



28 February 2025

Maureen Angela Smith
Director, Sea Dog Investments Limited
CA Johnson Limited, Level 3, Goethe Institute House
148-152, Cuba Street, Wellington, 6141, New Zealand

LGOIMA Original Enquiry Request: Maureen Angela Smith

I am requesting documentation on what the Hutt City Council are currently in negotiations with the GWRC relating to the area known as the Hikoikoi Boatsheds Negotiations between Hutt City Council and GWRC about Hikoikoi Boatsheds

Kia ora,

In response to your enquiry above, Hutt City Council (HCC) & Greater Wellington Regional Council (GWRC) are not in any negotiations relating to the area known as Hikoikoi Boatsheds as referenced in the image below:



HCC Title



To note, we are providing an individual response to yourself, in advance of a formal letter we are intending to send out in the near future to other Boatshed owners.

Hutt City Council previously wrote to Greater Wellington Regional Council on 16th October 2024 to establish its position (GWRC's) on the potential length of licence it would be comfortable with.

Greater Wellington has provided a formal letter in response on 29th January 2025, a copy of which is in **Appendix 1** below of this letter.

You will likely be familiar through previous correspondence with Council that all Licences issued for Hikoikoi Reserve currently expire on 30 June 2028. GWRC have supported the licenses to be issued for 10 years from the date of their letter response- thus making the extended final expiration of 28 June 2035.

GWRC have stated that due to an oversight and given the location of the boatsheds within the Coastal Marine Area (CMA), the boatsheds must require a Coastal Permit from GWRC. However, GWRC is continuing to obtain legal advice regarding the inclusion of Hikoikoi Reserve as a Boatshed Management Area of its Natural Resources Plan (NRP).

Prior to further legal advisement from GWRC, Hutt City Council's current position is that existing Licence to Occupy holders must apply for the necessary consents with the GWRC. HCC will not seek global consent on behalf of Licence holders.

Coastal Permits from GWRC and the Hutt City Council Lease Agreements will be administered and regulated through the respective Councils, though we note requirements of a Coastal Permit from GWRC are complementary of the licence/lease conditions administered by HCC.

Kindly,

Nicole Peurifoy

Nicole Peurifoy

Leasing Coordinator, Parks and Reserves

Hutt City Council, 93 Hutt Park Road, Moera, Lower Hutt 5010

W: www.huttcity.govt.nz



Appendix 1- GWRC Letter Response to HCC



29 January 2025

Hutt City Council
30 Laings Road,
Lower Hutt, 5010

Attn: Arthur Nelson [Head of Parks and Reserves]

Wellington Office
100 Cuba Street
Te Aro, Wellington 6011
PO Box 11646
Manners Street
Wellington 6142
T 04 384 5708
F 04 385 6960
www.gw.govt.nz

Dear Arthur,

Hikoikoi Boatsheds Licencing

It has recently come to the Greater Wellington Regional Councils (GWRC) attention that there is an oversight in our Natural Resources Plan (NRP) with the occupation of coastal marine area (CMA) in regard to the boatsheds located on Hutt City Council(HCC) Reserve Land at the addresses known as 0 & 43 Marine Parade, Petone. These boatsheds are referred to as the Hikoikoi Boatsheds

Background:

The Coastal Marine Area shown on maps 61 – 67 in the NRP, and prior GWRC plans including the Proposed Natural Resources Plan and The Regional Coastal Plan show where the coastal marine area and river mouth boundaries are located with the Coastal Marine Area boundary being at the Waione Street Bridge which is approximately 1km up stream of the Te Awa Kairangi River mouth and includes the estuary of the river as well as the mouth of the Waiwhetu Stream. The Hikoikoi Boatsheds are within the section of the river that is Coastal Marine Area with some of the boatsheds having structures that are below mean high water springs which is the water level mark that determines the coastal marine area boundary.

Boatsheds and structures that occupy the CMA need to have a GWRC consent for coastal occupation permits.

