apart from roof water used for water supply) will be collected by the roadside swales and existing sumps and conveyed through existing stormwater pipes to an outfall within the Access Lot, or discharged to natural soakage near the collection point.
- 3.38 The existing electrical supply is capable of serving the additional lots with some upgrading of the lines. The applicant is discussing the nature and responsibility for these upgrades with the supply authority. It is proposed that single phase electricity (capable of being converted to 3 phase) will be reticulated underground to each lot. No street lighting will be provided.
- 3.39 Underground cable ducting will be installed for telephone connections if these are required by individual owners.
- 3.40 Solid waste can be deposited at the existing facility in Lot 83.

Subdivision Plan

- 3.41 Figure 4 is a copy of the proposed subdivision plan.

4. THE CARTERTON DISTRICT PLAN

- 4.1 The proposed subdivision and land use which are the subject of the applications to which this assessment refers are located in the Rural Environment under the Carterton District Plan (CDP), and part of the land being subdivided is in the Coastal Management Area which is a 60 metre wide margin along the coastline within the Rural Environment.
- 4.2 The CDP provides for subdivisions of land in the Rural Environment where the lots are three hectares or more to be Controlled Activities. Where the proposed lots are less than three hectares and/or subject to the specific requirements of Part B - District Provisions, the Discretionary Activity category applies.
- 4.3 Under Part B 7.6.1(b), any subdivision of land within 60 metres of the mean high water springs is a Discretionary Activity. Discretionary Activity status is also applied to any activity in the Coastal Management Area. (Rule 13.6.6/Appendix 13A).
- 4.4 The relevant parts of the CDP that relate to subdivision in the Rural Environment include:

Section 2 - RURAL ENVIRONMENT:

Section 7 - WATER MARGINS

Section 9 - SUBDIVISION & DEVELOPMENT

Section 10 - NATURAL HAZARDS

Section 12 - HERITAGE

Section 13 - NATURAL ENVIRONMENT

Rural Environment

- 4.5 Section 2 - Rural Environment - has objectives which seek to:
- Maintain and enhance the character and amenity of the rural area.
 - Protect significant natural features and areas from the adverse effects of development.
 - Ensure that development does not contribute to the susceptibility of land to erosion.
 - Ensure that development does not adversely impact upon

susceptibility to flooding or the availability of water.

- 4.6 The policies that implement these objectives are intended to deal with adverse effects on the open rural amenity, limit the effects of activities on the quality of the rural environment and manage activities in a sustainable manner so as to avoid soil loss.

Water Margins

- 4.7 The provisions regarding water margins are intended to preserve the natural character of significant water margins and maintain and enhance public access to them. In respect of the coast, this is achieved in part by controlling activities within 60 metres of mean high water springs.

Subdivision

- 4.8 The single subdivision objective is:

“Ensure the act of subdivision and any development meet minimum environmental standards.”

- 4.9 The policies for rural subdivision environment are intended to ensure appropriate servicing, have regard to natural hazards and protect heritage or natural environment features identified in the Plan.

Natural Hazards

- 4.10 The Natural Hazards section of the District Plan restricts development within specified distances of bodies of water as a buffer against flooding. The section also identifies the Coastal Management Area as an area subject to the effects of natural hazards events. The District Plan intends that these matters are dealt with through the subdivision process.

Heritage

- 4.11 The Heritage section of the District Plan seeks to recognise and protect the values of heritage resources. This is done by including the resources to be protected in an appendix to the Plan and requiring applications in respect of the modification of these resources.
- 4.12 No heritage resources at Flat Point are included in this appendix, but the Coastal Dunes are identified “for information” in a list attributed to the New Zealand Historic Places Trust.

Natural Environment

- 4.13 The Natural Environment section of the District Plan has a single objective:

"Recognition and protection of important natural areas and features."

- 4.14 This objective is to be achieved by policies which:

- identify the features to be protected (Appendix 13A)
- ensuring that subdivision or development does not compromise the values of the identified features
- ensure that the adverse effects subdivision and development within significant natural features are avoided remedied or mitigated
- identify and protect as far as possible natural resources of value to tangata whenua
- recognise and provide for public access to the coast
- recognise and deal with the effects of erosion and inundation

- 4.15 The Coastal Management Area is the only identified *"Important Natural Feature"* in Appendix 13A of the District Plan that relates to Flat Point.

- 4.16 An assessment of the proposal against the above objectives and policies is tabulated in Appendix 7. The landscape and visual aspects of the proposal have also been assessed against these objectives and policies, see Appendix 1.

Assessment Criteria

- 4.17 When considering subdivision which are Discretionary Activities Clauses 2.7.11.4 and 9.6.4 of the District Plan require the following relevant matters to be taken into account:
- provisions for access to all lots;
 - provision for sewage disposal and stormwater disposal which will not adversely affect public health and the environment;
 - the provision and availability of adequate and potable water supply;
 - whether there may be cumulative effects on the roading network and utility services.

- Whether subdivision not meeting the minimum lot size requirement will increase the density of development and reduce the open rural amenity;
 - whether provision is made as required for esplanade land.
 - whether the adverse effects of the proposed subdivision can be remedied in terms of natural hazard areas; and
 - the requirements of section 106 of the Resource Management Act;
 - whether the adverse effects on natural feature and areas and the coastal environment can be avoided.
 - effects on existing transmission lines
- 4.18 An assessment of the proposal against the above assessment criteria is tabulated in Appendix 7.

Development of the Allotments

- 4.19 The Proposed District Plan allows one dwelling and an accessory flat per lot as a Permitted Activity provided that the buildings meet specified performance standards. These include the following bulk and location requirements:

Front setback	8 metres
Rear setback	8 metres
Side setback	5 metres
Maximum height	10 metres

- 4.20 Under the CDP therefore once the land is subdivided, no further resource consents under the District Plan are required for one dwelling per lot provided the performance standards are met.
- 4.21 In the event that the performance standards are not met, which is the case at Flat Point where the above setbacks are inappropriate for the size of lots proposed, the reduced setbacks can be dealt with as a Limited Discretionary Activity under Rule 2.7.8 (a). Discretion is limited to *“Whether the location will adversely affect adjoining activities”*.

Consents Required

- 4.22 Under the CDP therefore the following consents are required for the proposed subdivision and subsequent residential development:
- (a) Subdivision consent – as a Discretionary Activity under Rule 7.6.1(b); and

- (b) Land use consent for reduced set backs – Limited Discretionary Activity under Rule 2.7.8.

5. PROPOSED WAIRARAPA COMBINED DISTRICT PLAN

Objectives and Policies

- 5.1 The Proposed Wairarapa Combined District Plan (PDP) was notified on 26 August 2006 and has now reached the procedural stage where decisions on submissions have been made and notified. The PDP has been prepared by the Masterton, Carterton and South Wairarapa District Councils and applies to the districts of those three local authorities.
- 5.2 Flat Point is located in the Rural (Primary Production) Zone under the PDP and has an “overlay” of Coastal Environment Management Area (CEMA) which has controls that either supersede or are applied in combination with the rules of the Rural zone. The extent of the CEMA is based on the definition of coastal environment in the Wairarapa Coastal Strategy (2004).
- 5.3 Part of the application site is located within the Foreshore Protection Area (FPA) which is a 50 metre wide strip of land identified on the planning maps with the purpose of managing development along the coastal margin where an integrated approach to natural hazards and natural character is required. Within the FPA all development will require consent to assess the risk from natural hazards and the effects on natural character.
- 5.4 The PDP has objectives and policies for the Rural zones that seek to:
- maintain and enhance the amenity values and natural character of the Rural zone as appropriate to the predominant land use and environmental quality of the different rural areas;
 - use subdivision, bulk and location, and activity controls to maintain and enhance amenity values;
 - enable primary production and other activities to function efficiently while avoiding, remedying or mitigating its adverse environmental effects;
 - provide environmental standards, siting and interface controls for primary production in respect of sensitive receiving environments;
 - manage the adverse effects of rural activities on the amenities of adjoining zones.

