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Whangarei Coastal Management Strategy – Structure Plan: Pataua

Adopted by Council 11 February 2009

■ report

Whangarei Coastal Management Strategy – Part III: Pataua

Prepared for
Whangarei District Council

By
Beca Planning

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Table of Contents

1	<i>Introduction</i>	<i>1</i>
1.1	Vision for Horahora River to Awahoa Bay.....	1
1.2	Coastal Management Strategy - Policy Area Implementation Map.....	3
1.3	Local Outcomes - Direction for the Vision	4
1.4	Structure Plan Development	5
2	<i>Implementing the Vision in Pataua.....</i>	<i>7</i>
2.1	Key Elements of Structure Plan Concept.....	7
2.2	Structure Plan Concept Map	17
3	<i>Implementation – Priorities and Critical Path.....</i>	<i>18</i>
3.1	Residential Growth and Development	18
3.2	Infrastructure.....	19
3.3	Open Space and Recreation.....	20
3.4	Coastal Hazards	21
3.5	Sense of Place	21
3.6	Heritage	22
3.7	Rural Development and Subdivision.....	22
3.8	Economic Development	22
3.9	Biodiversity.....	22
3.10	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).

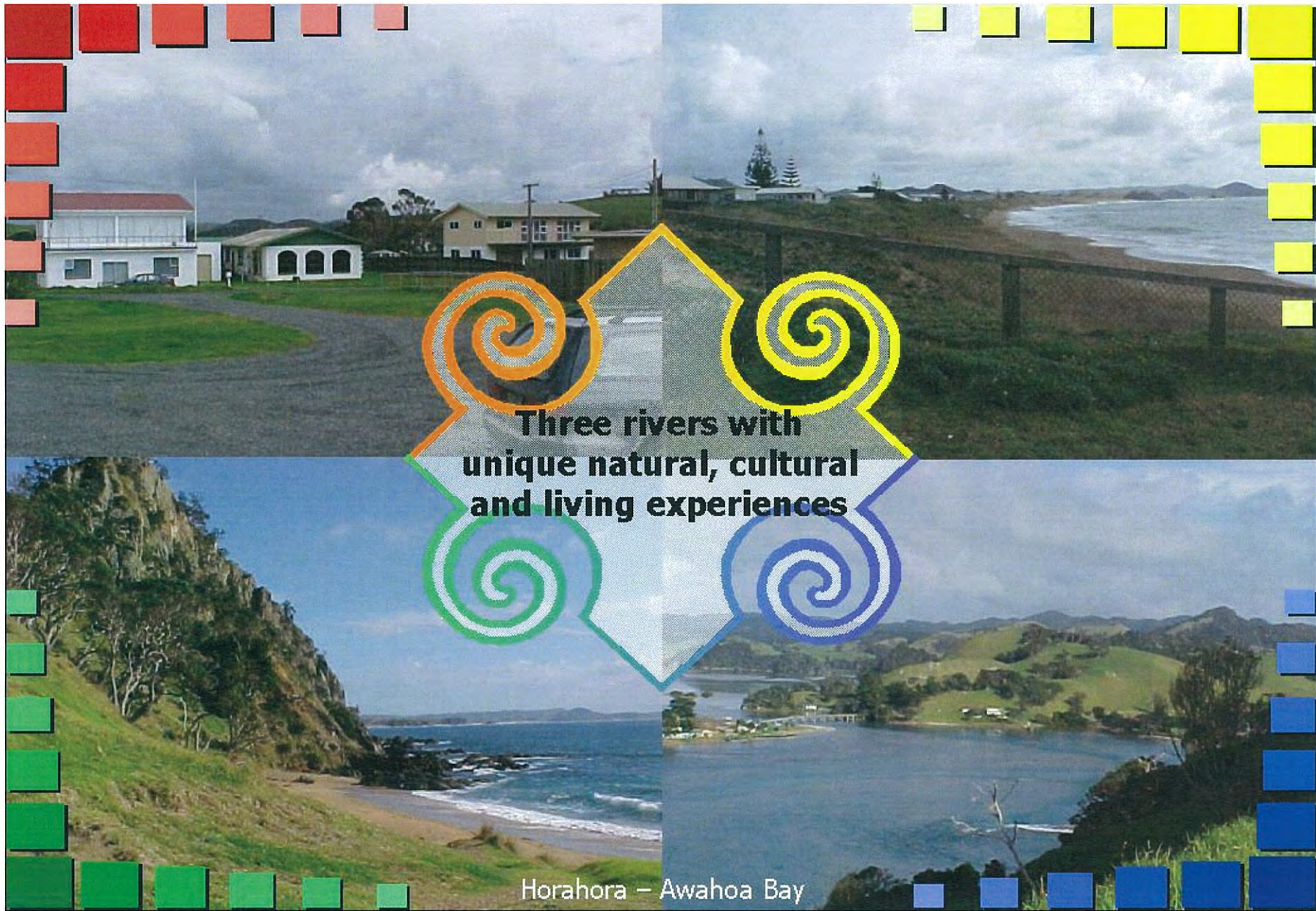
This Structure Plan is intended as a concept for the local Pataua area, integrating the protection, use and development of land and resources and setting out how to implement the Coastal Management Strategy vision and mission statements at a local level. In other words, it is a broad physical plan identifying 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.

1.1 Vision for Horahora River to Awahoa Bay

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'.

