

Kāpiti Coast District Council Submitter Engagement Version PDP

Submitter Meeting

Topic:	Update on landscape matters (Chapter 3)
Meeting Date:	25 August 2015
Meeting Start Time:	9.30am
Meeting Finish Time:	11.30am
Venue:	DoC House 32 Manners Street, Wellington
File reference/s:	Submission 202 Director-General of Conservation

Attendees

Name	Organisation Represented
Janeen Kydd Smith (Kydd Smith Environmental Planning Ltd) Lisa Rimmer (Isthmus) Frank Boffa (Boffa Miskell)	KCDC
Sarah McRae Chris Rendell	DoC

Matters discussed

Item
<p>1 Health & Safety</p> <ul style="list-style-type: none"> • Emergency procedures • Visitor sign-in complete
<p>2 Tararua Outstanding Natural Landscape</p> <ul style="list-style-type: none"> • Lisa summarised the point made by DoC at the meeting on 5 August 2015 that the methodology used to identify landscapes should be applied to the DoC land in the same way as it was applied to private land. • Frank outlined the background to the methodology Isthmus and he had used to identify the revised boundary of the Tararua ONL. They had emphasised the use of landform to define the boundary – in many areas along ridgelines. Where the 'landform' boundary was close to property boundaries (e.g. within 20m) the property boundary had been adopted instead of the landform/ridgeline edge. In the case of the DoC land, where this had occurred it was considered that it might be practical to use the property boundary for management purposes, however the revised map tabled showed the boundary without any adjustment to the DoC boundary. The main areas where this changed the boundary were around Akatarawa Road and above the Otaki Gorge – if excluded from the ONL they would form part of the adjacent SAL. • Sarah considered that the boundary should be identified for the values that were there and avoid a different application to DoC land. DoC therefore wanted the PDP to reflect the values on the ground. Therefore, it was considered that the same methodology should be applied to identify the ONL boundary, rather than the property boundary, otherwise it could diminish the value/integrity of other ONLs.

- Sarah advised that DoC wanted to run the matter past their operations staff to get their feedback. Frank and Lisa provided Sarah with a map showing the affected areas within the Tararua ONL.

3 Otaki River Gorge ONL

- Lisa advised that the gorge was identified as an ONL in the PDP and she and Frank considered that it would be helpful to get feedback from DoC about whether it should remain an ONL or be changed to an SAL.
- Chris enquired whether the Gorge was a landscape and/or a feature.
- Frank advised that many Councils identified landscapes as both landscapes and features and there was case law to support that. A feature could stand on its own or be part of a landscape. He considered that the Gorge was probably a feature (geographically) rather than a landscape.
- Sarah noted her own personal experience of the Gorge while kayaking and considered that it had a high level of naturalness. She questioned whether the name of the Tararua Ranges ONL could be changed to an outstanding natural feature and landscape and the Otaki River Gorge amended to an outstanding natural feature.
- Janeen advised that it was probably possible to amend the names, but she would need to confirm that there was scope within submissions on the PDP.
- Sarah advised that DoC could provide a review of the Otaki River Gorge assessment record sheet and to ensure clear reference as a feature. Lisa provided a copy for review after the meeting.

Frank left the meeting at the conclusion of this meeting topic.

4 Lower Waikanae River

- Lisa noted that, at the pre-hearing meeting on coastal landscapes in February 2015, the Lower Waikanae River had not been included on the agenda. She advised that the landscape study had identified two landscape areas for the river: the Waikanae River estuary; and the lower Waikanae River. She noted that the Lower Waikanae River had been identified on the PDP planning maps as being an ONL, which was an error.
- Three submitters (including the El Rancho Holiday Camp) had requested that the river not be an ONL, or that the notation on the planning maps be removed from their land. A submission was also made by KCDC's CEO requesting that it be changed to an SAL, to correct the error. DOC had submitted in support of the landscape as an ONL.
- Lisa suggested that the landscape assessment record sheet for the lower Waikanae River (from the Isthmus 2012 landscape assessment report) was a basis for discussion. Lisa provided a copy for review after the meeting.
- Lisa considered that the question at the moment was whether DoC considered that Isthmus had missed values in assessing the landscape. In summary two tests needed to be applied for an area to be identified as an ONL: whether it was natural; and was it 'eminent'?
- Lisa advised that the landscape area would be reviewed as part of the coastal and lowland landscape assessment (i.e. it would not be part of the hill country landscapes pre-hearing to be held in September 2015). The current meeting was a good opportunity to discuss DoC's submission on the Lower Waikanae River.
- Sarah advised that DoC had already provided Isthmus with further information on the Waikanae Estuary.
- Lisa advised that the estuary itself was recommended as an area of outstanding natural character. The Lower Waikanae River was not identified as an area of high natural character in the 2012 Coastal Environment Study and is now located outside the redefined coastal environment line. She considered that there was a requirement to address natural character in broader landscape matters under Section 6a), 6c) and 7f)

