



▪ report

## **Whangarei Coastal Management Strategy – Structure Plan: Oakura**

Adopted by Council 11 February 2009

■ report

# **Whangarei Coastal Management Strategy – Part III: Oakura**

Prepared for  
Whangarei District Council

By  
Beca Planning

November 2008

## ***Revision History***

<b><i>Revision N°</i></b>	<b><i>Prepared By</i></b>	<b><i>Description</i></b>	<b><i>Date</i></b>
A	Amelia Linzey	Draft	July
B	Amelia Linzey	Final	October
C	Warren Kreft	Draft following 2008 Consultation	November 2008
D	Warren Kreft	Final	November 2008

## ***Document Acceptance***

<b><i>Action</i></b>	<b><i>Name</i></b>	<b><i>Signed</i></b>	<b><i>Date</i></b>
Prepared by	Warren Kreft		28-1-09
Reviewed by	Amelia Linzey		"
Approved by	Rupert Hodson		"

## ***Table of Contents***

<b>1</b>	<b><i>Introduction</i></b> .....	<b>1</b>
1.1	Vision for Bland Bay - Mimiwhangata .....	1
1.2	Coastal Management Strategy - Policy Area Implementation Map.....	4
1.3	Local Outcomes - Direction for the Vision .....	5
1.4	Structure Plan Development.....	6
<b>2</b>	<b><i>Implementing the Vision in Oakura</i></b> .....	<b>8</b>
2.1	Key Elements of Structure Plan Concept .....	8
2.2	Structure Plan Concept Map.....	15
<b>3</b>	<b><i>Implementation – Priorities and Critical Path</i></b> .....	<b>17</b>
3.1	Residential Growth and Development.....	17
3.2	Infrastructure .....	17
3.3	Open Space and Recreation .....	19
3.4	Coastal Hazards .....	20
3.5	Sense of Place.....	20
3.6	Heritage .....	21
3.7	Rural Development and Subdivision .....	21
3.8	Economic Development .....	22
3.9	Biodiversity .....	22
3.10	Community Resources .....	23
3.11	Integrated Management .....	23

# 1 Introduction

In September 2002, Council adopted the Whangarei Coastal Management Strategy, establishing a strategic, integrated framework for managing the protection, use and development of the coastal environment within the Whangarei District.

The overall vision for the Coastal Management Strategy is:

***Our Unique Subtropical Coastal Environment: Nurturing a wealth of opportunities to experience, to treasure and to harness for our prosperity***

To achieve this vision, the Coastal Management Strategy is set out in three parts. Parts I and II relate to the District Wide Strategy and Effecting the Strategy at a District wide level. Part III of the Coastal Management Strategy includes specific structure plans prepared for priority areas in the Whangarei coastal environment. This Structure Plan is one component of Part III of the Coastal Management Strategy, (in total there are some 12 priority areas for structure planning in Part III of the Strategy). Structure Plans were finalised in 2003.

This Structure Plan is intended as a concept for the local Oakura area, integrating the protection, use and development of land and resources and setting out how to implement the Coastal Management Strategy vision and mission statements at a local level. In other words, it is a broad physical plan identifying areas for growth, protection, infrastructure and other community requirements over the next 20 years.

The Structure Plan is intended as a partnership between the community and Council and an important step in establishing Community Plans for these settlement areas. This philosophy of partnership is reflected in the Structure Plan development, see Appendix A.

Since the Structure Plan was finalised in 2003 there have been a number of changes to the Whangarei coast. This Structure Plan has therefore been reviewed and updated, where necessary, in 2008 to reflect the changes that have occurred in the preceding years. No changes have been made to the overall vision and key objectives for the Oakura area.

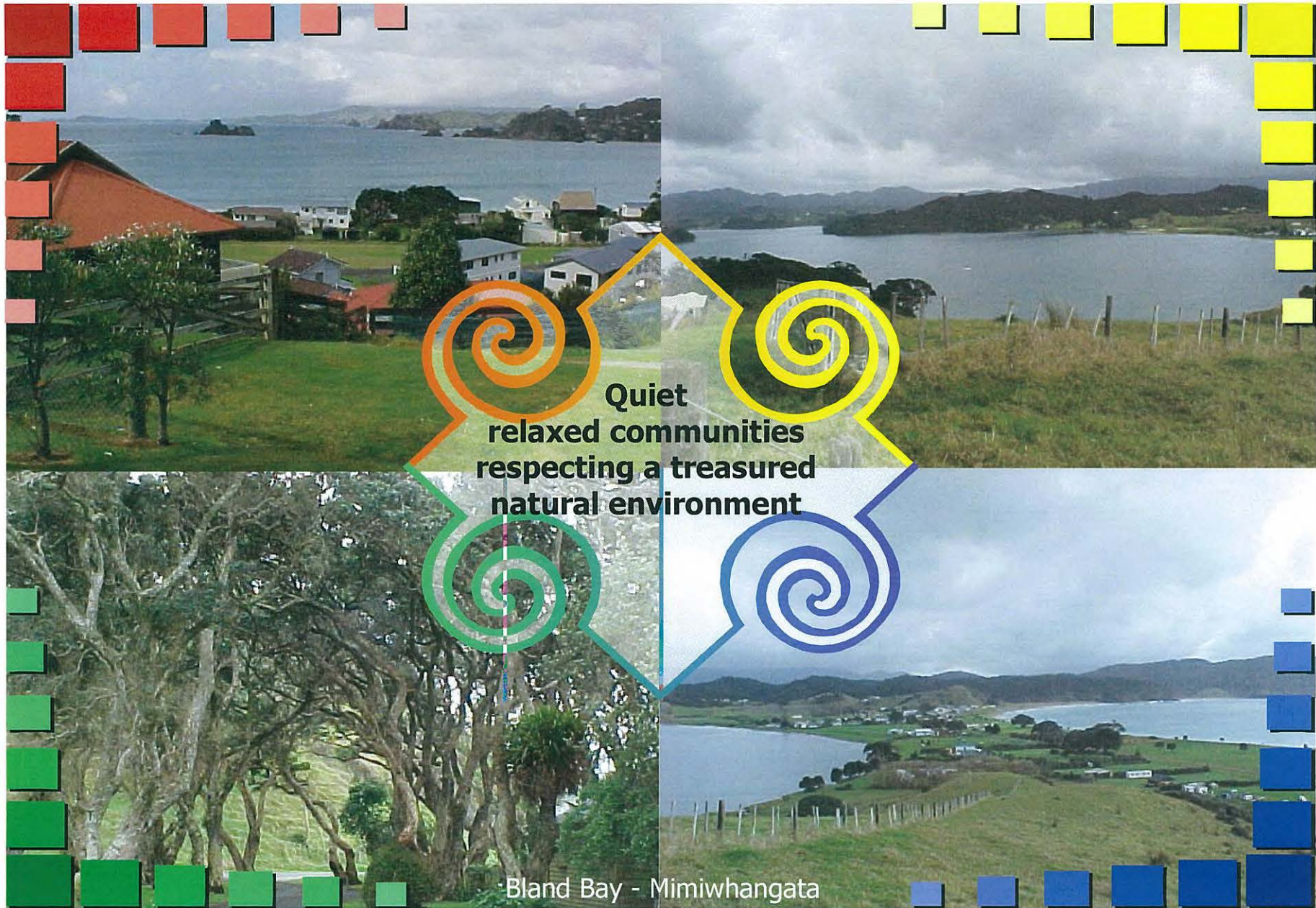
## 1.1 Vision for Bland Bay - Mimiwhangata