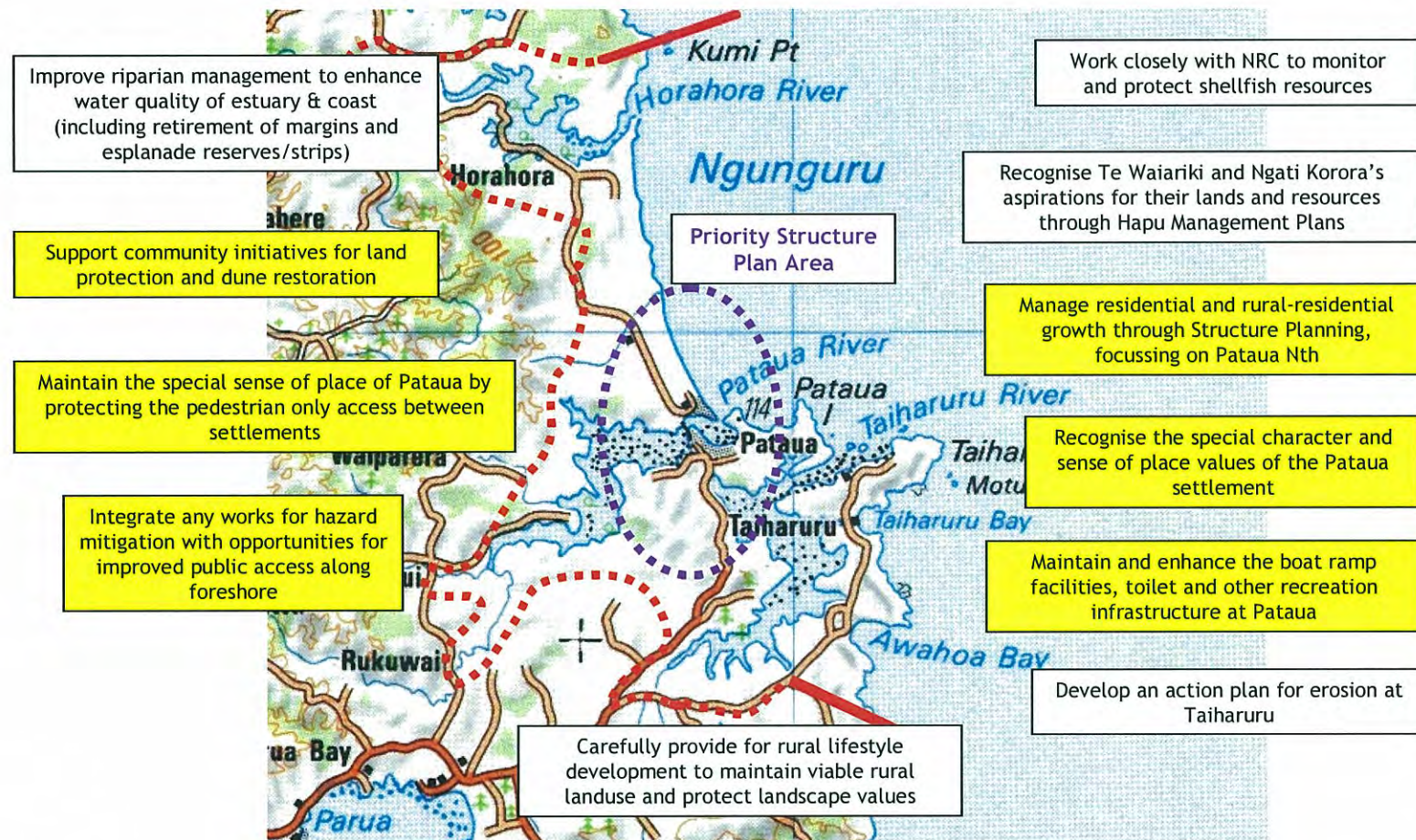
The Horahora to Awahoa Bay Policy Area extends from Awahoa Bay, north of Ocean Beach on Whangarei's east coast to the Horahora River. The area includes a number of small clustered residential living environments along beaches and estuary/river mouths (Taiharuru, Pataua and Horahora). The dominant land use in this area is the surrounding rural activity. The area is strongly characterised by the coastal and estuarine environments. The Pataua Structure Plan has been identified as a high priority planning area recognising the growth issues at settlement and the existing and potential conflicts between growth in this area, the landscape character, sense of place and natural environment (including hazards in this environment).



1.2 Coastal Management Strategy – Policy Area Implementation Map

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

Horahora – Awahoa Bay: Three rivers with unique natural, cultural and living experiences



1.3 Local Outcomes - Direction for the Vision

On the basis of the 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 Pataua by...*



- Providing for clustered residential use at Pataua with strong urban limits;
- Accommodating development that provides for protection of vegetation, landscape values and water quality of rivers;
- Promoting the special lifestyle of the coastal settlement; and
- Providing for a special lifestyle encouraging pedestrian (non-motorised vehicle) friendly settlement.

1.3.2 *Work in Pataua by...*



- Promoting eco-tourism and coastal recreation at Pataua;
- Encouraging economic rural activities in surrounding Countryside and Coastal Countryside; and
- Recognising the importance of the natural character and quality of the coastal marine area for tourism and recreation

1.3.3 *Play in Pataua by...*



- Recognising the importance of marine based recreation to the area;
- Recognising and maintaining the recreation value of the coastal marine area including estuary;
- Providing a network of walkways, recreation access points and linkages through the area;
- Maintaining the Coastal Roads as destinations and a 'scenic experience'; rather than as a through route; and
- Recognising the vulnerability of the beach and dunes to recreation access and use.

