

*“Protecting the spirit of our precious coast”*



## **Wairoa Coastal Strategy**

### **Te Maahere Taatahi ki te Wairoa**

A community partnership initiative

July 2004



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## **Foreword**

It is with great pleasure that the Wairoa District Council releases this Wairoa Coastal Strategy. This document reflects an important stage in the growth of the District and the significant investment of the community in the coast. The Strategy will put in place mechanisms to balance social needs and environmental protection against the need for economic development and growth.

The Wairoa Coastal Strategy has been prepared for Wairoa District Council by Beca Planning, a division of Beca Carter Hollings & Ferner Ltd. The strategy is the result of extensive public consultation, including fifteen public meetings/hui held across the district between September 2003 and May 2004 and public submissions in May 2004.

I trust that you will take interest in the concepts and ideas developed through the strategy for the future of the Wairoa's important coast.

Signed:.....

Wairoa District Council Mayor

## Introduction and Overview

### What is the Wairoa Coastal Strategy?

The Wairoa District has a spectacular and unique coastline and culture. Mahia Peninsula in particular, is one of New Zealand's iconic landscapes. There are existing and emerging issues and pressures that are impacting on the coast, particularly a surge in coastal subdivision, holiday home development and a range of land use activities that can seriously impact upon those natural, cultural and economic resources that the community values.

The **Wairoa Coastal Strategy / Te Maahere Taatahi ki te Wairoa** is an initiative of the Wairoa District Council and has been prepared by Beca Planning. The Wairoa Coastal Strategy will enable the community of the Wairoa District to develop an integrated approach to protecting, managing and developing the coastal environment.

*"The purpose of the Wairoa Coastal Strategy is to identify a common vision for the future of the coastal environment and to establish a way forward to achieve this vision."*

In recognising the complexity of the coastal environment and hence the challenges for good management, it is considered essential that the Wairoa Coastal Strategy be holistic, incorporating infrastructural planning, asset management, landscape, heritage and environmental assessment, natural hazard management and rural and community planning.

The Wairoa Coastal Strategy is intended to reflect a balance of the wishes of the Wairoa community, as a result of extensive consultation with the communities throughout the district. Key stakeholders, including Tangata Whenua, landowners and organisations



with responsibilities for the coast, were consulted throughout the process. The views and perspectives of these diverse groups must be weighed up with statutory obligations and national policies that apply to coastal management.

**How is the strategy set out?**

The Wairoa Coastal Strategy is a document that reflects how the community and Council wish to see the coast protected, used and managed in the future.

*Part One* of this document identifies the *Vision* for the protection, use and management of the Wairoa coastal environment over the next 20 years.

*Part Two* of the strategy addresses *District Wide Themes* – which highlight a number of key issues facing the whole of the Wairoa coast. For each theme strategic Objectives and Policies are identified – these are a guide for the community and Council when making decisions about the coast. Actions are identified for each theme on how to achieve the district’s Vision and interpret it locally.

*Part Three* looks at the local interpretation of the Vision, this includes *Local Community Statements* – which are statements for each community along the Wairoa Coast. Actions have also been prepared for each local community – again these identify how to achieve the Vision.

*Structure Plans* for Priority Areas will be prepared following the adoption of the Wairoa Coastal Strategy by the Wairoa District Council and the community. These are described further in Part Three.

**What is the Legislative Context?**

The strategy itself is a non-statutory document and is therefore flexible to address a wide range of Wairoa District Council and community functions, including under the Resource Management Act 1991<sup>1</sup> and the Local Government Act 2002.<sup>2</sup>

As a strategic document, the Wairoa Coastal Strategy provides an umbrella to many of the Wairoa District Council’s functions and other management documents (such as the District Plan, Annual Plans, Long-term Council Community Plans and financial planning). It is also important to recognise the influence that national and regional strategic and policy documents have, in particular the Hawke’s Bay Regional Policy Statement and Regional Coastal Plan and the Conservation Management Strategy prepared by the East Coast Hawke’s Bay Conservancy..

<sup>1</sup> The Resource Management Act 1991 requires the consideration of the effects of activities when making decision on the management of natural and physical resources.

<sup>2</sup> Section 93 of the Local Government Act 2002 requires every Council to have a Long Term Council Community Plan, which covers a minimum of 10 financial years. The plan can be amended at any time and requires an audit section. Section 67 requires an annual report on the organisations operations during the year. Under s95 an annual plan must be prepared and adopted using a special consultative procedure.

**The Partnership**

The Wairoa Coastal Strategy is a *Partnership* between the Wairoa District Council and the communities within the strategy area. All partners have a responsibility for different levels of investment, management and action along the coast. The strategy gives an integrated approach to the management of resources now, and in the future.