5.5 The stated Anticipated Environmental Outcomes for the Rural Zone are:

- “(a) Protection of primary production as a principal land use and economic driver in the Wairarapa.
- (b) Diverse activities in the Rural Zone that are compatible with the rural environment in scale, amenity and character.
- (c) Protection of the amenity in adjoining zones from the potential adverse effects of activities within the Rural Zone.
- (d) Increased level of self-sustainability and a reduced level of degradation on the natural environment and processes.
- (e) Protection from environmental pollutants such as excessive dust and noise.”

5.6 An assessment of the proposal against the above objectives, policies and outcomes is tabulated in Appendix 8.

5.7 Section 13 of the PDP is dedicated to the Coastal Environment and sets out objectives, policies, methods and anticipated outcomes. The objectives are as follows:

13.3.1 Objective CE1 – Natural Character

To protect the natural character of the coastal environment by ensuring use, subdivision and development maintains the comparatively undeveloped nature of the Wairarapa Coast.

13.3.4 Objective CE2 – Coastal Settlements

To provide for further development at coastal settlements in a manner that maintains the distinctive character and amenity values of each settlement.

13.3.7 Objective CE3 – Public Access & Enjoyment

To facilitate public access to, and enjoyment of, the Wairarapa's coast and its margins in a manner that protects its natural character.

5.8 The policies of the PDP that relate to those objectives identify and/or refer to, among other things:

- the key role of subdivision in establishing a framework for development within the coastal environment;
- the use of a strategic approach to the management and use of the Wairarapa coast;
- the avoidance, remedy and mitigation of the adverse cumulative effects of subdivision and development;

- encouraging innovative land uses and development that retains or enhances the special qualities of the coast;
- ensuring the provision of adequate infrastructure;
- adopting a precautionary approach to subdivision and development regarding coastal hazards;
- ensuring that subdivision and development make provision for public access to and along the coast.

5.9 The stated Anticipated Environmental Outcomes for the Coastal Environment are:

- “(a) A pattern of settlement and development in the coastal environment that does not adversely affect natural, cultural or historic heritage values, and is able to be serviced efficiently, and does not result in sporadic, sprawling or ribbon development.
- (b) Commercial and residential development generally confined to existing settlements where the natural character values have already been compromised.
- (c) The natural character of the Wairarapa's coastal environment is preserved or enhanced, and is protected from inappropriate use, subdivision and development.
- (d) Public access to and from the coastal environment is maintained or enhanced, except where it would compromise other values in the coastal environment such as natural habitats, historic heritage, or increase risks associated with natural hazards, and public health and safety.
- (e) Subdivision and development occurs where there is no further exacerbation of significant risks from natural hazards, and where appropriate measures are taken to avoid or mitigate life and property from the risks of being adversely affected by natural hazards.”

5.10 An assessment of the proposal against the above objectives, policies and outcomes is tabulated in Appendix 8.

5.11 Section 18 of the PDP is dedicated to subdivision, land development and urban growth and sets out objectives, policies, methods and anticipated outcomes in those respects. The relevant objectives are as follows:

18.3.1 Objective SLD1 – Effects of Subdivision & Land Development

To ensure subdivision and land development maintains and enhances the character, amenity, natural and visual qualities of the Wairarapa, and protects the efficient and effective operation of land uses and physical resources.

18.3.4 Objective SLD2 – Effects of Servicing Requirements

To ensure that subdivision and land development is appropriately serviced to provide for the likely or anticipated use of the land.

18.3.7 Objective SLD3 – Sustainable Infrastructure Development

To maintain sustainable and efficient public infrastructure that meets the additional demand generated by development and subdivision, while avoiding, remedying or mitigating adverse effects on the environment.

18.3.13 Objective SLD5 – Reserves and Open Space

To sustainably manage and develop the reserve and open space network to cater for current and future community needs and to protect and enhance significant environmental assets.

5.12 The policies of the PDP that relate to those objectives identify and/or refer to, among other things:

- managing subdivision appropriately for the environmental qualities of the area and compatibility with the physical characteristics of the site;
- setting minimum lot sizes for maintaining character, scale and intensity of development while recognizing the constraints;
- setting policy guidelines for maintaining the minimum areas adopted;
- avoiding, remedying or mitigating the adverse effects of subdivision on landscape, natural character and amenity values in the CEMA;
- recognising the risks from natural hazards;
- provision of appropriate infrastructure.

5.13 The stated Anticipated Environmental Outcomes for Subdivision, land development and urban growth are:

- (a) Allotments of a size form and pattern to provide for land uses that are compatible with the values, character and qualities of the immediate environment.
- (b) The long-term protection of significant natural and historic values of subdivided land.
- (c) Structured urban growth that is well connected and compatible with the existing urban and surrounding environment.

- (d) Effective wastewater systems that protect the quality of ground and surface water resources.
 - (e) Appropriate stormwater disposal that does not adversely impact on adjoining properties or existing stormwater systems.
 - (f) The provision of an appropriate level and standard of roads and other access facilities, services and reserves.
 - (g) Equitable cost apportionment between ratepayers and developers for the extension and upgrade of public infrastructure, and the acquisition and development of reserves.
- 5.14 An assessment of the proposal against the above objectives, policies and outcomes is tabulated in Appendix 8. The landscape and visual aspects of the proposal have also been assessed against these objectives and policies, see Appendix 1.
- 5.15 Section 22 of the PDP is a comprehensive section setting out Assessment Criteria by reference to activities and specific provisions of the PDP. The relevant criteria to be assessed in respect of these applications include:
- 22.1.1 Subdivision
 - 22.1.9 Foreshore Protection Area
 - 22.1.16 Roads, Intersections, Access, Parking and Loading Areas
 - 22.1.18 Coastal Environment
 - 22.2.4 Building Setback
 - 22.2.9 Vehicle Movements
 - 22.2.12 Stormwater
- 5.16 An assessment of the proposal against these criteria is tabulated in Appendix 9.

Subdivision Rules

- 5.17 Section 20 of the PDP sets out the rules for subdivision. In the Rural (Primary Production) zone the minimum subdivisions are a Controlled activity if all the Controlled Activity Standards are complied with. These standards, among other things, require that minimum areas comply with one of the following:
- A minimum lot area of 4 hectares,

- One lot of less than 4 hectares if that lot contains an existing dwelling,
 - A minimum lot area of 1 hectare for up to two lots (with an average of 2 hectares minimum lot size for all lots).
- 5.18 Subdivisions are Restricted Discretionary Activities if they comply with the applicable standards for that category which is to have a minimum lot area of 4 hectares.
- 5.19 Subdivisions that do not comply with the standards for Controlled or Restricted Discretionary Activities are Discretionary Activities if they have an average minimum lot area of 4 hectares.
- 5.20 All other subdivisions are Non-complying activities.
- 5.21 Subdivisions are assessed against the criteria set out in Section 22 of Part C of the PDP.
- 5.22 Because the proposed lots at Flat Point are below 4 hectares in area, including when their areas are averaged, the subdivision is a Non-complying Activity under the PDP. An assessment of the proposed subdivision against the Assessment Criteria in section 22 is set out in Appendix 9.