1.3.4 *Protecting Pataua by...*



- Maintaining and protecting important bush / habitat areas and natural character;
- Enhancing the water quality of estuaries and the coastal marine area recognising their contribution to natural character values of the area;
- Protecting significant viewpoints (including from the road), ridgelines, coastal slopes and coastal margins in recognition of their contribution to landscape and natural character values;
- Protecting the special character and sense of place of the Pataua settlements;
- Recognising the important values of the area to tangata whenua;
- Maintaining the open rural values between coastal settlements; and
- Possible reinstatement of Pataua Island.

1.4 Structure Plan Development

The Structure Plan has been prepared in a philosophy of partnership between Council and the community as well as through 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 Pataua 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 and Critical Path

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 Pataua 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 Pataua 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 Pataua

This section provides the overall content of the Structure Plan for Pataua. 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 Pataua 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 Pataua to 2025

(a) Clustered residential development and settlement at Pataua

Consistently in consultation in the Pataua area, there has been concern expressed that the discrete settlements of Pataua north and south are retained and that sprawling or ribbon development along the coast and on the hills providing the coastal 'backdrop' does not compromise the character of these settlement areas. In particular, the community has expressed the desire to maintain the landscape and natural character values of the coastal environment and the special sense of place of the residential settlement areas.

In Pataua there was a general recognition that an area of focused urban residential development (e.g. Living 1 type Environment) was appropriate, in existing areas. However, concern was expressed that these boundaries were clearly defined, that development did not adversely impact on the values of the environment (particularly landscape, vegetation and sense of place, which are addressed in more detail in (a) above and (c) below), and that such development has adequate servicing. This latter issue in particular, related to the potential adverse impacts of 'urban' type development on water quality of receiving environments (particularly the Pataua estuary) and the risk of flooding. Key community outcomes for the living environments included comments such as 'Maintain village atmosphere and character of North and South' and 'Protect Pataua Island from development'.

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

- Providing for some expansion of the 'Living 1' Environment in areas of existing settlement but only with provision of appropriate utility services (e.g. particularly wastewater and a community scheme was proposed, but also adequate stormwater collection and flood protection). In addition to the concerns regarding water quality of receiving environments, stormwater management was identified as a concern for coastal erosion, particularly around the Pataua river mouth. While the management of stormwater and erosion were identified as concerns, there was also a desire expressed by the community to avoid

'conventional' stormwater management (e.g. curb and channel) this is discussed further below);

- Providing for 'larger lot' residential development in surrounding areas, subject to stormwater and flood management. While there was acknowledgement and acceptance that residential expansion would best be provided through larger lot Living Environments, concern was identified by the community to acknowledge sense of place and bush / natural character issues and the potential for such development to impact on ridgelines, the rural backdrop and views. 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. As noted above, particular concerns were expressed for Pataua Island and for the visual dominance of development in the landscape;
- Provide Coastal Countryside for rural surrounds with focus on riparian management for water quality of rivers. 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 Pataua was strongly supported in the consultation response. In addition, encouraging management of riparian margins was identified as important, contributing to enhanced water quality (see 2.1.3 below).

(b) Development that provides for protection of vegetation, landscape values and water quality of rivers

Throughout the consultation with the community and stakeholders, there has been recognition of the special sense of place of this area. Values have been attributed particularly to the distinctive landscape features and valued vegetation of the backshore hills and the mangrove environment of the estuary.

The consultation feedback also sought the reinstatement of Pataua Island and an island (or investigation of this) (discussed further in 2.1.4 below).

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

- Providing for focused Living 3 expansion around the settlement areas subject to vegetation and landscape protection and enhancement; and retaining and expanding the Coastal Countryside Environments surrounding the settlement, particularly where there are identified vegetation and landscape values;
- 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 revegetation, including issues of eco-sourcing. It is recommended that **voluntary** planting guides are used (in comparison to introduction of blanket rules through the District Plan) to achieve the desired outcome of enhancing 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) Promoting the special lifestyle and sense of place of the coastal settlement

A number of specific values were identified in the consultation as features contributing to the special character or lifestyle value of Pataua, including the low density and character of housing, the bush surrounds and vegetation, the maintenance of a 'destination' (rather than 'through route' environment), the rural outlook and the pedestrian character of the area.

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 in (a) above and to pedestrian development (d) below, the following specific elements are identified for the Structure Plan to achieve maintenance of the 'sense of place' or lifestyle character for Pataua include:

- Using topography and natural features to guide boundaries of development areas. In particular, the contour of the land and existing vegetation areas have been used to assist identification of 'larger lot residential' areas. For example, residential development has been focussed to areas where it will not visually dominate the catchment (valleys and lower lying areas); and
- 'Low impact' design for stormwater (e.g. avoiding curb / channel and maintaining 'grass swale' road verges and more 'informal development' style for public infrastructure).
- 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.
- Promoting design guidelines for structures and buildings. While the existing development of Pataua includes a fairly eclectic composite of housing development, it is considered that the scale and character of this development, particularly around the bay at Pataua South and the mouth of the river at Pataua North is distinctive and contributes to the special lifestyle and character of the area (see Plate 1). During the consultation, feedback from the community sought protection of these values via a mix of different regulatory and voluntary mechanisms, including controls in the District Plan or the development of information and guidelines. On balance, it is considered that the development of guidelines would assist the Council and community to better understand the specific elements of development that contribute to the sense of place or character of the settlement. Following the development of such guidelines, it is recommended that further consideration is given to the need (or otherwise) for inclusion of new development controls in the District Plan, recognising that such controls are a 'blunt' planning instrument compared to more co-operative or collaborative approaches between Council and the community.