The Whangarei Coastal Management Strategy recognises the importance of the diversity of the coastal environment in the Whangarei District and identifies a number of 'Policy Areas'. These Policy Areas are not 'discrete units', but rather they are intended to reflect communities of interest or particular environments that warrant management direction, within the context of the District's overall Vision and Mission Statements. Similarly, the Structure Plan further focuses on settlement areas within these Policy Areas. The Structure Planning concepts have been developed in recognition of the overall policy and implementation direction of the surrounding Policy Area 'catchment'.

The Bland Bay to Mimiwhangata Policy Area extends from the north of the District along the east coast to Mimiwhangata, including a number of small residential settlement areas. The Oakura Structure Plan has been identified as a high priority planning area

recognising recent growth pressures at this particular settlement and the potential conflicts of this growth on the natural character and other values identified in the area.



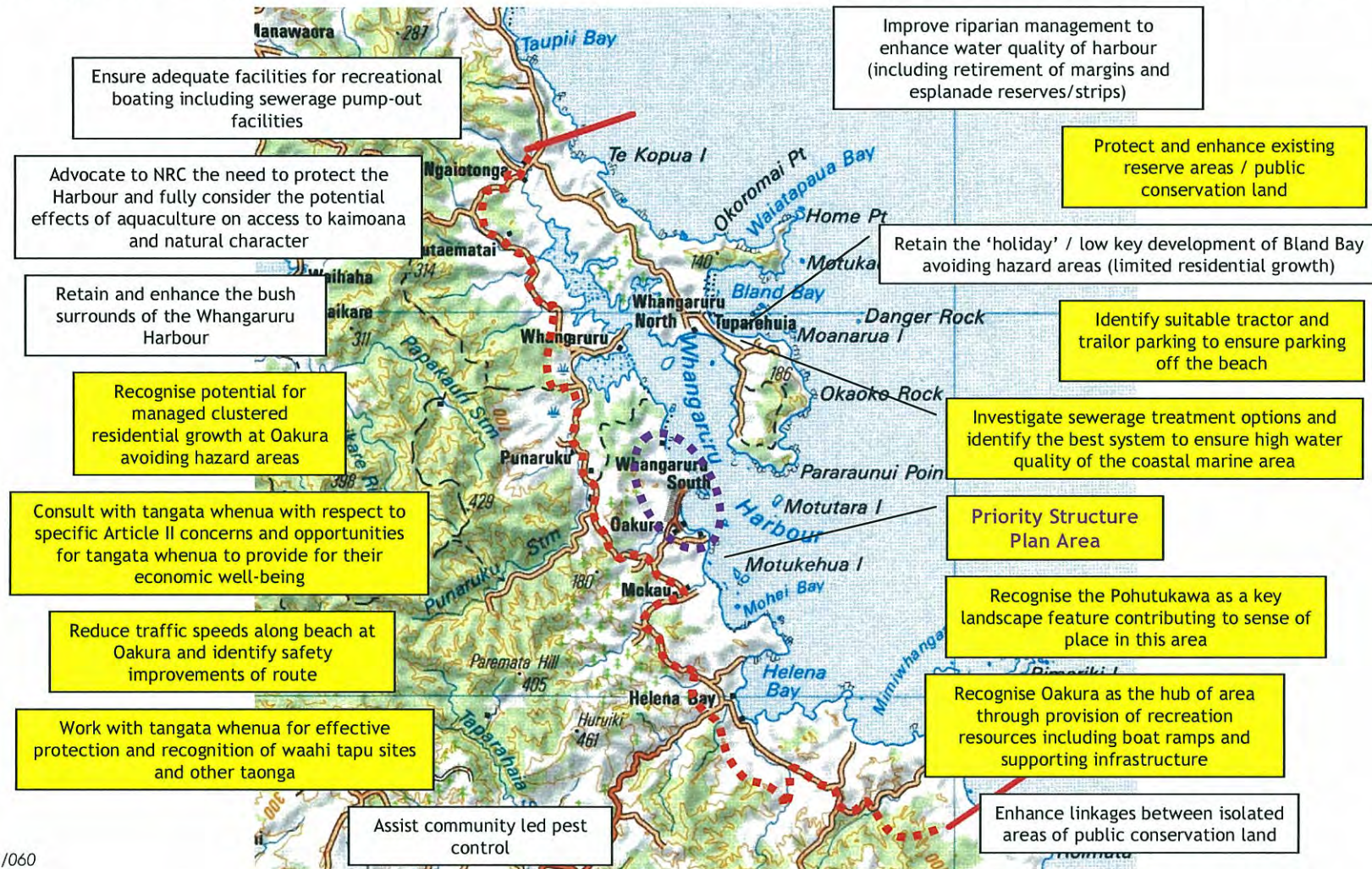




## 1.2 Coastal Management Strategy – Policy Area Implementation Map

In addition to the overall Vision for the Oakura Policy Area, the Coastal Management Strategy sets out local implementation directions for achieving this Vision. Those of particular relevance to the Oakura Structure Plan are highlighted:

