

## 29. BROOKLANDS-SPENCERVILLE PROGRESS ON PROPOSED VARIATION

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Corporate Plan Output: Plans and Policy Statements	

The purpose of this report is to update progress on a Variation proposed by the Council in its Decision No. 107 on Urban Growth-Brooklands/Spencerville, on the Proposed City Plan Review.

This report was first presented to the Resource Management Committee on 1 June, 2000.

The Council rejected the majority of requests for residential rezoning. However, the Council did suggest a Variation could be pursued to achieve an acceptable and comprehensive outcome for the area. The officers' recommendations and the Council's decision reflected a precautionary approach in an area subject to a number of known and suspected natural hazards and containing a number of natural values.

Several references (appeals) were subsequently lodged, so the research and preparation for a possible Variation will provide points of discussion with appellants with a view to finding areas of agreement, and provide a defence in the Environment Court if necessary.

### BACKGROUND

The reasons for a comprehensive study were that the rezoning requests were:

- dispersed throughout the area, not necessarily contiguous to the existing settlement core, were in an area of unplanned urban growth and therefore contrary to the Proposed City Plan objective encouraging urban consolidation;
- in wetland and wildlife areas also identified as an Ecological Heritage site (the western margin of Brooklands Lagoon), in another Council decision;
- located within a ponding area and floodplain;
- subject to anticipated sea level rise (reinforced by a subsequent engineering report);
- because of Maori land in the area and in an area of known early Maori occupation;
- as the locality is in a coastal environment;
- as the area is subject to Section 6 of the Resource Management Act - Matters of National Importance.

Outside the review hearings process, several private land owners are also interested in pursuing rezoning. Their requests need to be considered in the wider context.

Research, subsequent to review hearings and decisions, highlighted some other significant issues such as adverse effects from sea level rise and liquefaction, particularly in such a low lying area and in a coastal environment.

Altogether these many layers of natural features, natural hazards and cultural values pose a significant opportunity to protect and enhance a unique and fast diminishing coastal and wetland environment. The Variation process may also enable the enhancement of, the improved layout of, and provide for long term protection of the communities from hazards such as sea level rise by protection works, for example.

#### **PRE VARIATION AND VARIATION PROCESS**

Prior to any formal notification and potentially adversarial process, Council staff have been identifying how best to prioritise issues and to reach consensus on approach. These ideas will then be discussed with appellants, developers, landowners, residents' associations, Maori landowners and other interest groups to identify issues and preferences. Discussions would be held without prejudice.

From these discussions it is hoped an overall strategy and desirable pattern of conservation and development will be embodied in an Area Development Plan (non-statutory), and that the statutory Assessment of Environmental Effects and Cost-Benefit Analysis (Section 32 analysis for a Variation) can be completed for notification.

Any development proposals can then be publicly notified, setting out any rezoning proposals, residential, conservation, recreation or whatever. Other methods may also be identified to ensure long term protection of the area's values (eg public ownership, land exchange). This would be a part of an on-going process.

#### **CONCLUSION**

It is anticipated informal discussions with appellants, landowners, residents, and other interest groups and individuals will take place over the period June-July, with public notification of a Variation anticipated in the latter half of the year.

**Recommendation:** That the information be received.

#### **Chairperson's**

**Recommendation:** That the officer's recommendation be adopted.