Plate 1 Residential development along the estuary - Pataua South

(d) A special lifestyle encouraging pedestrian friendly settlement

This theme was identified both with respect to 'living' in the Pataua area and with respect to 'play', particularly concerning the importance of maintaining Pataua as a 'destination' as opposed to the 'through-route' settlement. It is noted that a number of specific elements with respect to walkway linkages are captured under the 'Play' theme (section 2.1.3).

Key concerns identified in the community consultation for pedestrian friendly environments with respect to 'living' in the area included the need to ensure that traffic speeds are 'local' and to make walking and cycling 'safe', particularly between the community settlements.

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

- Preserve and develop walkway linkages and walking tracks through the Structure Plan area and beyond, including linkages between residential areas (addressed through 2.1.3 below);
- Low impact pedestrian accessways in development. For example, design and implementation of pedestrian accessways on one side of road integrating such development with the 'low impact stormwater designs' above (grass swale pedestrian accesses rather than formal curb and channel footpaths);
- Pedestrian/cycle access only maintained between the settlements on the north and south of Pataua River. During the consultation, strong opposition was expressed to the potential for a roading connection at the location of the existing bridge. While some members of the community did identify alternative bridge crossings for road access, the majority of those involved in the consultation expressed a preference to maintain the discrete residential settlements, ensuring that the road access and settlement is maintained as a 'destination', rather than a through route.

2.1.2 Outcomes for Working in Pataua - 2025

(a) Promote eco-tourism and coastal recreation at Pataua

This outcome has been developed in recognition that the key values of the Pataua area relate to the coastal resource, and that work opportunities should be focused to activities that reinforce these values. In the longer term, it was recognised that such activities would likely require supporting commercial and community service facilities.

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

- Providing a local community centre with future development at Pataua North. Such facilities would provide for parking, playground and local business / services, servicing the resident community but also the recreation activities which are likely to develop in the area. Overall, there was community support for this facility (around 60%). However, some opposition and concern was also expressed, for example *'We don't want to encourage tourism. We don't see economic gains as a goal for our community'*. This type of comment contrasted other community feedback, for example *'Make it easier to set up small scale tourist orientated businesses. Compliance costs and resource consents easier'* and *'Target eco tourism. No large man made fun fair type activities'*. Given the scale of development proposed in this area, the Study Team has concluded that provision of a community centre in this area does meet the overall goals and vision for the area, serving both a tourism but also local community function.
- Providing small scale local commercial activity with future development at Pataua South in the area of Hutchinson Road to support local community. There tended to be greater community support for this community centre / commercial area than for Pataua North above. However, many of the comments and the conclusions discussed above are relevant;
- Maintaining the campground facilities at Pataua South. This area was identified as an important recreation resource for the wider Whangarei community. Supporting and maintaining this area was generally supported by the community (some 80% support). However, provision of services and facilities for this area was identified as a concern (e.g. waste management, wastewater and access to beach / reserve areas).

(b) Economic rural activities in surrounding Countryside and Coastal Countryside

Throughout the consultation, recognition has been given to the importance of the 'rural setting' to the special sense of place and character of the Pataua area. In addition, the importance of rural activities for the economy of the area needs to be recognised. Maintaining the economic viability of rural activities in the area needs to take into account, both the amount of land retained in 'Countryside' and 'Coastal Countryside' zones but also issues of reverse sensitivity issues for areas where residential and living expansion is proposed.

The consultation feedback on the issue of farming activities was mixed. Overall, support was generally expressed across the community for encouraging or maintaining some form of farming activity in the area (over 80% support).

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. In addition to those elements identified for the Structure Plan below, suggestions from the community included rating relief options or other incentives for farmers and stronger restrictions on rural land to restrict the ability for these properties to further subdivide. Both these issues are considered District-wide issues, the latter already having been identified in the Coastal Management Strategy.

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

- Providing appropriate environment for 'rural' economic activities in surrounding hills
- Encouraging riparian management and protection of water quality; and
- 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) Recognise the importance of the natural character and quality of the coastal marine area for tourism and recreation

Related to the issues and outcomes above, a central concept for successful tourism and recreation 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 Pataua and the special sense of place values provided by maintaining water quality and resources of the coastal marine area.

The 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 bush, landscape, and 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);
- Identification of viewpoints and protection through reserve acquisition or other controls;
- Promote the development of a heritage area and walkway reserves around Pataua with improved signage and information on cultural sites and features. During the consultation, concern was expressed that historic sites and values were not adequately conveyed and that signage, when put in place, was not managed. This element reinforces the importance of recognising the role of the local community and in particular tangata whenua (recognising local knowledge and providing opportunity for the community to have greater involvement in management and protection of the area).