Land Use Rules

- 5.23 In the Rural (Primary Production) zone and in the CEMA, one dwelling per certificate of title is a Permitted Activity provided it complies with all relevant standards. These are set out in both section 4.5 of Part A and Section 21 of Part B (District Wide Rules). Table 1 below is a compilation of relevant Permitted activity standards for the future dwellings at Flat Point.
- 5.24 With the exception of the setbacks for dwellings and the height to boundary requirement, the proposed lots are capable of accommodating dwellings in compliance with these requirements.
- 5.25 Because future dwellings on the proposed lots would not be fully compliant with Permitted activity standards, they will need to be considered as Restricted Discretionary Activities under Rule 4.5.4 (e) - *“Any activity that does not meet one or more of the standards for permitted or controlled activities.”* Under this rule discretion is restricted to:

“Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s) that is not met.”

- 5.26 Restricted Discretionary activities will be assessed against the relevant assessment criteria set out in Section 22. An assessment is set out in Appendix 9.

Table 1 – Permitted Activity Standards	
Rural Zone	
Maximum height of dwelling	10 metres
Maximum height to boundary	3metres with 45° recession plane
Minimum front boundary setback	10 metres (sealed road)
Minimum set back other boundaries	25 metres
Minimum number of parking spaces	1 per residential unit
Coastal Management Area (in addition to Rural zone)	
Requirements for all structures	to be located below 40 metre contour (above msl)
	to be no closer than 50 metres from the steepest part of a terrace or escarpment
	not to be located on slopes of greater than 20°
	not to exceed 7 metres in height
All buildings shall use as exterior materials: (a) Natural stone; or (b) Natural timber provided any stains and protectants used do not contain colorants to change the natural colour of the timber (for example, to green or red); or (c) Another material painted or finished in visually muted, recessive colours, from British Standard 5252 A01 to C40 inclusive, with a reflective value of 60% or less.	

- 5.28 Under Rule 21.4 (q) earthworks in the CEMA and the FPA of more than 50m³ within any twelve month period are a Discretionary Activity. Although the proposed earthworks are minimal they will exceed this threshold.

Consents Required

- 5.29 Under the PDP therefore, the following consents are required for the proposed subdivision and subsequent residential development:
- (a) Subdivision consent – as a Non-complying Activity under Rule 20.1.7; and
 - (b) Land use consent for reduced set backs and height to boundary requirement – Restricted Discretionary Activity under Rule 4.5.4 (e).
 - (c) Land use consent (Discretionary Activity) for earthworks - Rule 21.4 (q).

6. NEW ZEALAND COASTAL POLICY STATEMENT

Application and Principles

- 6.1 The New Zealand Coastal Policy Statement 1994 (NZCPS) was issued by notice in the Gazette on 5 May 1994. Its purposes is set out in Section 56 of the Resource Management Act which states:

"The purpose of a New Zealand coastal policy statement is to state policies in order to achieve the purpose of this Act in relation to the coastal environment of New Zealand"

- 6.2 In addition to the Purpose of the Resource Management Act which is to promote sustainable management of natural and physical resources, to provide for the special context of the coastal environment, the NZCPS requires that regard shall be had to a number of general principles. These are included in Appendix 10.
- 6.3 Chapters 1, 2 and 3 are particularly relevant in relation to the matters that need to be considered in respect of an application for a resource consent. The other chapters are more relevant in respect of the preparation of regional and district plans and the Crown's interests and obligations.
- 6.4 Chapter 1 lists five national priorities for the preservation of the natural character of the coastal environment. In respect of subdivision, it is a national priority to preserve the natural character of the coastal environment by:
- (a) *encouraging appropriate subdivision, use or development in areas where the natural character has already been compromised and avoiding sprawling or sporadic subdivision, use or development in the coastal environment;*
 - (b) *taking into account the potential effects of subdivision, use, or development on the values relating to the natural character of the coastal environment, both within and outside the immediate location; and*
 - (c) *avoiding cumulative adverse effects of subdivision, use and development in the coastal environment.*
- 6.5 Chapter 2 lists 3 policies to achieve the protection of the characteristics of the coastal environment of special value to the tangata whenua including waahi tapu, tauranga waka, mahinga maataitai, and taonga raranga.

- 6.6 Chapter 3 deals specifically with activities involving the subdivision, use or development of areas of the coastal environment under the following headings:

- 3.1 *Maintenance and Enhancement of Amenity Values*
- 3.2 *Providing for the Appropriate Subdivision, Use and Development of the Coastal Environment*
- 3.3 *Adoption of a Precautionary approach to activities with Unknown but potentially significant adverse effects*
- 3.4 *Recognition of Natural Hazards and provision for avoiding or mitigation their effects*
- 3.5 *Maintenance and Enhancement of Public Access To and Along the Coastal Marine Area*

- 6.7 The full text of Chapters 1, 2 and 3 is given in Appendix 10.
- 6.8 The natural character and landscape aspects of the proposal in terms of the NZCPS are discussed in the Landscape and Visual Assessment attached as Appendix 1.

7 REGIONAL POLICY STATEMENT

- 7.1 The Regional Policy Statement has a number of chapters which are relevant to this application. These include:

- 7. The Coastal Environment
- 9. Ecosystems
- 10. Landscape and heritage
- 11. Natural Hazards

- 7.2 A summary of these objectives and policies is as follows:

The Coastal Environment

- 7.3 This objectives of this chapter are concerned with the preservation of the natural character of the coastal environment, the maintenance and enhancement of public access to and along the coastal marine area, high standards of coastal water quality and increased opportunities for the aspirations of tangata whenua for the coastal environment to be met.
- 7.4 Detailed policies are included in the Regional Policy Statement dealing with each of the above matters. These include policies relating to the protection of:
- areas of nationally or regionally significant indigenous vegetation and significant habitats for indigenous fauna,

- the values associated with nationally or regionally outstanding landscapes, seascapes, geological features, landforms, sand dunes and beach systems and sites of historical or cultural significance
- sensitive, rare or unusual natural and physical resources, habitats, amenity values and ecosystems which are unique to the coastal environment
- the integrity, functioning and resilience of the coastal environment.

7.5 For subdivision the following policies considerations may be relevant:

- cumulative effects
- the extent to which natural character has already been compromised in an area and the need to avoid sprawling or sporadic subdivision, use or development;
- the efficient use of finite resources in the coastal environment
- the potential impact of projected sea level rise;
- the adverse effects of subdivision, use or development on areas of cultural or spiritual significance, heritage resources and on scenic, scientific, recreation, open space or amenity values; and
- the adequacy of provision of infrastructure services (particularly for the disposal of waste).
- public access to and along the coastal marine area.
- maintaining or improving the quality of coastal water
- adopting a precautionary approach to the evaluation of risk in making decisions that affect the coastal environment
- to protect, where appropriate, the characteristics of the coastal environment of special value to the tangata whenua

Ecosystems

7.6 The Regional Policy Statement has a number of Objectives and Policies that relating to Ecosystems. These relate to increasing the overall quality, range and distribution of ecosystems in the Region, that special ecosystems are actively protected and appropriately managed.