The oversight in the GWRC NRP is the Hikoikoi boatsheds being overlooked as structures in the CMA and therefore not in a Boatshed Management Area of the NRP. Due to this, GWRC had previously not recognised that the boatsheds which occupy the CMA and need a resource consent”.

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Consent Requirements:

GWRC received an enquiry from a boatshed owner requesting information regarding boatshed leases. These lease agreements are between Hutt City Council as the land owner and the respective Hikoikoi boat shed owner.

This enquiry brought to our attention that some of the boatsheds partially occupy or have structures, including but not limited to boat ramps in the CMA which requires Resource Consent. None of the boatsheds currently have a Resource Consent issued by GWRC for a Coastal Occupation Permit.

The boatsheds will require resource consent to occupy the CMA. Because of our plan not having the boatsheds in a scheduled boatshed management area as per Map 50 of the NRP, GWRC will obtain legal advice regarding processing coastal permits (occupation) for boatsheds in this area. Once we receive this advice, we can provide pre-application advice to boatshed owners of how to obtain Resource Consent.

In regard to the consents required, Hutt City Council may wish to get an overarching consent for all the boatsheds occupation as the landowner of the area occupied by the Hikoikoi Boatsheds and having responsibility of activities occurring on their land. Alternatively, each boatshed owner could obtain their own consent.

There will be an NRP plan change to update Map 50 to reflect these findings, though it is unclear when this may be.

Flood Management Plan:

Given the boatsheds are also upstream of the mouth of Te Awa Kairangi, GWRC carry out flood works within this area. At this stage, GWRC have no works planned or actions within our current Floodplain Management Plan.

Though GWRC recognise that the flood risk profile at the site will change, increasing with the impacts of climate change in the coming years, these changes are not unforeseen and would be at the risk of the boatshed owner similar to any person that has structures in a floodplain or close to coastal areas.

GWRC Support of HCC Licence:

Overall, GWRC believe that the ongoing occupation of the boatsheds would be appropriate for at least the next 10 years on the provision that once we provide legal advice, occupation consents are applied for and that there are no further structures placed in the coastal marine area or any additions to the existing structures.

GWRC would also require that the sheds are maintained and no unauthorised alteration or additions to these structures or disturbances occur within the CMA. Further, there is no

Page 2 of 5



discharges of any plumbing from the boatsheds to the coastal marine area and there is no one living in the boatsheds which is consistent with conditions of boatshed resource consents across the region.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'N. Fenn'.

Nikki Fenn
Senior Compliance and Enforcement Officer

Attachments:

Appendix 1: Map 63 – Te Awa Kairangi Coastal Marine Area Boundary

Appendix 2: Map 50 – NRP Boatshed Management Area

Appendix 1: Map 63 – Te Awa Kairangi Coastal Marine Area Boundary

Maps 61 to 67 show where the coastal marine area and river mouth boundaries are located.

For the remaining rivers in the Wellington Region not shown on Maps 42 to 48, the mouth is deemed to be a straight line representing the continuation of the line of mean high water springs on each side of the river at the river outlet.

The coastal marine area means the foreshore, seabed, and coastal water, and the air space above the water—

(a) of which the seaward boundary is the outer limits of the territorial sea:

(b) of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of—

(i) 1 kilometre upstream from the mouth of the river; or

(ii) the point upstream that is calculated by multiplying the width of the river mouth by 5



— Coastal marine area — State Highway
— River mouth

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Appendix 2: Map 50 – NRP Boatshed Management Area

Boatshed management areas

Map 50



This version of the map is not complete. The version of this map available online through the online web map viewer shows the complete, detailed information on a GIS overlay that is not shown on this hard copy. The online version is available on the Council's website at <https://mapping.gw.govt.nz/gwrc/> (select theme Natural Resources Plan) and can be accessed from the Council offices or public library.

 Boatshed Management Area
 State Highway



Basemap: GNSC Orthophotos 2012-13
 Topographic & Cadastre: LINZ, CoverLinc
 Projection: NZTM 2000
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