2.1.3 Outcomes for Playing in Pataua – 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 the Pataua area. The southern Pataua area, in particular the boat ramp and parking areas were identified both as valued recreation activities and a current issue for management, with heavy use of ramp facilities in summer and erosion of the foreshore at the carpark. Improved access to the coastal marine area was also identified as an important community outcome for residents at Pataua North.

Suggestions made to achieve this outcome related largely to the purchase or acquisition of more land for parking along the estuary and improving and tidying up boat launching areas and access management for this area.

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

- Provide for boat ramp development and trailer-boating at Pataua North and South and identify required landside facilities, including foreshore protection at Pataua South. Investigations to include assessment of parking requirements and possible future parking areas and traffic management for access to the boat ramp facilities;
- Provide for expansion and development of community reserve centre at Pataua North – around the existing sports centre. It was generally expressed that such development should focus around the ‘school site’, with pedestrian linkages maintained between this area and Pataua South.

(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 consultation as important values for living, working and playing in the Pataua area. Maintenance of water quality and management of fish and shellfish resources were identified as important outcomes for playing in Pataua. 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 in 2.1.1 and 2.1.2 above).

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

- Stormwater and catchment management planning for water quality (see above);
- Discourage Aquaculture Management Areas in Pataua. During the community consultation, concern was expressed that use and development of the coastal marine area for aquaculture management had the potential to compromise both the water quality of the coastal marine area and recreation values associated with the marine environment (particularly for the local community and tangata whenua access to shellfish and fish resources);
- Encourage active recreation with speed restrictions in the Pataua River mouth / bay. Again, while not specifically the concern of the Whangarei District Council, the community have expressed that a desired outcome for management and development in the area is that speed restrictions are maintained in the Pataua River, particularly at the mouth and in the bay (which is surrounded by residential settlement and used for a number of more ‘passive’ recreation activities). It is generally acknowledged that more ‘passive’ coastal recreation activities are compatible with Structure Plan in these areas and the Council will seek to encourage that other agencies (particularly the Northland Regional Council) acknowledge this in their management of the coastal marine area;
- 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, unformed tracks, recreation access points and linkages through the area and the coastline west and east

Throughout the consultation, special sense of place values were identified with respect to the coast and coastal marine area and the importance of being able to access this area. In addition, values were also identified with respect to bush and vegetation areas. 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 walkways, unformed tracks and access points to be progressed with development.

In particular, these specific elements include:

- Improved pedestrian access along the coastline of Pataua, including formalisation (physical and potentially legal) of this accessway. 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 accessways are formally protected. In addition, particularly in Pataua South, there is potential for such accessways to be developed in tandem with revegetation of coastal margins or other coastal protection / erosion works;
- 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. Overall, there was a high degree of community support for increasing and formalising reserve linkages (some 80% of responses received on the Draft Structure Plan);
- Development of the Pataua headland as a heritage reserve area. The existing values of the Pataua headland are acknowledged. However, the community have identified opportunities to enhance this and for promotion of these values to enhance the recreation experience of Pataua. The importance of recognising local, particularly tangata whenua knowledge in the management of this area has also been identified (see below).

(d) The Coastal Road as a destination corridor and 'scenic experience'

This outcome has been addressed above, particularly with respect to the importance of maintaining the existing pedestrian only access on the Pataua Bridge.

(e) Recognising the vulnerability of the beach and dunes to recreation use and access

The beach and dunes have been identified throughout the consultation as a key landscape feature contributing to the special sense of place and natural character of Pataua, as well as providing natural defence from coastal processes. During the consultation, concern was expressed that recreation use (particularly access) across the beach and dune system were compromising these natural systems. It is acknowledged that existing reserve management is underway to manage this issue, but the Structure Plan includes specific elements in recognition of the need for ongoing management and protection of the beach and dune systems.

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

- Building board-walk accessways to beaches and across the dunes as development, particularly at Pataua North, increases recreation access demand to the beach. This element of the Structure Plan received a high (90%) degree of community support;
- Encourage planting and revegetation of esplanade reserve areas (also providing potential shade for recreation areas);
- Encourage planting and revegetation of privately owned coastal margins.

2.1.4 Outcomes for Protecting Pataua - 2025

Protection of the natural environment in the Pataua 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 and sense of place values of the environment and water quality of the receiving environments. While a number of Structure Plan elements 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 and landscape of the Pataua area were identified by the community as having very high 'sense of place' value, both with respect to local vegetation areas and those beyond the immediate Structure Plan area (e.g. Taiharuru). There was strong support for the protection and enhancement of these areas, both in terms of the landscape value and in specific recognition of the habitat these areas provide for significant indigenous fauna.

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 bush protection on private land. As well as enhancing the sense of place and natural values of the Living Environment, protection of habitat was identified as important for maintaining and enhancing important wildlife in the area. This element was strongly supported in the consultation feedback, indicating that the community was generally willing to accept both private and public responsibility for bush protection;
- Prioritise weed and pest management along Council Roads and reserves (e.g. Pataua North and Pataua South Roads). Through the consultation weed species were identified as a particular problem along the road reserve. In tandem with promotion of a 'coastal tourist route', weed management in the road reserve was identified as a particular measure to achieve greater protection of important bush and habitat areas.

(b) Managing land use and infrastructure to enhance coastal water quality

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 on private land;
- Discourage development of aquaculture management areas;
- Comprehensive stormwater management planning & low impact catchment planning for stormwater (e.g. grass swales and planting of the shoreline); and
- Reticulated wastewater as a pre-requisite to expanding the Living Environments.

