



MEMO

TO Murray Waititi, Fiona Shaw
FROM Tami Woods
DATE 13 January 2005

FOR YOUR INFORMATION

Whareroa Farm Values

Hi, as discussed I have looked at the values within the Whareroa Farm which would be recognised as significant through the policy framework in the Regional Policy Statement.

In general the site contains significant ecological, freshwater and landscape values which, should the site be subdivided, the Regional Policy Statement (RPS) seeks protection of. Each of these values and how they are recognised in the RPS is set out below.

Ecological sites

The site contains six ecological sites that have been identified by the Kapiti Coast District Council in the Plan's Heritage Register. Attached is a copy of the description to these sites and a map showing their location. All but one (K100) of the sites are regionally significant. Site K100 is of district significance. All of the regionally significant sites are protected under DoC Covenants. Sites K102, K103, K104 and K105 have also been classified by Greater Wellington as Key Native Ecosystems. This recognises that the features are exceptionally important in terms of ecological values and/or biodiversity.

If a subdivision occurs on the site Greater Wellington would look to see that any impacts from the proximity of the houses, buildings, earthworks and domestic garden planting are not likely to have an adverse effect in accordance with polices in the "Ecosystem" chapter of the RPS.

Freshwater Values – Whareroa Stream

The farm fully contains the southern catchment to the Whareroa Stream. The stream (within the site) is likely to contain the following freshwater habitat:

- Giant Kokopu
- Redfined Bully
- Longfin eel
- Shortfin Eel

It may also contain:

- Kaoro
- Freshwater Crayfish

- Banded Kokopu

Any impacts on the stream and its habitat will have resulting impact on the health of the stream as it flows through Queen Elizabeth Park.

The stream is not wide enough to acquire an esplanade reserve through the subdivision process.

If a subdivision occurs Greater Wellington would look to ensure that the proximity of any houses, buildings earthworks and the way they are designed ensure the adverse effects on the stream would be minor in accordance with polices in the “Freshwater” chapter of the RPS. In particular this would include avoiding any filling in (through earthworks) of the ephemeral gullies and appropriate stormwater management.

Landscape Values

The landscape within the farm site is not noted as being of outstanding value in the “Landscape and Heritage” or “Coastal Environment” Chapter of the Regional Policy Statement. However, the Kapiti Coast District Plan shows the sites as an outstanding landscape in their planning maps.

If it was determined that the site was within the “coastal environment”, the Regional Policy Statement seeks that consideration be given to the natural character, scenic, recreational, open space and amenity values of the site, the need to avoid sprawling and sporadic subdivision, the viability of alternative sites and the adequacy of infrastructural services.