- 7.7 Because all ecosystems cannot be protected the Regional Policy Statement sets criteria and methods for prioritising their restoration and protection. The relevant Policy is intended to be implemented by the Regional Council, in consultation with others, to identify and prioritise ecosystems of regional significance.
- 7.8 District Plans and resource consent requirements and conditions on resource consents are identified as being an appropriate means of implementing the "active protection" envisaged by the policies..

Landscape and Heritage

- 7.9 The objectives and policies relating to Landscape and Heritage relate to:
- the protection from inappropriate subdivision, use and development of nationally and regionally outstanding geological features, landforms, soil sites and other natural features of the Region
 - avoiding remedying and mitigating any adverse effects of human activities on the Region's natural and physical resources which are of regional significance
 - recognition and sustainable management of the cultural heritage of the Region
 - maintaining or enhancing the regional recreational opportunities

Natural Hazards

- 7.10 The single objective relating to Natural Hazards is:

"Any adverse effects of natural hazards on the environment of the Wellington Region are reduced to an acceptable level."

- 7.11 The policies on natural hazards relate to:

- obtaining sufficient information on natural hazards on which to make decisions
- considering probability of occurrence, magnitude, location consequences, mitigation, alternatives and costs and benefits when planning for, and making decisions on, new subdivision, use, and development in areas which are known to be susceptible to natural hazards.

- 7.12 The coastal environment, ecosystems, landscape and heritage aspects of the proposal in terms of the Regional Policy Statement are discussed in the Landscape and Visual Assessment attached as Appendix 1. The potential effects of natural hazards are discussed in Section 19 below.

8. REGIONAL PLANS

Regional Coastal Plan

- 8.1 The Regional Coastal Plan controls activities in the Coastal Marine Area although the Plan recognises that activities that affect the land, water and air within the Coastal Marine Area need to be managed across the landward boundary of the area.
- 8.2 The proposed subdivision does not involve any activity either directly or indirectly that occurs within the Coastal Marine Area, although there will be an increase in activity within the Coastal Marine Area. The restrictions on vehicle access to the coast from the subdivision and the promulgation of the "Environmental Care Code" are positive aspects of the proposal that will be beneficial to the Coastal Marine Area.

Regional Soil Plan

- 8.3 The Regional Soil Plan has rules that control vegetation and soil disturbance at specified thresholds. However, these activities are not controlled by the Proposed Regional Soil Plan when they relate to subdivisional roading or are undertaken in accordance with a condition of subdivision.
- 8.4 It is expected that the subdivision will be subject to conditions relating to vegetation and soil disturbance, therefore the Regional Soil Plan does not apply.

Regional Discharges to Land Plan

- 8.5 This Regional Plan controls discharges to land of water and contaminants. The discharge of stormwater from any road, roof or paved area is a Permitted Activity provided certain conditions are met, as are discharges from any on-site sewage treatment and disposal system, provided the discharge does not exceed 1300 litres per day and certain other specified conditions are met.
- 8.6 The specified conditions for both sewage and stormwater discharges are met in respect of the subdivision. Therefore there is no need for any consent under the Regional Discharges to land Plan.

Regional Freshwater Plan

- 8.7 The Regional Freshwater Plan controls discharges of stormwater and sewage into water. Stormwater disposal for the subdivision is intended to be by ground soakage to land, therefore the Regional Freshwater Plan should not apply.

9.0 THE WAIRARAPA COASTAL STRATEGY

- 9.1 The Wairarapa Coastal Strategy (WCS) March 2004, is a non-statutory document that gives a local focus to national policies and priorities relating to the coastal environment. The overall vision of the WCS is:

"To provide for sensitive sustainable development and management of the Wairarapa's Coast which recognises and retains its special qualities."

- 9.3 The WCS is goal and policy orientated but also sets out recommendations as to education, cooperation, investigation and regulation. The issues, goals, policies and recommendations are listed under the following headings:

- Land Use and development
- Access and recreation
- Heritage
- Native Ecosystems
- Landscape and Natural Character
- Hazards
- Structure Planning
- Communities and Services

- 9.4 A companion publication, "Caring for our Coast", March 2004, has been produced to provide information as a first point of reference for anyone who uses, lives at, or plans to undertake development on the Wairarapa Coast. This publication provides guidance for development and contains Wairarapa specific information and reflects the policies and goals of the WCS.

- 9.5 The landscape aspects and visual aspects of the proposal in terms of Wairarapa Coastal Strategy and "Caring for Our Coast" are discussed in the Landscape and Visual Assessment attached as Appendix 1.

10. ASSESSMENT OF EFFECTS

Approach to Assessment

- 10.1 The principal matters to be determined by this Assessment of Effects are:
- what are the effects of the subdivision on the environment (both beneficial and adverse)?

- does the subdivision have, or may lead to, any adverse environmental effects?
- if so, are the adverse environmental effects significant?
- how are any adverse environmental effects to be avoided, remedied and/or mitigated?

Total Effects

- 10.2 The Act requires that all effects be identified. By identifying all effects of the activity on the environment an assessment, by way of balancing, can be made of the net positive (beneficial) and negative (adverse) effects. The value of integrated decision making is apparent from the purpose of the Act and from considerations stipulated by s104.⁴
- 10.3 Unless all the effects - positive and negative - of a proposal are considered together, the consideration of them required to determine whether consent should be granted or refused may be incomplete and the balancing of them may be distorted.

Effects of Subdivision

- 10.4 The Resource Management Act is concerned with promoting the sustainable management of natural and physical resources. Emphasis is placed on managing the effects of activities on the environment.
- 10.5 Subdivision is not a use of land and, of itself, does not alter the way land is used. It is essentially a process of dividing a parcel of land or a building into one or more further parcels.
- 10.6 Other processes, events and influences combine with subdivision, or result from it, to bring about a change of use of land. Once subdivision is complete, the newly created parcels are generally able to be used in a more intensive manner, either singly or cumulatively, than was the case prior to subdivision.
- 10.7 Subdivision, therefore, enables some activity to take place that otherwise may not have been allowed. Dwellings in a rural area are examples of this, as most district plans will allow one dwelling per lot. The subdivision then becomes the main focus of attention in the knowledge that if it is approved certain land uses will follow as of right.
- 10.8 Subdivision is often accompanied or preceded by the removal of vegetation, the disturbance of land, and other changes to the natural

⁴ Affco NZ Ltd v Far North D.C. A006/94 and Te Aroha Air Quality Protection Appeal Group and Others v Waikato D.C. A056/93

and physical environment as building sites and access roads are formed and services installed. These works can alter drainage patterns, increase the concentration time for stormwater run-off, and generally alter the landscape.

10.9 The effects of subdivision and the associated physical development in rural environments include:

- the loss of productive land through residential use
- the effects of re-contouring, ground and vegetation disturbance, altered run off patterns and altered landscape
- the physical effects from construction of roads and services and the erection of buildings and other construction effects
- effects on natural character, natural resources, water quality
- effects on cultural and heritage sites, Maori values, amenity values and social and economic conditions.

10.10 As a result of amendments to the RMA in 2003, the control of subdivision as a function of territorial authorities under section 31, was replaced with the control of subdivision being a method to carry out the other functions listed under section 31.