(c) Significant viewpoints, ridgelines and coastal margins protected

In consultation with the community, protection of viewpoints, ridgelines and coastal margins were identified as an important outcome for the future of the Pataua 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 bush protection and revegetation of these areas; and
- Encouraging bush protection on private property or requiring protection as part of the development process (discussed above).

(d) Protection of lifestyle and special character values of Pataua North and South

Also discussed above, the importance of retaining the lifestyle and character of the settlements at Pataua North and South has been identified by the community. A number of specific elements to achieve this outcome are discussed in section 2.1.1. In addition the protection of the rural areas and 'spaces' between settlements is considered important, particularly between Pataua South and Taiharuru.

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

- Establishing a strong 'urban fence' or limit for residential expansion areas. This has been discussed in detail in section 2.1.1 above; and
- Design guides for residential development.

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

During the consultation a number of areas were identified as having particular cultural and archaeological significance, including Pataua Island, Pakumira and Pukanamu. 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. This element received mixed support in the consultation feedback (60% support). On balance, the Study Team conclude that this approach is necessary for the successful achievement of the desired outcomes;
- Encourage hapu management of Maori Land; 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 (around 70% support).

(f) Potential reinstatement of Pataua Island

The consultation feedback also sought the return of Pataua Island as an island. Similar comments included: *'Re-connecting the two estuary systems, we believe the feasibility of this should be investigated as a high priority'*, *'Reinstate Pataua Island as an island to help with estuary erosion'* and *'I remember when Pataua Island was an island, and would love to see the channel restored'*. This outcome has been identified both for the protection of the landscape and character values of the area but also for erosion and water quality management. On review the Study Team recommend further investigation into the feasibility and hydraulic implications of this development before any works are progressed.

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

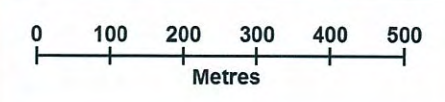
- Technical investigation of reinstatement of Pataua Island as an island through removal of the existing culvert at 'campsite'. It is noted that any progress on this would require further investigation on maintaining vehicle access to the Maori Land to the south-east of Pataua (currently using the culvert for access to the Pataua Island Reserve area) and the possible use of excavated material to rise low lying and flood prone land elsewhere.