### Whangaruru – Mimiwhangata: *Quiet relaxed communities respecting a treasured natural environment*





### 1.3 Local Outcomes - Direction for the Vision

On the basis of the original consultation undertaken for both the Coastal Management and this particular Structure Plan, the following identifies the key themes or direction for development of the Structure Plan and management concepts:

#### 1.3.1 *Live in Oakura by...*



- Providing for clustered residential settlement at Oakura;
- Promoting development that provides for protection of vegetation, landscape values and water quality of rivers and waterways;
- Managing stormwater and flooding through the catchment; and
- Promoting the special lifestyle of the coastal settlement area.

#### 1.3.2 *Work in Oakura by...*



- Promoting eco-tourism and coastal recreation activities at Oakura;
- Encouraging economic rural activities in surrounding Countryside and Coastal Countryside;
- Recognise needs for local hapu to provide for their economic well-being;
- Providing for economic growth with appropriate servicing; and
- Recognising the importance of the natural character and quality of the coastal marine area for tourism and eco-tourism.

#### 1.3.3 *Play in Oakura by...*



- Recognising the importance of access to the marine area for recreation;
- Recognising the importance of water quality of the coastal marine area and rivers for recreation activities in the area;
- Providing a network of walkways, recreation access points and linkages through the area; and
- Recognising the vulnerability of the beach to coastal processes and erosion impacts through recreation use.

#### 1.3.4 *Protecting Oakura by...*



- Protection of the vegetation and bush areas of Oakura;
- Managing land use and infrastructure to enhance coastal water quality;
- Protecting significant outlooks and coastal margins viewed from the sea and other key public vantage points (including the road);
- Recognising and protecting the special character values of Oakura; and
- Recognising and providing for the special relationship of tangata whenua to the area.

## **1.4 Structure Plan Development**

The Structure Plan has been prepared in a philosophy of partnership between Council and the community as well as consultation/participation with other key stakeholders.

The following provides a summary of the key stages of development for the Structure Plan.

### **1.4.1 Technical Investigation and Constraints Mapping**

On the basis of the Coastal Management Strategy and investigations already undertaken by Whangarei District Council and other agencies (in particular Department of Conservation, New Zealand Historic Places Trust and Northland Regional Council), base information was collected on the key technical issues and 'constraints/opportunities' for use and development in the Oakura Structure Plan Area.

### **1.4.2 Community Participation – Constraints and Opportunities**

In addition to the base information review, consultation was undertaken with the community and key stakeholders asking them to identify key constraints and opportunities. Specifically, this phase sought from the community identification not only of 'technical or physical constraints' but also identification of particular significant issues and outcomes sought by the community for the long term development of the Structure Plan area (the future social, economic, environmental and cultural well-being of how the community will live, work, play and protect the area). This process in particular assisted in development of the Structure Plan

### **1.4.3 Draft Structure Plan – Key themes and prioritisation**

Following identification with the community and stakeholders of the key constraints and desired outcomes, the Study Team developed a Draft Structure Plan and a summary of the key themes or principles of the plan. The community and other stakeholders were asked to provide their opinion on the relative importance or priority to the key structure plan outcomes, which has assisted in development of the Structure Plan Priorities.

### **1.4.4 Integration of Structure Plans**

The final stage of the Structure Plan development has been to integrate the outcomes of each specific structure plan with the outcomes and priorities identified for the other High Priority Structure Plan areas and the District-Wide Coastal Management Strategy. This integration is a critical component of bringing together the overall implementation and integration of development and direction for coastal management.

#### **1.4.5 2008 Review and Update of Structure Plan**

A review and update, where necessary, was undertaken of the Structure Plan in 2008 to reflect any significant land use or infrastructure changes to the Oakura area over the preceding 4-5 years since the Structure Plan was first finalised. The review consisted of:

- 1) A site visit to document any changes observed on the ground;
- 2) A review of District Plan maps for the area (and cross check against the Structure Plan);
- 3) A review of subdivision reports;
- 4) A check against strategic documents (Whangarei 20:20, Urban Growth Strategy, Open Space Strategy, etc);
- 5) A review of progress on implementation of key actions through a review of Asset Management Plans, regional coastal consents and infrastructure servicing programmes; and,
- 6) Consultation with public and Council Asset Managers over proposed updates to Structure Plan reports and concept maps.

No changes have been made to the original vision and main objectives for the Oakura area that were consulted and decided on as part of the underlying Structure Plan finalised in 2003.

It is anticipated that, as appropriate, land use elements of the final updated Structure Plan will be implemented through the District Plan by a formal Plan Change process.



## **2 Implementing the Vision in Oakura**

This section provides the overall content of the Structure Plan for Oakura. It is important to recognise that the Structure Plan Concept Map provides a 20 year vision. Guidance on possible the timing and more specifically the prioritisation for implementation is provided in section 3 of this report.

### **2.1 Key Elements of Structure Plan Concept**

Expanding on the directions provided in the Coastal Management Strategy Vision and the desired community outcomes summarised in section 1, the following provides a summary of key elements or future outcomes for development, management and protection of Oakura over the next 20 years. These concepts are geographically depicted or defined in the supporting 20 Year Structure Plan Concept Map (see section 2.2 of this report).

