

## **Report 99.485**

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Report to the Environment Committee  
from Susan Shearer and Romae Duns, Resource Advisors

### **Update on Boatshed Use Permits and their Compliance Monitoring**

#### **1. Purpose**

To update the Committee on the status of the use of boatsheds within Porirua Harbour.

#### **2. Boatshed Use Permits**

In September 1997, the Wellington Regional Council Hearings Committee granted coastal permits to sixteen boatshed owners in Porirua to use their boatsheds for occasional overnight stays. Thirteen of these sheds are located along the Camborne walkway, and three at Paremata (along State Highway 58). The Committee decided that the permits were to be granted on a trial basis, for three years, expiring on 4 September 2000.

These permits allowed permit holders to stay a maximum of 35 nights per year. Log books recording how many nights they stayed are supplied to the WRC on a regular basis. Restrictions were also placed on amount of lighting and noise from the sheds.

##### ***1998 Surveillance Programme***

To monitor compliance with the use permits, and see if other boatshed owners were unlawfully staying overnight, we hired a security firm to carry out surveillance of the boatshed areas in Camborne, Paremata and Onepoto. This surveillance programme was undertaken during January and February 1998.

As a result of this surveillance, four abatement notices were issued to boatshed owners (three in Onepoto and one in Paremata) who did not have resource consents for staying overnight. One of these abatement notices was withdrawn as the boatshed owner provided sufficient evidence to prove they were not present at the time of the incident.

### ***1999 Surveillance Programme***

A second security firm was hired to undertake further surveillance of the boatsheds during June 1999 (we were unhappy with the performance of the firm hired last year). The surveillance identified 11 boatsheds that were used for overnight stays during the investigation period. Only 5 of these boatsheds have resource consent for overnight stays. The remaining six are unlawful use of a boatshed and none of these six boatsheds are connected to a sewage system.

We have requested logbooks from all overnight stay permit holders. Of the 5 identified during the surveillance programme, only 1 had correctly recorded their overnight stays. It is likely that the remaining consent holders are using their boatsheds in excess of the 35 days permitted by their consent. These owners and the six non-consented owners that were identified as staying overnight will be issued with abatement notices.

The boatshed surveillance has been a difficult and costly operation. The 1999 surveillance alone cost about \$10,500.00 and this amount does not include Wellington Regional Council staff time spent organising, briefing and following up tasks that were required for this operation. The nature of the surveillance was also difficult in trying to collect enough evidence to show unlawful overnight stays that would stand up in court.

We have also received occasional complaints from the public about the use of boatsheds and the modifications to various boatsheds relating to increased noise, unlawful discharges and increased shading of other boatsheds.

### **3. Development and Modifications of Boatsheds**

It would appear that there is now a tendency to convert boatsheds to baches. Since the boatshed use decision was released we have recorded an increase in the number of building permits and coastal permits issued to alter or build boatsheds. The following table details the number of building permits and coastal permits issued for altering, modifying and building boatsheds along the Porirua coastline, and for overnight use of the boatsheds.

Boatshed Area	Coastal Permits		Building Permits
	Alter	Use	
1996-97			1
1997-98 (use granted Sep '97)	2	20	2
1998-99	3	2	6

The applications to alter boatsheds are usually to turn working boatsheds into comfortable baches. An example of such a change is shown in Attachment 1. Currently this boatshed has no floor as it encases a working slipway. This slipway will be boarded over and a bach created inside the shell. We issued a building consent for these works, but no coastal permit is required as the works were contained within the form of the existing building, (permitted activity rule 5.4.1.1 Proposed Regional Coastal Plan).

#### 4. **Conclusions**

We are still receiving inquiries and applications to alter boatsheds, and to use boatsheds for overnight stays. We are concerned about the development and use of the boatsheds, and we are taking enforcement action against those have breached their consents, or do not hold a boatshed use consent.

Ensuring compliance with these consents is very costly. The surveillance must be covert and carried out at night and early morning. We are continuing to monitor compliance with boatshed occupation and use consents, as well as modifications to the boatsheds, so as to gather information to help the Committee make a decision on whether or not to renew the use consents when they expire in September 2000.

#### 5. **Recommendation**

*That the Committee receives the report and notes its contents.*

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