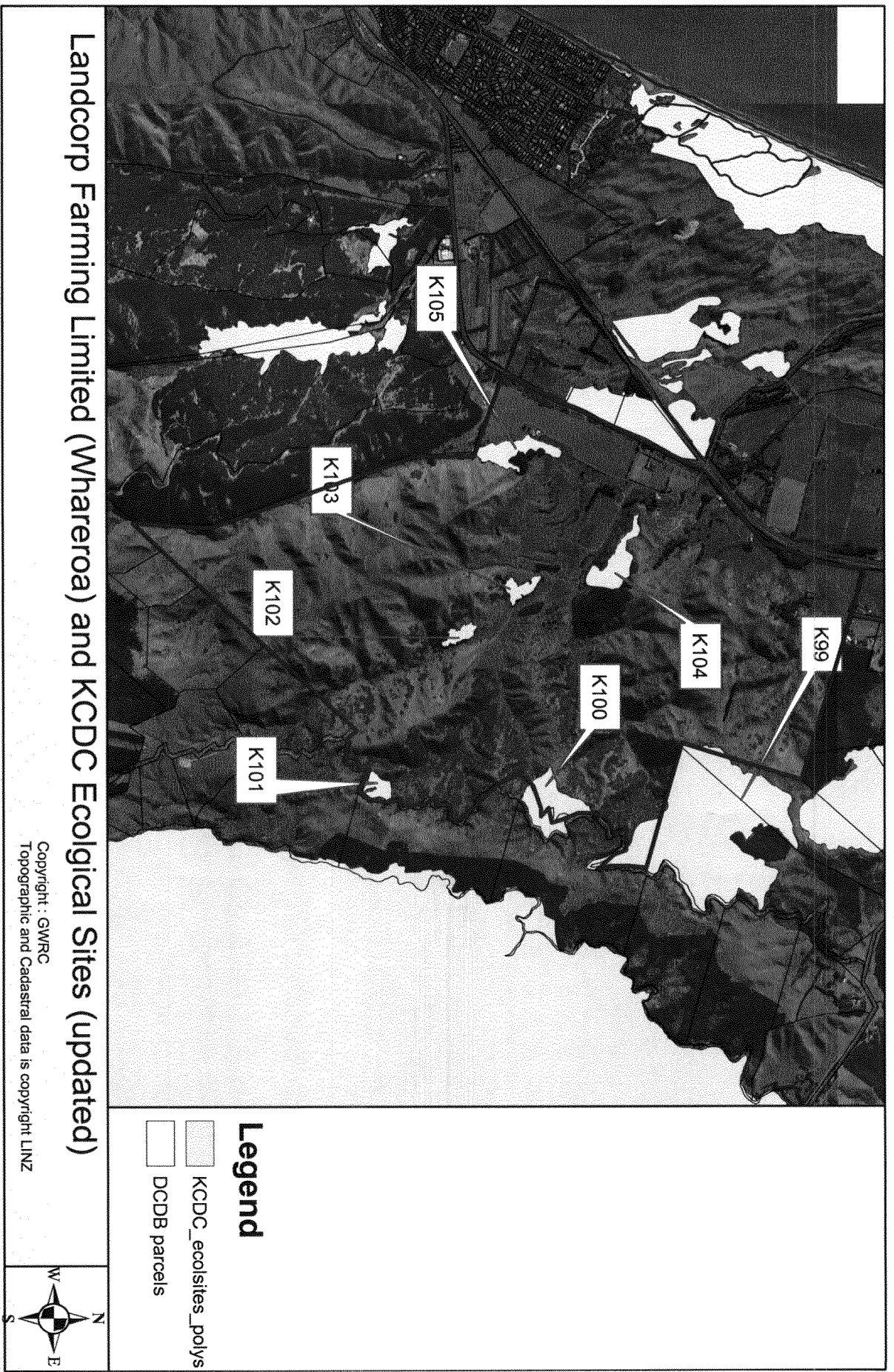
The site has a level of natural character, scenic, recreational, open space and amenity values recognised by the community. The development of this site would also be considered sporadic.

Additional Values

In addition to the above values, additional effects of regional interest in accordance with the Built Environment and Transportation Chapter of the Regional Policy Statement would include traffic effects, flood management and the urban form of the development.

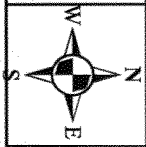
Tami Woods

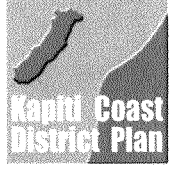
Policy Advisor - Statutory
Resource Policy



Landcorp Farming Limited (Whareroa) and KCDC Ecological Sites (updated)