It is important to recognise that a number of Structure Plan elements identified below are repeated, in recognition that they reinforce or are common to many of the vision themes.

#### **2.1.1 Outcomes for Living in Oakura to 2025**

##### **(a) Clustered residential development and settlement at Oakura**

Consistently in the original consultation in the Oakura area, there was concern expressed that the discrete settlement area is retained. The community have expressed a strong desire to maintain the existing small settlement areas and the associated sense of community and cluster residential settlement, rather than allowing sprawl or 'ribbon' development connecting settlement areas.

Specific elements identified for the Structure Plan to achieve this outcome include:

- Maintaining, with limited expansion, the Living 1 environment clustered at the centre of Oakura, subject to investigations for collective wastewater treatment (community or package as opposed to individual, on-site systems);
- Providing for 'large lot' residential development in surrounding slopes of Oakura, contained within 'urban limits' defined largely by existing and future road networks and topography. A balanced approach to such development has been put forward, with some future 'large-lot' residential expansion in conjunction with vegetation controls and the establishment of design guidelines to address potential adverse impacts on the special character of these areas.
- Maintaining coastal rural activities surrounding the development area. Maintaining the rural surrounds has been identified by the community as an important element of the 'living' environment, particularly for the special character or amenity of settlement areas. Retention of the rural surrounds to Oakura was strongly supported in the consultation response.

**(b) Development that provides protection of vegetation and landscape values in hills and backshore**

Throughout the original consultation with the community and stakeholders, there was recognition given to the special sense of place of this area. Values have been attributed particularly to the distinctive landscape features and valued vegetation (particularly pohutukawa) of the backshore hills.

Specific elements identified for the Structure Plan to achieve this outcome include:

- Establishing bush protection in subdivision, use and development, recognising the contribution that this bush has to the natural character and sense of place of the area;
- Providing planting guides to encourage use of appropriate species in re-vegetation, including issues of eco-sourcing. It is recommended that **voluntary** planting guides are used (in comparison to introduction of rules through the District Plan) to achieve the desired outcome of protecting landscape and vegetation values, though such guidelines can also be implemented through the District Plan (e.g. as consent conditions) where resource consents are required for subdivision, use or development.
- Reserve expansion and viewpoint protection, including setting aside coastal margins and areas of valued bush as part of the reserve network.

**(c) Manage stormwater and flooding through the catchment**

Flooding issues and water quality of the coastal marine area have been identified in the consultation as key issues for the Oakura area and the management of stormwater and flooding has been identified as key to achieving the vision for this area.

The following specific elements have been identified for the Structure Plan to promote stormwater and flood management through the catchment:

- Implementation of low impact stormwater and catchment management planning, avoiding curb and channel and more 'conventional' urban subdivision and development patterns. A concept design for road cross-section with stormwater management is provided in Plate 1 below. This design provides *an example* of the 'less formal' development considered appropriate in this area.

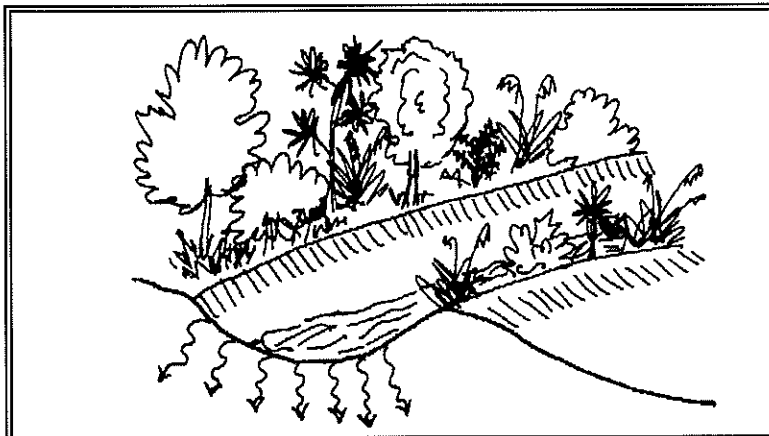


Plate 1: Low impact design concept

- Integrating flood management and stormwater treatment areas with recreation and open space planning ensuring these areas are not including in expanding Living environments.

**(d) Promote the special lifestyle of the coastal settlement**

A number of specific values were identified in the original consultation as features contributing to the special lifestyle of Oakura, including the low density housing, the maintenance of a reduced speed environment, access to and resources of the coastal marine area and the 'destination' settlement.

In this regard, while recognising and providing for local residential demand in the area, it is considered that such development should be managed to recognise these values. While specific recognition has been given to bush and vegetation protection above, the following specific elements are identified for the Structure Plan to achieve maintenance of the special lifestyle for Oakura include:

- Enhancing pedestrian access and pedestrian safety along the waterfront (see below);
- Using topography and natural features to guide boundaries of development. In particular, the contour and topography has been used to assist identification of 'larger lot residential' areas;
- 'Low impact' design for stormwater (e.g. avoiding curb / channel and maintaining 'grass swale' road verges and more 'informal development' style for public infrastructure); and
- Development controls to protect the foreshore from run-off and pollution. During the consultation the scale of residential development was identified as a specific element contributing to both the sense of character of the area and to maintaining water quality and stormwater run-off to the coastal marine area. Guidelines and controls on building coverage and height are considered appropriate to ensure that development does not dominate the landscape and for protection of natural values of the coastal marine area.

**2.1.2 Outcomes for Working in Oakura - 2025**

**(a) Promote eco-tourism and home based work activities**

This outcome has been developed in recognition of the desire expressed from the community for local work opportunities that can be sustained by the local environment and provide residents of the area opportunities for work that do not rely on the commute to Whangarei city. This was seen as an integral component of success in both how the community would 'live' and how the community would 'work' in the area, however concern was also expressed that no large scale commercial development be allowed in the area.