10.11 In this assessment therefore, when the effects of subdivision are addressed, it is in the context of the control of subdivision being a method to address the effects of land use.

11. POSITIVE EFFECTS

11.1 Subdivision, and the residential use that follows, has a number of positive social and economic effects. The provision of dwellings on separate titles is a significant way in which the health and well-being of people and communities is provided for. Shelter is basic to human well-being, and enabling the ownership of, and investment in, land is a key component in the economic welfare of individuals, families and communities.

11.2 Special purpose communities such as has been developed at Flat Point and the further development now proposed are non-the-less important in this respect. There is, however, in this instance, because of its geographic location and special qualities, the added opportunities offered at Flat Point for recreation leisure and enjoyment, alternative lifestyles and less stressful living environments. These are important social aspects of modern life, and contribute significantly to mental health and physical well being.

- 11.3 In those respects, the subdivision at Flat Point capitalises on the attributes of the area to provide an ideal setting for those people who choose a recreational lifestyle where fishing, boating and access to water and beach is a significant component. Experience with the recently developed community at Flat Point is that properties are used both by full time and casual residents.
- 11.4 Within Carterton District, Flat Point is one of the few opportunities there are to enjoy the coastal environment. Flat Point and Glenburn Roads provide access to about 10 km of coastal margin between Glenburn in the south and Flat Point to the north. However, apart from the unformed legal road which adjoins the coast in some places, the Recreation Reserve vested in Carterton District Council at the time the first stages of the Flat Point community were created is the only readily available public access to the coast.
- 11.5 Regionally, there are few opportunities for good access to the Wairarapa Coast. All are remote from Carterton. Riversdale to the north, and Palliser Bay in South Wairarapa are the nearest coastal settlements. Both these localities are considerable distances and travelling time from population centres.
- 11.6 There are positive social and economic effects from further subdivision at Flat Point. The subdivision provides the opportunity for more people to own property in the coastal environment with access to coastal water and open space for recreation, leisure and enjoyment. The provision for additional dwellings at Flat Point is complementary to the informal camping and holiday use of the area that is currently occurring, including short stay accommodation within the expanded Flat Point Station.
- 11.7 At the moment, the Flat Point Station owners manage vehicle access to the Coastal Marine Area and allow boat launching access through their property. While it is important to facilitate boat launching by appropriate vehicle access, it is equally important that indiscriminate use of the beach and foredune area by vehicles is strictly controlled.
- 11.8 The intention is that vehicle access to the beach continue to be managed by Flat Point Station, as this it is the only practical way to monitor vehicle access to the beach and foredune. This is a positive effect of the style of the existing development and one that will continue in respect of the expanded community. Local or central government control remote from the site will not be able to deal as efficiently with these matters as on-site management.
- 11.9 While the introduction of additional dwellings at Flat Point will have some adverse effects (discussed below), there will be a beneficial effect in there being more people to "supervise" activities and ensure as far as practical that the coastal resources remain free from harm.

- 11.10 As has been demonstrated by the experience with the first stage of development of the Flat Point Community, there are also benefits from there being a "critical mass" of holiday properties so that a fully serviced, high quality, comprehensive development is achieved.
- 11.11 The development form proposed for this extension continues the clustering of lots within the natural landform that has been successful in the first stages of development, with carefully positioned house sites, controls on external design, height and appearance, and the re-vegetation and covenanting of dunes to produce a high quality result with environmental benefits.
- 11.12 There are also positive economic benefits for the local authority in increased rating revenue with minimal expenditure, and economic and social advantages in being able to promote the area as a visitor attraction and lifestyle option. More people will be attracted to the region and the district as a result of the expansion of the Flat Point community and its potential as a holiday and lifestyle destination.

12. TRAFFIC EFFECTS

- 12.1 Traffic effects have been assessed by Tim Kelly, Traffic Engineer of Tim Kelly Transportation Planning Limited. This assessment is attached as Appendix 11.
- 12.2 The principal conclusions of Mr Kelly's assessment are that:
- *roading internal to the site will operate both safely and efficiently, encouraging a rural 'feel' with a low speed environment which will also permit pedestrian and cycle movements;*
 - *whilst the development will generate additional vehicle movements on the external road network, the frequency of use will remain low and no specific upgrades are justified or sought;*
 - *the safety and efficiency of the external road network will not be impaired by the proposal;*
 - *the proposal is fully compliant with the objectives, policies and rules of the current Carterton District Plan relating to transportation matters; and*
 - *the proposal is fully compliant with the objectives, policies and rules of the Proposed Wairarapa Combined District Plan relating to transportation matters.*

- 12.3 On the basis of the transportation issues addressed by his assessment Tim Kelly recommends that consent be granted for the proposal.

13. NATURAL CHARACTER/LANDSCAPE AND VISUAL EFFECTS

- 13.1 The effects of the proposal on the natural character of the coastal environment and the local landscape, including visual effects, have been assessed by Gavin Lister, Landscape Architect, of the Isthmus Group Limited. This assessment is attached as Appendix 1.

- 13.2 Mr Lister's *Summary and Conclusions* are as follows:

- "8.1 The proposal will lead to a compact development that will be integrated with the existing Flat Point settlement, and designed to continue the same distinctive character.*
- 8.2. Specifically the proposal is located near the natural focus of Flat Point but far enough inland to protect the natural character of the coast itself; it is designed around the natural landforms which will be protected and rehabilitated; the controls will ensure houses are nestled in the landforms and the subdivision as a whole will have an open, organic and low-key character.*
- 8.3. The proposed subdivision is in accordance with those objectives and policies of the Operative Carterton District Plan and Proposed Wairarapa Combined District Plan relevant to landscape and natural character matters. While the proposal is non-complying because it does not meet the average minimum lot size of 4ha for the Rural (Primary Production) Zone in the Proposed Plan, the compact clustering approach (together with the other design measures) better meets the Objectives and Policies of the Proposed Plan.*
- 8.4. It similarly satisfies the provisions of the other statutory documents, and achieves the purpose of sustainable management and the other relevant provisions of Part 2 of the RMA. The design also matches the principles described in 'Caring For Our Coast', a set of guidelines for subdivision in the coastal environment that are intended to assist implementation of the Coastal Strategy and the Proposed Wairarapa Combined District Plan.*
- 8.5. In my view therefore it is an appropriate development."*

14. ARCHAEOLOGICAL

14.1 An archaeological assessment has been prepared by Mr Rod Clough, of Clough and Associates Limited to establish whether the proposed subdivision is likely to impact on archaeological values. This assessment is attached as Appendix 12.

14.2 In respect of effects, the assessment concluded that:

"In general this is a low impact subdivision in a dune/pasture environment. The proposed subdivision will not have any effects on known archaeological sites as none was identified within the (Stage 2) area, and it is considered unlikely that any unidentified sites will be present in view of the general paucity of sites in the immediate vicinity.

However, in any area where sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development, and this possibility is slightly increased by the discovery of a thin layer of shell midden in the adjacent area of the development."