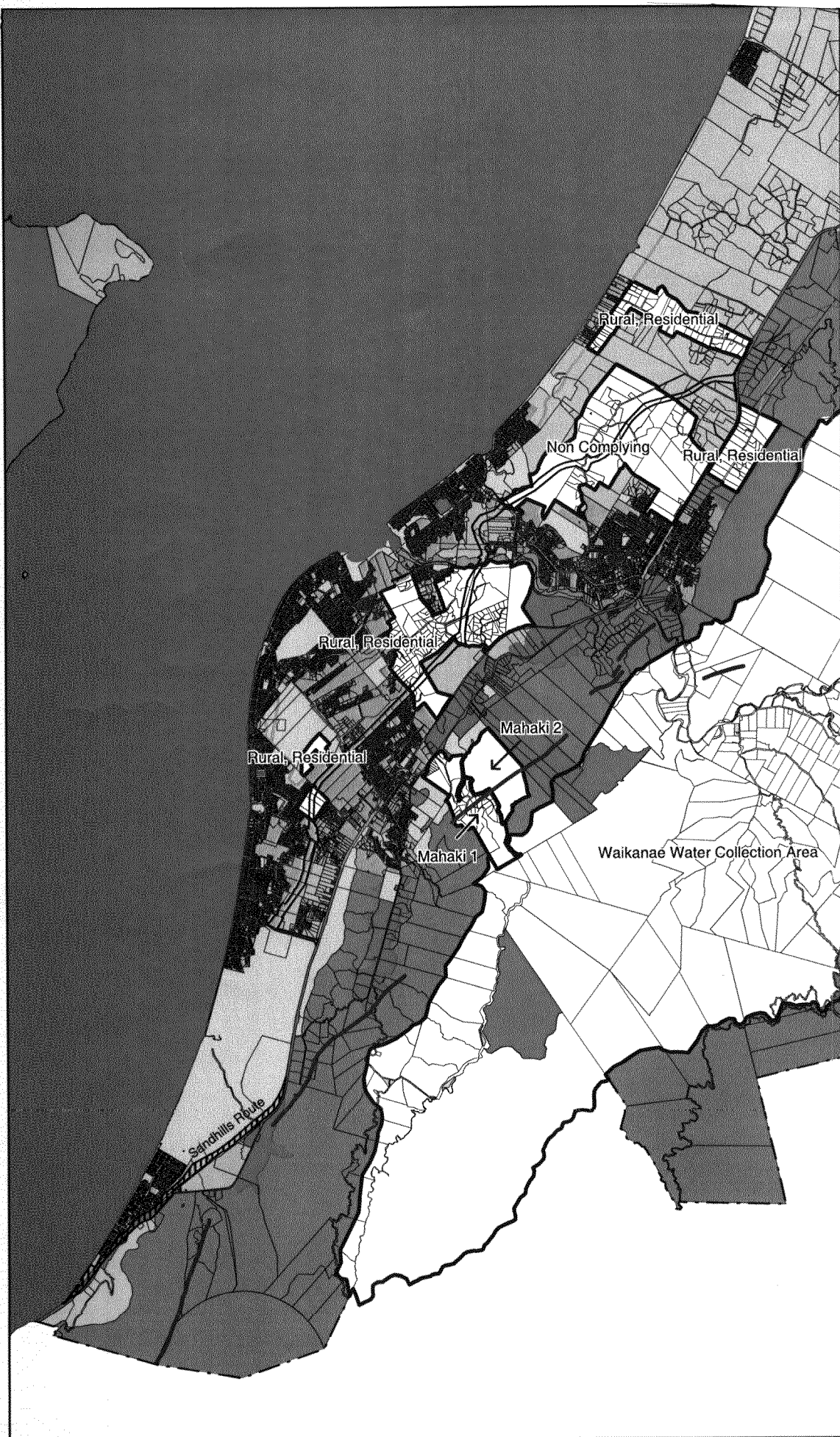
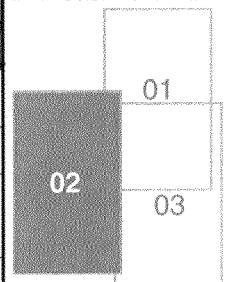
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- Ohariu Fault Trace



Last Revision : P.C.no1 03/03/00

KAPITI COAST DISTRICT COUNCIL
Planning Maps

Scale 0 1km 2km

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