Specific elements identified for the Structure Plan to achieve this outcome include:

- Enhancement of recreation facilities at Oakura, particularly boat ramps and parking and more 'active' recreation facilities at Oakura;
- Providing for small scale commercial activities in Oakura including eco-tourism services (e.g. home-stays, cafes, small scale restaurants etc) and 'low impact' industry or domestic business operations. During the original consultation, the ability for local initiatives for home occupations and similar low scale commercial activities was identified.



**(b) Encourage and Protect the Farming Surrounds**

Throughout the original consultation, recognition has been given to the importance of the 'rural setting' to the special sense of place and character of the Oakura area. In addition, the importance of rural activities for the economy of the area needs to be recognised.

A number of specific elements or instruments were identified to achieve this outcome: both controlling existing rural areas and addressing issues of the potential for adjacent activities to impact on farming.

Specific elements identified for the Structure Plan to achieve this outcome include:

- Identification of 'buffers' between rural and residential areas, including generous building setbacks on Countryside and Coastal Countryside boundaries;
- Encourage community and Council initiatives for weed and pest management, including species which impact on rural farming operations. This includes weed management within Council's road reserve;
- Provide education and public awareness information on the nature of farming operations to improve understanding by 'residential' community of the needs and impacts of rural activities.

**(c) Enabling local hapu to provide for their economic well-being**

On the basis of the original consultation feedback, specific elements identified for the Structure Plan to achieve this outcome include:

- Encourage hapu management of Maori Land;
- Work with hapu to facilitate opportunities for local economic activity; and
- Provide community education and information on tangata whenua values and issues. There was a greater degree of community support for this structure plan element.

**(d) Recognise the importance of the natural character and quality of the coastal marine area for tourism and eco-tourism**

Related to the issues and outcomes above, a central concept for successful tourism and eco-tourism development was recognition and protection of the natural character values and quality of the coastal marine area. This was also reinforced with respect to the 'living' environment of Oakura and the special sense of place values provided by maintaining water quality and resources of the coastal marine area.

The original consultation feedback expressed strong preference for recognition, maintenance and protection of the natural character values and resources of the coastal marine area. In particular, feedback from the community sought protection of domestic fishing and shell-fishing, in the area, protection of the pohutukawa and kiwi habitat and provision of infrastructure (both wastewater and stormwater) to enhance water quality discharges to the coastal marine area.

Specific elements identified for the Structure Plan to achieve this outcome include:

- Comprehensive stormwater management planning and low impact catchment planning for stormwater (for example grass swale development (rather than curb and channel) for stormwater and revegetation of coastal margins);
- Provision of adequate sewerage reticulation (community or collective systems) as a pre-requisite for residential and population growth and investigation of the feasibility of communal systems for existing settlement areas.

### 2.1.3 Outcomes for Playing in Oakura - 2025

#### (a) Recognise the importance of access to marine based recreation to the area

Boating and access to the coastal marine area were identified as important recreation values in Oakura / Ohawini. The boat ramp and parking areas were identified both as valued recreation activities and as current issues for management, with heavy use of ramp facilities in summer and erosion of the foreshore by parking along the road at Oakura. Vehicle parking at Ohawini was also identified as an issue.

Suggestions made to achieve this outcome related largely to enforcement, establishment of new boat ramps, works in the coastal marine area to enhance existing launching and improving and tidying up boat launching areas and access management for this area. Consideration was given to provision of boat launching facilities in a number of locations, including Oakura North. On balance it was concluded that the infrastructure investment required for development of such facilities was not warranted in the Structure Planning period.

Specific elements identified for the Structure Plan to achieve this outcome include:

- Maintain beach boat ramp access and enhance trailer-boating. Investigations to include assessment of parking requirements and possible future parking areas and traffic management for access to the boat ramp facilities at Oakura e.g. land at the fire station and Oakura North;
- Provide for expansion of 'community' reserve area in Oakura around the existing sports fields.
- Provide for a designated mooring area in Parutahi Beach, south of Ohawini Bay (away from swimming area) to encourage recreational boating.

#### (b) Recognise and maintain the recreation value of the coastal marine area including estuary.

As discussed above, water quality and resources of the coastal marine area have been identified throughout the original consultation as important values for living, working and playing. Maintenance of water quality and management of fish and shellfish resources were identified as important outcomes for playing. While it is recognised that the District Council has a limited role in management of these resources, a number of specific elements have been identified in the Structure Plan to achieve this outcome (many covered above).

Specific elements identified for the Structure Plan to achieve this outcome include:

- Stormwater and catchment management planning for water quality (see above);

- Investigate the impact of the existing sea wall at southern end of Oakura to confirm impact on coastal hydrology and undertake works as necessary to address any issues with respect to the impacts on this sea wall on coastal processes (including flushing of waterways);
- Manage vehicle access to the beach and along the foreshore at Oakura to restrict parking on the coastal foreshore and dunes;
- In the longer term, investigate alternative 'non-beach' access to Ohawini. This issue was raised during the original consultation and received both community support and opposition. On balance, it was concluded that while not a current priority, continued vehicle access to Ohawini along the beach would result in increased conflict with recreation users of the coastal marine area. It is therefore identified as for investigation (recognising that implementation is likely to be beyond the timeframe of the Structure Plan);
- Re-vegetation of coastal margins (including reserve expansion of along coastal marine areas and protection of the foreshore on the coastal road); and
- Advocate community leadership and assist other agencies (e.g. Northland Regional Council) in management of fish and shellfish resources where appropriate.

**(c) A network of walkways, recreation access points and linkages through the area**

Throughout the original consultation, community values were identified with respect to the coast and coastal marine area and the importance of being able to access this area. In recognition of the importance of these values to the character of the area, and reinforcing the recreation and tourism themes, the Structure Plan identifies a number of specific implementation elements to further develop recreation network of walkways, recreation access points and linkages through the area, to be progressed with development.