14.3 The following recommendations are made:

- That there should be no constraints on the proposed Stage 2 subdivision work on archaeological grounds, since no archaeological sites are known to be present and it is considered unlikely that any will be exposed during development work.
- That if sub-surface archaeological evidence should be unearthed during development (e.g. intact shell midden, hangi, storage pits relating to Maori occupation), work should cease in the immediate vicinity of the remains and the project archaeologist and/or NZ Historic Places Trust should be contacted.
- That alternatively, to avoid possible delays if a site is found once earthworks are under way, an Authority could be applied for in advance of development as a precaution.
- That if modification of an archaeological site does become necessary, an Authority to modify an archaeological site must be applied for under Section 11 of the Historic Places Act 1993 and granted prior to any further work being carried out that will affect the site. *(Note that this is a legal requirement).*

- That in the event of koiwi (human remains) being uncovered, work should cease in the immediate vicinity and the tangata whenua, Historic Places Trust and NZ Police should be contacted so that appropriate arrangements can be made.

15. CULTURAL

- 15.1 As seen in the introduction to this assessment, Maori communities have been present in Southern Wairarapa for over 800 years.
- 15.2 Local Maori challenged the decision of the Carterton District Council that granted resource consent for the existing Flat Point Community on cultural grounds. These included that the land that was the subject of the consent to was an especially sacred site and any interference would constitute a desecration of an important heritage resource of special significance to Maori.
- 15.3 Subsequently a number of appeals were filed with the Environment Court regarding cultural issues. As a result of mediation the Council's reasons for granting the consent were expanded to deal with a number of the concerns as follows:
- “(e) *A compact form of subdivision will, on balance, have less adverse effects than a spread out form of subdivision. This is particularly in terms of landscape, natural character and iwi values. That part of CT 295/294 (Pt Te Unu Unu 1a) which lies between Road No. 1 and Te Unu Unu Stream shall be subject to a condition secured by a consent notice under section 221 of the Resource Management Act 1991 preventing the erection of any building.*
 - (g) *Council recognises that the site of the proposed subdivision is waahi tapu and is located on the ancestral lands of the descendants of Ngai Tumapuhiaarangi, Ngati Maahu and Ngati Te Kawekairangi hapu. Evidence was presented at the hearing by tangata whenua which indicates that the site is of particular cultural and spiritual importance to them because of whakapapa reasons, its importance as a traditional fishing ground (He waahi a mahinga kai”), and as an historic pa site and as a site of both burials and births.*
 - (h) *Evidence presented at the hearing indicated that the hapu of Ngai Tumapuhiaarangi, Ngati Maahu and Ngati Te Kawekairangi are recognised as the appropriate tangata whenua authority for the area.*
 - (i) *Council considers that the relationship of Ngai*

Tumapuhiaarangi, Ngati Maahu and Ngati Te Kawekairangi with their ancestral lands, water, sites, waahi tapu and other taonga can be recognised and provided for by the imposition of conditions which:

- *require the development and implementation of an archaeological site and waahi tapu management plan with the active involvement of tangata whenua*
 - *require that an appropriately qualified person/archaeologist monitors all earthworks and reports to tangata whenua*
 - *safeguard the balance of the site from development*
 - *ensure the adverse effects of wastewater treatment and disposal are minor.*
- (k) *The Council must have particular regard to kaitiakitanga under s.7(a) of the RMA and acknowledge Ngai Tumapuhiaarangi, Ngati Maahu and Ngati Te Kawekairangi as the kaitiaki of the coastal environment in the area. Council notes from the evidence that tangata whenua access to the traditional fishing grounds at Flat Point will not be compromised by the subdivision and that any future concerns over depletion of the traditional fishing resource might be addressed by tangata whenua seeking to have the area designated as a mataatai fishing reserve under the customary fishing regulations as was suggested in evidence at the hearing."*

15.4 The Council's decision was subject to conditions that were also amended through the mediation and were accepted by the Environment Court. Among other things, these conditions provided for tangata whenua representatives of Tumapuhiaarangi hapu, Ngati Maahu and Te Kawakairangi to:

- be involved in the development and operation of an archaeological site and waahi tapu management plan;
- to recommend the appointment of a suitable person/archaeologist to oversee the earthworks to be carried out and where necessary respond to discovery of archaeological material;
- be involved in the development and operation of an Environmental Care Code to inform land owners of the vulnerability of the coastal environment (particularly the dune system) to disturbance;

- be consulted regarding signage to be erected at the proposed coastal reserve area;
- be involved in the development and operation of a management plan for the dune covenant areas.

15.5 Appeals to the High Court from local hapu followed. Three issues of law were identified:

- Did the Environment Court misinterpret its discretion?
- Did the Environment Court misinterpret the various statutory planning documents and in particular the Council's District Plan?
- Was the purpose of the Resource Management Act achieved?

15.6 In respect of the first matter the High Court determined that the Environment Court has approached the application on the basis that it was *wholly* a discretionary activity and gave proper consideration to section 104. The High Court found that the first ground of appeal failed.

15.7 In respect of the second matter the High Court found that the District Plan contemplates that heritage resources will be protected in an *appropriate* way and that the Environment Court was correct in determining that to proceed on the basis that in this case a *realistic and achievable* solution would qualify as *appropriate*.

15.8 As to the third matter of the purpose of the Resource Management Act being achieved, the High Court decision states:

"Having balanced the appellant's spiritual and cultural concerns against positive aspects of the subdivision, the [Environment] Court arrived at the conclusion that it could not find as a matter of law that the development failed to meet the sustainable management purpose of the Act. The [Environment] Court's modification of the Council's decision in terms of the draft consent memorandum was fundamental to that outcome. I am satisfied that the [Environment] Court was entitled to conclude that the waahi tapu status of the land had been recognized and provided for by that modification. It is also clear that in arriving at its decision the [Environment] Court had particular regard to relevant matters arising under s7 and took into account the principles of the Treaty of Waitangi as required by s8."

- 15.9 In another passage of the decision the High Court described the listing of heritage resources in Chapter 12 of the District Plan as the *lynchpin*, and that it was *highly significant* that the site under consideration has not been listed.
- 15.10 The land that is the subject of the present proposal has similar characteristics as the land that was previously subdivided. The application of the findings in reasons (g), (h), (i) and (k) are not necessarily limited to the earlier subdivision but would appear to have a general application. Similar conditions as were signalled by reason (k) and attached to the earlier consent can be attached to a consent for the current proposal, and that is the applicant's intention. Reason (e) is particular to the earlier subdivision.
- 15.11 The Proposed Wairarapa Combined District Plan (Appendix 1.6) does not list any sites of significance to tangata whenua within or nearby the site of the current proposal. It follows from a consideration of the Environment Court and High Court decisions discussed above that a similar, if not identical, outcome could be expected from an assessment of cultural issues in respect of the current proposal.

16. LAND DISTURBANCE

- 16.1 The proposed subdivision will involve some minor earthworks, principally in relation to the formation of access roading. However, this will be minimal in extent and depth, and therefore will have no more than minor adverse effect. Proposed building platforms are limited in extent and sited away from the dunes.
- 16.2 Roading is intended to be constructed in sympathy with the existing land form, avoiding the dune formation. Apart from the earthworks needed to establish the road pavement, excavation will be limited to parts of the roads where a change of gradient is necessary to achieve drainage of stormwater.
- 16.3 Other land disturbance will result from the construction of the stormwater drains, creation of building platforms and the installation of the custom-built waste water disposal unit and the water storage tank for each lot. Generally this will occur intermittently as lots are developed rather than as a wholesale disturbance at the time of initial development.
- 16.4 All excavations are well away from existing water courses. The nature of the material is such that ground disturbance is extremely unlikely to result in any siltation or other adverse effects.
- 16.5 Exposed earthworks in dry weather will be subject to wind erosion and wind transport of material. However, as the extent of the work is minor, and the duration of exposure will be short, only minimal adverse effect

is expected. In the long term, exposed surfaces will either be covered by road pavement or grassed. Building sites will only be disturbed as each house is constructed, and will be quickly restored.