2.2 Structure Plan Concept Map

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

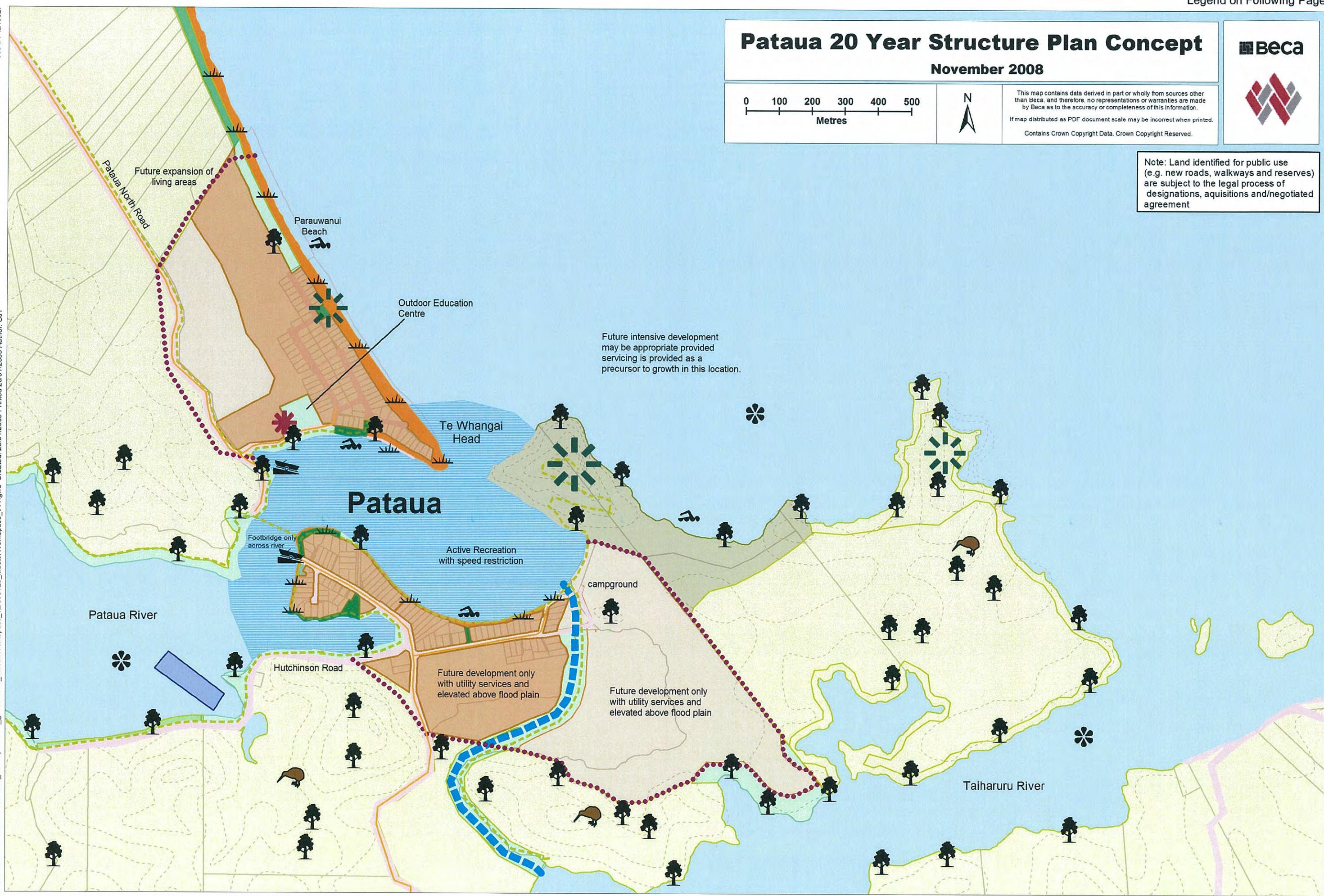
Pataua 20 Year Structure Plan Concept

November 2008



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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



Pataua 20 Year Structure Plan Concept

November 2008



Boat Ramp Launching Facility (if grey, beach launch only)



Natural Character/Water Quality Protection Area



Significant Bush Areas



Swimming



Views (with viewshaft protection)



Kiwi Habitat Protection



Community/Village Centre



Large Lot Residential Zone (Living '3' with bush protection and stormwater control)



Community Zone



Business/Light Industrial



Strong Urban Boundary



Coastal Route



Village Road



Walkways/Unformed Tracks



Possible Island Channel Reopening



Beach Recreation Area (motorboat speed restricted area)



Motorised Water Sports Area



Coastal Countryside Zoning (rural living with landscape and bush protection)



Heritage Area



Future Reserves or Open Space



Existing Reserves



Erosion Management Area



Contour Lines (20 metre interval)

Key Spatial Implementation Actions

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

- Change to the District Plan to provide for "urban and large lot" residential growth, subject to topography and land suitability (Actions 3.1.1 and 3.1.2) whilst maintaining "good practice" design guides (Action 3.1.3)
- Investigation into parking provision along Pataua South Road (Action 3.2.1)
- Provide for roading upgrades to provide for cyclists / pedestrians within the road reserve (Action 3.2.2)
- Investigation of existing hydrology of Pataua catchment and development of appropriate low impact stormwater management systems as part of Catchment Management Plan (Action 3.2.3)
- Maintaining pedestrian link only between Pataua North and South settlements (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>3.1.1 Expanded ‘urban’ (Living 1) residential settlement surrounding the existing settlement areas</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Assessment of infrastructure capacity particular stormwater and wastewater for provision of growth areas; ■ Change to the District Plan to provide for residential activities, subject to above. 	LOW	3.2.3
<p>3.1.2 Expanded low-density residential settlement surrounding the existing settlement areas</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation of topography and land suitability to confirm appropriate boundaries for ‘large lot’ residential living environment ■ Confirmation of boundaries for ‘large lot’ residential on the basis of above; ■ Change to the District Plan to provide for ‘large lot’ residential, subject to above. 	HIGH - MED	3.2.3
<p>3.1.3 “Good practice” design guides for residential development</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Community consultation and assessment of key design and development features which warrant protection and recognition in Pataua; ■ Development of design guidelines; ■ Assessment and if necessary, change to the District Plan, to establish controls for enforcement of design guidelines. 	MED District Wide	

3.2 Infrastructure

Method – Specific Implementation Measure	Priority	Trigger
<p>3.2.1 Parking Management Plan on Pataua South Road</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Capacity assessment and review of parking options for parking area at Pataua South; ■ Inclusion of implementation in asset management plans for road maintenance and capital works. 	HIGH	Nil
<p>3.2.2 Pedestrian / Cycle provision in Road Reserve</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Development and design of pedestrian and cycle facilities in road reserve; ■ Inclusion of implementation in road upgrade programme. 	MED	
<p>3.2.3 Implementation of Low Impact Stormwater and Catchment Management Planning</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation of existing hydrology of Pataua catchment and development of appropriate low impact stormwater management systems; ■ Investigation of existing permeability of 'residential areas' and assessment to whether limits or controls required in future development areas; ■ Improved flood mapping; ■ Potential amendment to District Plan for permeable surface coverage controls; ■ Including of stormwater management plan in asset management programme for stormwater. 	HIGH	
<p>3.2.4 Maintenance of Road as 'Coastal Scenic Experience'</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Identification of future 'lay-bys' and viewpoints on the road reserve for 'tourist' traffic; ■ Focus road programme to safety improvements only (as opposed to speed or capacity up-grades); ■ Maintaining the pedestrian only link between settlements; ■ Inclusion of implementation in road upgrade programme. 	LOW	