In particular, these specific elements include:

- Formalise coastal walkway around Oakura. While it is acknowledged that areas of the coastal margin are currently used for informal or low-tide access, as development and recreation use of the area increases in the future, it is considered important that such access-ways are formally protected; and
- Expand reserve and open space network along foreshore. This is considered particularly relevant in areas where expansion of residential environments is considered appropriate, in recognition that these development and future settlement areas will provide for an expanded residential community and that this community should be provided appropriate amenity and recreation opportunities.

**(d) Recognising the vulnerability of the beach**

The beach has been identified throughout the original consultation as a key recreation feature of Oakura, as well as providing natural defence from coastal processes. During the consultation, concern was expressed that recreation and vehicle use (particularly access) across the beach was compromising the natural systems of the beach.



Specific elements, in addition to those discussed above, to achieve this outcome include:

- Manage vehicle access to and along the beach at Oakura (including restrictions along the Oakura Road); and
- Encourage planting and re-vegetation / foreshore protection (particularly Oakura North).

#### **2.1.4 Outcomes for Protecting Oakura - 2025**

Protection of the natural environment at Oakura area is a prevailing principle guiding development of all other themes and concept elements for the local Structure Plan, particularly with regard to protection of the landscape, natural character, water quality of the coastal marine area, and the lifestyle values of the environment. While a number of Structure Plan elements which aim to achieve the desired outcomes for Protection are captured above, the following provides a summary with respect to key aspects or elements of the environment that are considered to warrant particular management and protection.

##### **(a) Protection of bush and important habitat areas**

The bush areas of Oakura were identified by the community as having high value, both with respect to their landscape value (e.g. pohutukawa along the backshore hills) and the habitat this provides for kiwi in the area. There was strong support for the protection and enhancement of these areas.

Specific elements identified for the Structure Plan to achieve this outcome include:

- Encouraging pet control and pet management. Uncontrolled pets (e.g. dogs and cats) are recognised as a key risk for indigenous species. Further information and education material on appropriate management of pets in areas of known kiwi habitat will contribute to maintaining and enhancing kiwi and other indigenous fauna populations;
- Encouraging protection of Pohutukawa on private land. Protection of pohutukawa was identified as important for maintaining and enhancing landscape and sense of place values in the area;
- Encourage trapping of pest species in the area. While it is recognised that this is not specifically a role of the District Council, there was a high degree of community support for this activity and Council can take an advocacy role in implementation.

##### **(b) Enhancing coastal water quality of beach and bays**

This issue has been discussed in some detail with respect to live and work themes. Specific elements identified for the Structure Plan to achieve this outcome include:

- Reserve expansion along waterways and coastal margins;
- Encouraging riparian management / vegetation retention on private land;
- Comprehensive stormwater management planning & low impact catchment planning for stormwater (e.g. grass swales and planting of the shoreline);
- Investigation impact of sea wall at Oakura south on coastal hydrology of the Bay and river/estuary; and

- Investigation of collective and communal wastewater both as a pre-requisite to expanding the Living Environments and for existing settlement areas.

**(c) Significant viewpoints, ridgelines and coastal margins protected**

In the original consultation with the community, protection of viewpoints, ridgelines and coastal margins were identified as an important outcome for the future of the Oakura area. The Structure Plan identifies specific areas which are considered to warrant protection and development as viewpoints or provide 'backdrop' to the settlement areas.

The specific elements identified to achieve this outcome have largely been addressed elsewhere and include the following:

- Expansion of reserve and open space linkages and the reserve network, particularly along coastal margins and encouraging pohutukawa protection and re-vegetation of these areas; and
- Protect viewpoints on reserves and road network.

**(d) Protection of lifestyle and special character values**

Also discussed above, the importance of retaining the lifestyle and character of the settlements at Oakura has been identified by the community, while a number of these are covered in the themes for 'live' above, specific elements identified for the Structure Plan to achieve this outcome include:

- Encourage community led initiatives for appropriate planting of Pohutukawa in Oakura area

**(e) The important values of the area to tangata whenua recognised and provided for**

During the original consultation a number of areas were identified as having particular cultural and archaeological significance. Suggestions from the community to achieve this outcome included supporting tangata whenua and local residents to work together and consulting with these communities to listen to their wisdom (local knowledge).

On the basis of the consultation feedback, specific elements identified for the Structure Plan to achieve this outcome include:

- Increase consultation with tangata whenua and encourage establishment of guidelines for management of natural areas;
- Providing education and information on tangata whenua values and customs, where appropriate and supported by tangata whenua.

## 2.2 Structure Plan Concept Map

The attached plan provides an overall development and management vision for the Oakura area for 2025.

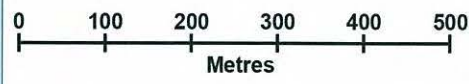


Note: Land identified for public use (e.g. new roads, walkways and reserves) are subject to the legal process of designations, acquisitions and/negotiated agreement

# Oakura 20 Year Structure Plan Concept

November 2008

Beca







This map contains data derived in part or wholly from sources other than Beca, and therefore, no representations or warranties are made by Beca as to the accuracy or completeness of this information. If map distributed as PDF document scale may be incorrect when printed. Contains Crown Copyright Data. Crown Copyright Reserved.





# Oakura 20 Year Structure Plan Concept

November 2008

	Refuse Transfer Station
	Boat Ramp Launching Facility (if grey, beach launch only)
	Natural Character/ Water Quality Protection Area
	Beach Protection and Dune Access Controls
	Significant Bush Areas
	Swimming
	Marina/Mooring Area
	Views (with viewshaft protection)
	Kiwi Habitat Protection
	Community/Village Centre
	Large Lot Residential Zone (Living '3' with bush protection and stormwater control)
	Community Zone (Living '1' or similar)
	Strong Urban Boundary
	Coastal Route
	Village Road
	Walkways/Unformed Tracks
	Coastal Countryside Zoning (rural living with landscape and bush protection)
	Future Reserves or Open Space
	Existing Reserves
	Contour Lines (20 metre Interval)

## Key Spatial Implementation Actions

See Chapter 3 of the Oakura Structure Plan Report for the full list of implementation actions and priorities.