- Sarah advised that DoC would give their submission and thoughts on the matter some more consideration. She noted that the river was a natural corridor within an area with modified margins, and it provided an important linkage between the Waikanae Estuary, coastal marine area and Kapiti Island.
- Lisa advised that areas of high natural character had only been identified within the coastal environment in the 2012 CE study. There had not been a district-wide assessment to identify areas of high natural character. She noted that natural character was one of the matters considered as part of the landscape assessment; as required by the RPS assessment factors under “natural science factors - ecosystem functioning” and “sensory factors -naturalness”
- Sarah asked whether river values would be particularly significant in relation to those factors. Lisa advised that shared and recognised values were considered, including walkways alongside the river, as well as in-water uses.
- Chris referred to a submission (not specified) that was concerned that the ONL status of the river could affect flood protection works.
- Sarah considered that if the ONL status was retained, exceptions could be made for flood protection works to occur within the river on the basis that flood protection was an essential part of recognising and protecting the important values of the river.
- The options for the Lower Waikanae River were: retain its ONL status on the PDP planning maps, change it to SAL status, or have no landscape status.

5 Natural Character Assessment

- Chris considered that it was unclear how the PDP addressed natural character matters, because the Coastal Environment (CE) Line had diminished significantly.
- Sarah asked what the redrawn CE Line meant – was it the absolute limit for considering natural character under section 6(a) RMA and applying the New Zealand Coastal Policy Statement (NZCPS)? She queried whether there might be values landwards of the CE Line that should be considered.
- Chris noted that the SEV referred to areas of Outstanding and High Natural Character, but not natural character generally. He considered that, just because the CE Line had moved it did not mean that natural character no longer existed.
- Lisa advised that in the SEV, Outstanding Natural Character assessment sheets were scheduled (excluding Kapiti Island to provide for further consultation). The 2012 study included assessment record sheets for all areas of high natural character identified (noting that some of these were not mapped in the PDP due to errors).
- For the DoC/KCDC workshop planned for 9 September 2015, Sarah/Chris considered that the CE Line discussion should occur first, and then the other matters for discussion would flow from that.

6 Kapiti Island – Rural Zone Land

- Janeen advised that two submitters had requested that the land zoned Rural at the northern end of Kapiti Island should be rezoned as Conservation Zone, as follows:
 - WN Pharazyn Charitable Trust (Submission #230 – see copy attached) - Exclude Department of Conservation reserve from the Rural Zone on Kapiti Island, and rezone as conservation reserve; and
 - Kapiti Island Watching Interest Inc. (Submission #175- see copy attached) - Amend rural zoning to exclude DOC land on the north end reserve and the small 1 ha square on Kapiti Island from rural zone to conservation zone.

7 Other

- Chris advised that the SEV incorrectly referred to Schedule 4.2 in a number of places, since Chapter 4 was incorporated into Chapter 3 of the PDP.

Actions

#	Action Description	Responsibility	Timeframe (if applicable)
	Provide further information/clarification on the amended Tararua ONL boundary and the Otaki River Gorge ONL Map and assessment record sheet issued to DoC on 25/08	DoC	4 September 2015
2	Provide further information/clarification of the DoC submission on the Lower Waikanae River landscape status assessment record sheet issued to DoC on 25/08	DoC	9 September 2015
3	Provide feedback on the Isthmus Outstanding Natural Character assessment sheets issued to DoC on 06/08	DoC	9 th September 2015
4	Provide feedback on the Isthmus Outstanding Natural Character assessment sheets	Janeen	31 August 2015
5	Provide copies of the submissions from WN Pharazyn Charitable Trust (Submission #230) and Kapiti Island Watching Interest Inc. (Submission #175) with the meeting notes.	Janeen	Completed