17. ECOSYSTEMS

17.1 The effects of the proposal on landforms and ecology are assessed in sections 5.3 – 5.7 of the Landscape Assessment prepared by Isthmus Group Limited (see Appendix 1). In summary this assessment concludes that:

- The site itself has relatively low natural values;
- The main landforms comprise an area of inland dunes that do not form part of the active frontal dune system near the beach;
- Site vegetation is modified, comprising rough pasture, weed species with occasional sand coprosma, and stands of pines;
- The proposed Dune Management Plan will help restore natural vegetation value on the inland dune landforms;
- The high foredunes behind the beach and extending southwards from Te Unu Unu Stream have recognised ecological and botanical significance but are not directly affected by the proposed subdivision;
- Past management of vehicle access to the beach via a private right of way has been beneficial in mitigating the effect of access on the coastal dunes and marine life.

17.2 With the imposition of the proposed conditions of consent and the planting and ongoing management that they require adverse effects of the proposal on the ecology of the site and environs are considered to be no more than minor.

18. DISCHARGE OF CONTAMINANTS

18.1 The only discharge of contaminants (within the meaning of that term in the Act) results from wastewater and stormwater disposal.

18.2 Stormwater may contain some low level contamination from roads, but should not require any special treatment. Potential adverse effects are considered to be no more than minor.

18.3 Wastewater will be treated and discharged through individual household systems within each site. These systems are fully described in the

NZET Report in Appendix 6 and will be self contained. The system selected for installation by the subdivider produces a high quality effluent which is easily absorbed into the disposal field by sub-surface irrigation lines.

- 18.4 This is sympathetic with the philosophy for the Flat Point development that each resident's wastewater should be disposable in their own backyard in an environmentally acceptable way and that a 'less sensitive' place does not exist.

- 18.5 In respect of discharges to land, the NZET Report identifies that:

"...the discharge of contaminants from the on site systems is predicted to either cause a negligible change to receiving water contaminant levels, or, with the one parameter [nitrates] where a significant increase is predicted, a negligible impact."

- 18.6 In respect of discharges to air, the NZET Report identifies that:

"The discharge of sewage from individual house tanks, and the dripline, could potentially contain a number of gases from sewage and its anaerobic decomposition.

.....

Given the sealed nature of the anaerobic components of the system, (on site tanks and raw wastewater reticulation system), the aerobic and sealed nature of the treatment system, and the excellent track record that this type of system has, it is contended that the odour risk is low and only likely to occur, for an individual tank, for a short duration in the event of a significant mechanical breakdown."

- 18.7 Overall, the adverse effects of the discharge of contaminants to land and/or air from the proposed wastewater treatment systems are considered to be no more than minor.

19. NATURAL HAZARDS

- 19.1 The subdivision and development of the land at Flat Point does not present any risk to the wider community, the neighbourhood or the environment from natural hazards that cannot be anticipated and appropriately avoided or mitigated.
- 19.2 Natural drainage patterns are not impeded or interfered with in any significant way and ground cover will be maintained to avoid wind erosion of soil and/or sand.
- 19.3 The closest proposed house sites to the coastal margin are between 100 and 120 metres from the line of mean high water springs, with the

seaward line of sites more typically some 160 metres from the beach.

- 19.4 The lowest house site is 3.5 above metres mean sea level. Seven other sites are between 3.5m and 5.0m above mean sea level. The balance of the sites are between 5.0m and 11.0 m above mean sea level.

- 19.5 The District Plan contains the following note in respect of the coastal management area:

"Field investigations and discussions with local landowners indicate that the active coastal erosion processes over the past century have been confined to the seaward edge of the first raised beach."

Appendix 10A - 3.

- 19.6 This is particularly true at Flat Point. Here the coastal foredune appears to be stable, and largely intact. This is due to the sheltering influence of the off-shore reef and the consequential build up of a sandy beach.

- 19.7 The following information on sea level rise is extracted from the NIWA website:

"The rise of sea level around New Zealand is likely to be similar to the global projections of sea-level rise by the IPCC Fourth Assessment Report. This is based on similarities between the New Zealand average and the global average over last century of around 1.8 mm/year. Sea-level rise will continue for several centuries even if greenhouse gas emissions are reduced."

Using the same approach as for global temperature change, IPCC projects that mean sea level will rise by at least 18 to 59 cm between 1990 (1980-1999 average) and the 2090s (2090-2099 average), taking the full range of SRES scenarios into account. A further 10 to 20 cm rise would occur if melt rates of Greenland and Antarctica were to increase above current levels with future temperature increases."

- 19.8 The sea level rise prediction is shown graphically in this extract from the report Coastal Hazards and Climate Change – A Guidance Manual for Local Government in New Zealand - 2nd Edition July 2008, published by the Ministry for the Environment.

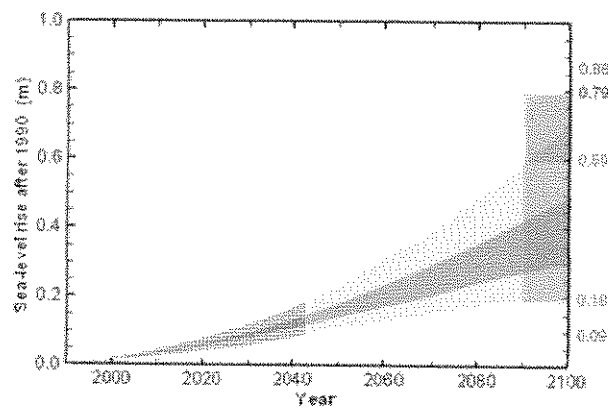


Figure 2.4: Comparison between sea-level rise projections from the Third Assessment Report (grey shading) and the Fourth Assessment Report (light blue shading shows the projection for the 2090s, dark blue shading shows the potential additional contribution from Greenland and Antarctica ice sheets if contributions to sea-level rise were to grow linearly with global average temperature change over this century).

- 19.9 After making allowance for a storm-event high tide and appropriate "freeboard", all sites have building sites out of the range of possible future sea levels.
- 19.10 The flood plain characteristics of the Te Unu Unu Stream are such that the land being subdivided has been free from flooding in living memory. The upstream bridge and approaches act as a retention dam so that in times of flood the velocity of water in the stream below the bridge is less than it otherwise might be. In a flood situation the Te Unu Unu Stream flows across low lying land to the east to the coast, north of Flat Point.
- 19.11 Risk to life and assets at Flat Point from inundation by tsunami has not been quantitatively evaluated for this assessment of effects because the probability and size of tsunami are uncertain. Tsunami wave characteristics at any location can vary substantially, depending on several factors, including how and where they are generated and the local seabed and coastal margin topography. The timing and height of high tide are also assumed to be critical factors in determining the extent of inundation.
- 19.12 A tsunami of proportion likely to cause wide-spread destruction of assets and pose significant threat to life is most likely a local source event generated by a large earthquake in the offshore Wairarapa region.
- 19.13 The risk from inundation from tsunami at Flat Point exists for the community as a whole, including the 39 existing properties, as well as the proposed additional properties. Avoidance of the risk would therefore seem to be impracticable and mitigation of the risk to life is therefore the appropriate response to tsunami hazard.