- Change to District Plan zoning to provide for "urban and large lot" residential growth, subject to new wastewater system and topography and land suitability (Actions 3.1.1 and 3.1.2)
- Provide for boat parking facilities and speed calming measures along coastal foreshore road (Action 3.2.1)
- Development and design of pedestrian and cycle facilities in road reserve and incorporate coastal protection initiatives where possible (Actions 3.2.2 and 3.4.1)
- Development of low impact stormwater design guidelines in tandem with design guidelines for special character of Oakura (Action 3.2.4)

### 3 Implementation – Priorities and Critical Path

The following section provides guidance on specific methods or actions to be undertaken to achieve the Structure Plan. It is important to recognise that there are a number of District-wide implementation methods proposed for the Coastal Management Strategy overall. The purpose of this section is to focus only on those additional specific methods particular to this Structure Plan Area.

#### 3.1 Residential Growth and Development

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.1.1 Expanded ‘urban’ residential settlement surrounding the existing settlement area</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Assessment of infrastructure capacity for provision of growth areas;</li> <li>■ Change to the District Plan to provide for residential, activity, subject to above.</li> </ul>	LOW	3.2.4, 3.2.5
<p><b>3.1.2 Expanded low-density residential settlement surrounding the existing settlement areas</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Investigation of topography and land suitability to confirm appropriate boundaries for ‘large lot’ residential living environment</li> <li>■ Confirmation of boundaries for ‘large lot’ residential on the basis of above;</li> <li>■ Change to the District Plan to provide for ‘large lot’ residential, subject to above.</li> </ul>	LOW	3.2.4, 3.2.5

#### 3.2 Infrastructure

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.2.1 Speed Control and Traffic Parking Management</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Development of a parking management strategy to support along the coastal foreshore at Oakura;</li> <li>■ Implementation of speed calming measures for the coastal road in residential areas;</li> <li>■ Inclusion of implementation in asset management plans for road maintenance and capital works.</li> </ul>	HIGH	Nil



<b>Method – Specific Implementation Measure</b>	<b>Priority</b>	<b>Trigger</b>
<p><b>3.2.2 Road access to Ohawini</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Assessment of traffic growth and demand;</li> </ul>	LOW	3.1.1
<p><b>3.2.3 Pedestrian / Cycle provision in Road Reserve</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Development and design of pedestrian and cycle facilities in road reserve;</li> <li>■ Inclusion of implementation in road upgrade programme.</li> </ul>	MED	
<p><b>3.2.4 Implementation of Low Impact Stormwater and Catchment Management Planning</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Investigation of existing hydrology of Oakura catchment and development of appropriate low impact stormwater management systems;</li> <li>■ Including of stormwater management plan in asset management programme for stormwater.</li> </ul>	HIGH	
<p><b>3.2.5 Low Impact Stormwater Design Guidelines</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Investigation of existing permeability of 'residential areas' and assessment to whether limits or controls required in future development areas;</li> <li>■ Development of low impact design guidelines in tandem with design guidelines for special character of Oakura;</li> <li>■ Potential amendment to District Plan for permeable surface coverage controls.</li> </ul>	HIGH	
<p><b>3.2.6 Investigation for Wastewater Servicing</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Investigation of existing and future package wastewater systems and capacity improvements and upgrades required for servicing existing and future growth;</li> <li>■ Including of wastewater management plan in asset management programme for stormwater.</li> </ul>	HIGH	

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<b>3.2.7 Maintenance of Road as ‘Coastal Scenic Experience’</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Identification of future ‘lay-bys’ and viewpoints on the road reserve for ‘tourist’ traffic, including ‘gateway’ to the Heads;</li> <li>■ Focus on road programme to safety improvements only (as opposed to speed or capacity up-grades);</li> <li>■ Inclusion of implementation in road upgrade programme.</li> </ul>	MED	

### 3.3 Open Space and Recreation

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<b>3.3.1 Improved land-side facilities for boat ramp at Oakura</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Assessment of recreation requirements at boat ramp, including need for any new reserve areas and assessment of potential for fire station property to be used as off-shore parking area;</li> <li>■ Inclusion in asset management plans and capital works plans provisions for facility upgrades.</li> </ul>	HIGH	
<b>3.3.2 Improved land-side facilities for boat launching at Oakura / Ohawini</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Assessment of recreation requirements usage of beach and provision of off-beach parking for trailers and vehicles;</li> <li>■ Inclusion in asset management plans and capital works plans provisions for facility upgrades.</li> </ul>	MED	3.1.1, 3.1.2, 3.2.2
<b>3.3.3 Vesting of road reserve as Esplanade Reserve for recreation use</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Assessment of existing road network and stopping of road for formal management of areas as reserves;</li> <li>■ Inclusion in asset management plans and capital works plans provisions for works.</li> </ul>	MED	
<b>3.3.4 Walkways and Linkages</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Expansion of reserve network cognisant with population growth</li> <li>■ Protection of ridgelines and visual catchment</li> </ul>	LOW	3.1.1, 3.1.2



<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<b>3.3.5 Restricted vehicle access and improved recreation use of foreshore road reserve</b>		
This would include: <ul style="list-style-type: none"> <li>■ In tandem with 3.3.3 above, and the coastal foreshore protection works, develop vehicle access controls and improved recreation facilities along the coastal road and foreshore at Oakura;</li> <li>■ Inclusion of infrastructure requirements in capital works programme</li> </ul>	MED	3.3.3, 3.4.1