3.3 Open Space and Recreation

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p>3.3.1 Up-graded Boat Launching Facilities at Pataua South</p> <p>This would include:</p> <ul style="list-style-type: none"> Improved boat trailer parking at Pataua South; 	HIGH	3.2.1; 3.4.1
<p>3.3.2 Up-graded Boat Launching Facilities at Pataua North</p> <p>This would include:</p> <ul style="list-style-type: none"> Assessment of boat ramp and trailer parking capacity and assessment of any upgrading requirements for Pataua North; Inclusion in asset management plans and capital works plans provisions for facility upgrades. 	MED	3.2.1; 3.4.1
<p>3.3.3 Reserve and Community Reserve Expansion at Pataua North</p> <p>This would include:</p> <ul style="list-style-type: none"> Assessment of site requirements for future community reserve facilities (e.g. playing fields), including review of proposed reserve location around existing 'school' site at Pataua North; Amendment to District Plan for local commercial and community activities in this location; Inclusion in asset management plans and capital works plans provisions for facility upgrades. 	LOW	3.1.1
<p>3.3.4 Formalisation of Coastal Walkways and Linkages – Pataua South</p> <p>This would include:</p> <ul style="list-style-type: none"> In tandem with foreshore protection assessment, inclusion in design for establishment of walkway access along coastal margin of Pataua South to enhance all-tide access; Inclusion in asset management plans and capital works plans provisions for walkway provision (with erosion protection). 	MED	3.1.1; 3.1.2
<p>3.3.5 New Reserves – Walkways and Linkages</p> <p>This would include:</p> <ul style="list-style-type: none"> Expansion of reserve network cognisant with population growth Protection of ridgelines and visual catchment 	LOW	3.1.1

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
3.3.6 Improved pedestrian and cycle access on roadways See above		

3.4 Coastal Hazards

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
3.4.1 Protection of Carpark and Reserve at Pataua South This would include: <ul style="list-style-type: none"> ■ Monitoring and maintenance of groynes and beach replenishment for erosion protection; ■ Inclusion in any design an assessment of potential for walkway and accessway enhancement along Pataua South; ■ Inclusion in asset management plans and capital works plans provisions for facility upgrades. 	HIGH	
3.4.2 Dune Management and Walkway / Boardwalk Accessways This would include: <ul style="list-style-type: none"> ■ Development of formalised pedestrian access points for beach and dune access; ■ Inclusion in asset management plans and capital works plans provisions for development. 	HIGH	
3.4.3 Investigation of Reinstating Pataua Island as an Island This would include: <ul style="list-style-type: none"> ■ Hydraulic and environmental assessment of impacts of connecting Pataua and Taiharuru Estuaries; ■ Investigation of physical vehicle access requirements for Maori Land and reserve area to the south-east; ■ Consultation with landowners and residents; ■ Inclusion in asset management plans and capital works plans of necessary works (dependent on outcome of investigations above). 	HIGH	

3.5 Sense of Place

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
3.5.1 Bush Protection Provisions in District Plan See section 3.9	HIGH	
3.5.2 Encourage Enhancement of Bush and Wider Bush Protection See section 3.9	HIGH	

3.6 Heritage

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
3.6.1 Consistent Signage and Heritage Information for Pataua		
<p>This would include:</p> <ul style="list-style-type: none"> ■ Consultation and investigation with tangata whenua and the wider community consistent signage for heritage values; ■ Inclusion of implementation with asset management plans and infrastructure programmes. 	MED	

3.7 Rural Development and Subdivision

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
3.7.1 Extending Coastal Countryside in coastal catchment		
<p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation of appropriate boundaries for Coastal Countryside environment; ■ Change to the District Plan. 	HIGH-MED	

3.8 Economic Development

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
3.8.1 Providing for Commercial / Community Hub at Pataua North		
<p>This would include:</p> <ul style="list-style-type: none"> ■ Capacity and needs assessment for boundaries of community commercial / service facility. ■ Change to the District Plan, including Business Environment provision. 	LOW	

3.9 Biodiversity

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
3.9.1 Encouraging enhancement of vegetation and landscape values in development		
<p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation of appropriate species for planting in the area; ■ Preparation of planting guidelines and public information material. 	MED	

Method – Specific Implementation Measure	Priority	Trigger
<p>3.9.2 Weed management along Council Roads</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Assessment of issue; ■ Inclusion of weed management programme in Council road maintenance budget 	HIGH	
<p>3.9.3 Advocate good ‘pet management’ in areas of important habitat (kiwi)</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Encourage appropriate ‘pet ownership’ in areas of kiwi habitat (e.g. community information / pamphlet) ■ Animal / pet control (e.g. training) ■ Investigate potential for by-law controls on potentially dangerous pets (e.g. ferrets, stoats). 	HIGH	
<p>3.9.4 Encourage bush and riparian protection</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Bush (pohutukawa) and riparian protection on private land as part of development process; ■ Reserve linkages and reserve expansion. ■ District wide bush protection in the Coastal Environment zone through preparation of a Plan Change; ■ Tree protection through the outcomes of the Tree Strategy 	MED	

3.10 Integrated Management

Method – Specific Implementation Measure	Priority	Trigger
3.10.1 Work with community organisations, e.g. Coast Care, for dune protection and revegetation programmes	HIGH	
3.10.2 Work with tangata whenua in encouraging development of Hapu Management Plans	LOW	
3.10.3 Work with NRC on stormwater solutions	MED	
3.10.4 Work with NRC and DOC for improved possum control / eradication programmes	MED	
3.10.5 DoC, WDC and Community including tangata whenua initiatives for bush and habitat protection	HIGH	
3.10.6 Work with Community Organisations to assist	HIGH	

Method – Specific Implementation Measure	Priority	Trigger
community lead management of fish and shell-fish stock		
<p>3.10.7 Facilitate provision for under-grounding of power-lines with utility operators</p> <ul style="list-style-type: none"> ■ Advise Community Opportunities for individual underground power lines or communal finding of; ■ WDC to liaise with community on approach. 	LOW	