- 19.14 A major earthquake, which would be very strongly felt in the Flat Point area, will act as the trigger to initiate rapid self-evacuation to nearby high ground, usually recommended to be 35 metres or more in elevation or more than 1 kilometre inland.
- 19.15 In relation to the proposed Flat Point development, land above 35 m elevation exists on the landward side of Flat Point Road. This could be developed with specifically designed roadway, footpath network, and signage to facilitate an evacuation plan.
- 19.16 The existing Flat Point residents association, and the new one to be formed for the proposed additional lots, will be the focus of a specific education and evacuation plan, and regular exercises to achieve the desired risk reduction. A series of natural hazard response plans could be developed that equip the community to deal with all natural hazards in an integrated way.
- 19.17 The evacuation plan and information on natural hazards could form part of the package of information recorded on new titles and running with the land to inform and educate residents. Existing material relates to wastewater disposal, environmental care and dune management. In this way all new land owners at Flat Point would be fully informed as to the risks of natural hazards. Special arrangements could be made for casual occupants, for example prominent display of danger signs, triggers, and the evacuation route.
- 19.18 As far as asset risk is concerned this is a matter for individual landowners to arrange appropriate insurance cover.

20. MITIGATION MEASURES

- 20.1 The following is a summary of mitigation measures identified and described in this assessment of effects on the environment:
- the development is located near the natural focus of Flat Point but far enough inland to protect the natural character of the coast;
 - the development is compact development and planned to be contiguous to and integrated with the existing Flat Point settlement, and designed to continue the same distinctive character;
 - the development is designed around the natural landforms;
 - height controls will ensure houses are nestled in the landforms and the subdivision as a whole will have an open, organic and low-key character;

- new roading is designed to encourage a rural 'feel' with a low speed environment which will also permit safe pedestrian and cycle movements;
- minor land disturbance, proposed building platforms are limited in extent and sited away from the dunes;
- landscaping and planting will reduce visual impact of the built environment from adjacent road;
- control over building height, materials, colour and fencing will reduce visual impact;
- re-vegetation of inland dune and adoption of dune management plan and dune covenants will help restore natural vegetation and protect the ecological value of the inland dune landforms;
- opportunity for land disturbance to be monitored by an archaeologist;
- discovery protocol for cultural material;
- the proposed wastewater disposal systems will be "state of the art", delivering a high quality effluent which is easily absorbed into the disposal field by sub-surface irrigation lines.
- information on natural hazards risks will be made known to property owners with a fully developed emergency response evacuation plan and escape route to high ground provided.

21. CONSULTATION

21.1 In accordance with Clause 1(h) of Schedule 4 of the Resource Management Act 1991, the following are considered to be affected by, or have an interest in, the application. No consultation has been undertaken:

Name	Address	Interest
Wellington Regional Council	P.O. Box 41 Masterton	Statutory Body
Department of Conservation	P.O. Box 5086 Wellington	Statutory Body
Carterton District Council	P.O. Box 9 Carterton	Consent Authority
New Zealand Historic Places Trust	P. O. Box 2629 WELLINGTON	Statutory Body
Ngati Kahungunu Ki Wairarapa	P.O. Box 132 Masterton 5840	Iwi Authority
Rangitane O Wairarapa	P.O. Box 354 Masterton 5840	Iwi Authority
Ngati Maahu		Hapu
Ngai Tumapuhiaarangi	P O Box 657 Masterton 5840	Hapu
Ngati Te Kawekairangi		Hapu.
B & A Glasgow	P.O. Box 48132 Silverstream, Upper Hutt	Nearby land owner
D D Fenemor	Flat Point RD 3 Masterton	Nearby landowner
C & L Button S C Lawrie	4 Aparima Avenue, Miramar, Wellington	Nearby land owner
G & A Phillips	Whitemans Valley, Upper Hutt	Nearby land owner
M V Burkhart	26 Milford Down Masterton	Nearby land owner
Te Unu Unu 1C3 Trust	C/-Wollerman Cooke and McClure Box 49 Carterton	Nearby land owner
Ahu Whenua Trust Te Unu Unu 2F1B	c/- Linette Rautahi 112 High St Dannevirke	Nearby land owner
	c/- Wai Quayle 261N High Street, Carterton	Nearby land owner
Te Unu Unu 2F2B Trust	C/- Mrs H R Riddell Norfolk Rd R D 1 Carterton	Nearby land owner
B and N McGuinness	6601 Bonnie Ridge Dr, Apartmt 102, Baltimore, Maryland 21209, USA	Nearby land owner

- 21.2 In addition, all owners of existing lots at Flat Point Stage 1, that is the properties served by Beach Road, Nunu Drive and Puk Lane will be affected by the proposed development.

22. CONCLUSIONS

- 22.1 The existing Flat Point community is a well established, self-sufficient coastal residential development that has been successfully integrated into the coastal environment without any more than minor adverse effects. This is due in a large part to careful planning, a design that responded to the natural landform, and a comprehensive suite of mitigation measures. With 19 completed dwellings and nearly all lots sold, the positive aspects of the community are self evident.
- 22.2 The intention for stage 2 of the development at Flat Point is to build on this success and the design has followed a similar process, evolving from a thorough consideration of the landscape and landform and the relationship of the site with the coastal environment, including the existing community.
- 22.3 As a result a compact roading pattern through the dunes with carefully positioned building sites maintaining open views towards the coast has been achieved with minimal impact on the natural character of the coastal environment. The inland dunes are to be protected by covenants and re-vegetated. Building heights and exterior finishes are to be controlled.
- 22.4 The proposal has been assessed against the New Zealand Coastal Policy Statement, the Regional Policy Statement and relevant regional plans, the Operative Carterton District Plan, the Proposed Combined Wairarapa District Plan, the Wairarapa Coastal Strategy and "Caring for our Coast".
- 22.5 These assessments demonstrate overall consistency with the relevant principles, objectives, policies and criteria.
- 22.6 The proposal has a number of positive social and economic effects including opportunities for more people to enjoy the coastal environment with access to coastal water and open space for recreation and leisure activities, within a reasonable distance of Carterton.
- 22.7 In addition, the proposal will produce positive economic benefits for the Carterton District through increased rating revenue with minimal expenditure, and economic and social advantages in being able to promote the area as a visitor attraction and lifestyle option.
- 22.8 The potential adverse effects have been comprehensively assessed in terms of traffic, natural character, visual impact, archaeological,

cultural, land disturbance, ecosystems, discharges and natural hazards. The expert assessments conclude that potential adverse effects can be avoided and/or mitigated to a point where they are unlikely to be more than minor.

- 22.9 The purpose of the subdivision and land use applied for is to create a discrete, compact and carefully planned extension to the existing Flat Point coastal community comprising a further 42 individual coastal residential properties each with its own freehold, fee simple title.
- 22.10 The form of development proposed continues the clustering of lots within the natural landform that has been successful in the first stage of development, with carefully positioned house sites, controls on external design, height and appearance, and the re-vegetation and covenanting of the inland dunes.
- 22.11 The assessment of effects on the environment and the associated assessment of the proposal against relevant planning provisions has demonstrated that the resulting development will be of high quality with environmental benefits and no more than minor adverse effects.



Stuart Kinnear
Consultant Planner

16 September 2008