### 3.4 Coastal Hazards

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<b>3.4.1 Foreshore protection</b>		
This would include: <ul style="list-style-type: none"> <li>■ In tandem with 3.3.3 above, control vehicle access to foreshore and implement 'soft' coastal protection works in line with the Coastal Hazards Technical Paper prepared for the Coastal Management Strategy;</li> <li>■ Inclusion of implementation in asset management plans for necessary capital works.</li> </ul>	HIGH	
<b>3.4.2 Investigate Reinstatement of Natural Waterways</b>		
This would include: <ul style="list-style-type: none"> <li>■ In tandem with stormwater and catchment management planning, assess impact of groin and other works on the Oakura River;</li> <li>■ Assess potential for development of stormwater treatment or wetland area to support stormwater management and enhanced water quality of coastal marine area;</li> <li>■ Inclusion of implementation in asset management plans for necessary capital works.</li> </ul>	LOW	

### 3.5 Sense of Place

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<b>3.5.1 Bush Protection Provisions in District Plan</b>		
See section 3.9	HIGH	
<b>3.5.2 Consistent Signage and Place Marketing for Oakura</b>		
This would include: <ul style="list-style-type: none"> <li>■ Development of 'place identity' with community;</li> <li>■ Inclusion of implementation with asset management plans and infrastructure programmes.</li> </ul>	MED	

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<b>3.5.3 Review landscape assessment for Oakura</b>		
This would include: <ul style="list-style-type: none"> <li>■ Review of landscape values for Oakura to assist in determining future policy direction for management;</li> <li>■ Inclusion of policy direction in Structure Plan and other Council strategies and policies.</li> </ul>	HIGH	Completed
<b>3.5.4 Review ecological assessment for Oakura</b>		
This would include: <ul style="list-style-type: none"> <li>■ Review of ecological values for Oakura to assist in determining future policy direction for management;</li> <li>■ Inclusion of policy direction in Structure Plan and other Council strategies and policies.</li> </ul>	HIGH	Completed
<b>3.5.5 Design Guides for development</b>		
This would include: <ul style="list-style-type: none"> <li>■ Review of existing development and development with community and others good design practice for development within the coastal environment;</li> <li>■ Inclusion of findings in amendments to District Plan etc for implementation of Structure Plan (if necessary).</li> </ul>	MED	District Wide
<b>3.5.6 Tree Protection</b>		
This would include: <ul style="list-style-type: none"> <li>■ Assessment of existing pohutukawa in area (private and public land) to identify those to be protected;</li> <li>■ Inclusion of findings in amendments to District Plan etc (if necessary).</li> </ul>	HIGH	

### 3.6 Heritage

N/A

### 3.7 Rural Development and Subdivision

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<b>3.7.1 Review and refinement of 'Coastal Countryside' Environments surrounding Oakura</b>		
This would include: <ul style="list-style-type: none"> <li>■ Review of current Countryside and Coastal Countryside boundaries under District Plan;</li> <li>■ If necessary, amendment to District Plan</li> </ul>	MED	



### 3.8 Economic Development

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<b>3.8.1 Providing for Commercial Activities</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Capacity and needs assessment for boundaries of existing and future commercial activity hub at Oakura;</li> <li>■ Change to the District Plan, including Business Environment provision.</li> </ul>	MED	3.1 & 3.2
<b>3.8.2 Provide no landscape support for Aquaculture Management Areas <u>within</u> Oakura Settlement area.</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Liaison with NRC to advise area not considered suitable for Aquaculture Management Areas;</li> <li>■ District Plan review and if necessary amendment to District Plan.</li> </ul>	MED	

### 3.9 Biodiversity

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<b>3.9.1 Encouraging enhancement of vegetation and landscape values in development</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Investigation of appropriate species for planting in the area;</li> <li>■ Preparation of planting guidelines and public information material.</li> </ul>	MED	District Wide
<b>3.9.2 Weed management along Council Roads</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Assessment of issue;</li> <li>■ Inclusion of weed management programme in Council road maintenance budget</li> </ul>	MED	
<b>3.9.3 Advocate good 'pet management' in areas of important habitat (kiwi)</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Encourage appropriate 'pet ownership' in areas of kiwi habitat (e.g. community information / pamphlet)</li> <li>■ Animal / pet control (e.g. training)</li> <li>■ Investigate potential for by-law controls on potentially dangerous pets (e.g. ferrets, stoats).</li> </ul>	MED	



<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.9.4 Earthworks and Sediment Management</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Review of current District Plan provisions for earthworks and sediment control;</li> <li>■ Consultation with NRC and landowners;</li> <li>■ As necessary, revision to the District Plan for sediment control and earthworks controls.</li> </ul>	HIGH	
<p><b>3.9.5 Encourage bush linkages</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Bush protection on private land as part of development process;</li> <li>■ Reserve linkages and reserve expansion.</li> </ul>	MED	

### 3.10 Community Resources

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.10.1 Up-grade refuse transfer station</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Investigation of alternative sites or landscaping / screening of existing facilities;</li> <li>■ Inclusion in capital works / asset management programmes.</li> </ul>	LOW	

### 3.11 Integrated Management

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<b>3.11.1 Work with NRC on stormwater solutions</b>	HIGH	
<b>3.11.2 DoC, WDC and Community initiatives for habitat protection</b>	HIGH	
<b>3.11.3 Work with Community Organisations to assist community lead management of fish and shell-fish stocks</b>	MED	
<b>3.11.4 Work with tangata whenua to encourage development of Hapu Management Plans</b>	MED	
<b>3.11.5 Work with DoC for management of existing reserve areas</b>	MED	

<b>Method – Specific Implementation Measure</b>	<b>Priority</b>	<b>Trigger</b>
<b>3.11.6</b> <i>Work with NRC on management of surface water activity areas in the CMA</i>	HIGH	
<b>3.11.7</b> <i>Work with NRC and DoC for improved initiatives for pest control</i>	MED	
<b>3.11.8</b> <i>Work with community and supply agencies to assist in community initiatives to underground powerlines</i>	LOW	