The successful implementation of the Coastal Strategy will rely not only on Wairoa District Council initiatives but also on a strong sense of ownership and commitment from the community based on the philosophy of this document. The coastal strategy is only a first step towards better coastal management.



**The Community**

The concept of the *Community* for the purposes of the Wairoa Coastal Strategy applies to all groups with an interest in the coastal environment. It includes such groups as Tangata Whenua, landowners, farmers, residents, bach owners, visitors and developers, as well as those who visit the coast to enjoy its recreational activities.



Anyone who reads this document will have an interest in the Wairoa coast and therefore be included in this definition.

Tangata Whenua are sometimes referred to separately to recognise particular aspirations and responsibilities as outlined in the Treaty of Waitangi /Te Tiriti o Waitangi. The Wairoa District Council is also included within this definition, as a representative of the community.

**What is the area covered?**

The Wairoa Coastal Strategy specifically addresses that part of the *coastal environment* landward of Mean High Water Springs (MHWS). It does not specifically attempt to manage activities in the coastal marine area (below MHWS) as this is managed principally by the Hawke’s Bay Regional Council. However the strategy recognises that all resources in the coastal area are linked to some degree and many of the policies have relevance below MHWS.

The definition of the *coastal environment* is complex. The 'coastal environment' is not defined in the Resource Management Act 1991 and has been the subject of somewhat varied interpretation throughout New Zealand. Considerable case law does exist to confirm that the coastal environment includes the area extending to the first dominant ridgeline. The concept of planning for the future requires looking at the whole coastal environment in an holistic and integrated manner. For the purposes of the Wairoa Coastal Strategy the 'coastal environment' is defined as:

*"The Wairoa coastal environment is defined as extending up to the first dominant ridgeline behind the coast and includes the whole of the Mahia Peninsula and communities reliant and related to the coastal area."*

This definition is not a legal definition; it is designed to provide a guideline for the community of the Wairoa District to approach integrated management of the coastal environment. Some areas within the coastal environment are more or less resilient than others, hence some areas are more suited to various types of activities. The definition therefore attempts to provide a management framework that recognises this diversity.

**Implementing  
the Wairoa  
Coastal  
Strategy**

There are a number of methods used to implement the Wairoa Coastal Strategy. These generally fall into the four categories identified below:

- *Voluntary* – This is about the community working together and is supported by the concept of partnership.
- *Research* – Generally this will be undertaken by organisations with responsibility in the coastal environment in association with the local community.
- *Education* – This is about improving the information and knowledge available to the wider community.
- *Statutory* – This includes specific recommendations for changes to statutory planning documents, such as Variations to the Proposed Wairoa District Plan, Structure Plans, the Wairoa Long-term Council Community Plan, Asset Management Plans and changes to By-Laws and other agencies statutory documents.

A number of actions to achieve the vision of the Wairoa Coastal Strategy have been developed, and priorities have been identified as to the timeframe in which these should be completed:

**1-5 Short term** - Should be undertaken within 5 years.

**5-10 Medium term** - Should be undertaken within 5-10 years.

**10-20 Long term** - Should be undertaken between 10-20 years.

### **Monitoring**

The implementation of all the strategy outcomes cannot happen immediately, it is a 20-year programme of on-going work. It is important to remember the Wairoa Coastal Strategy describes a partnership between the Wairoa District Council and the community and the implementation is the responsibility of all partners. It is important that regular monitoring of the recommendations is undertaken and reviewed. It is suggested that the following is put in place to guide the implementation of the strategy to ensure its full potential is realised:

- ✓ Assign a Council staff member to guide the implementation of the Wairoa Coastal Strategy. This could be an Environmental Officer. They should meet regularly with relevant Council departments (such as asset management and engineering) and will be able to identify funding opportunities.
- ✓ The responsible Council staff member should meet regularly (at least 6-monthly) with the Tangata Whenua and community groups and representatives who were involved in the preparation of the strategy. This will provide assistance to those groups with identifying gaps in the actions and addressing concerns they may have.
- ✓ The Council staff member responsible should also provide assistance to community groups to prepare a step-by-step plan of all the actions identified in the Wairoa Coastal Strategy of concern to each specific group with timeframes for achieving the actions. This should also include the identification of any training requirements.
- ✓ Continue the regular (at least 6-monthly) meetings of the Statutory Liaison Group (representatives from Wairoa District Council (WDC), Hastings District Council, Hawke's Bay Regional Council (HBRC), Department of Conservation (DOC) and NZ Historic Places Trust (NZHPT)) to guide inter-agency co-operation on implementation of the Wairoa

Coastal Strategy actions.

- ✓ The Wairoa District Council should sponsor a series of community workshops to actively promote the adoption and implementation of the Wairoa Coastal Strategy by private organisations and groups, landowners and visitors over the next 5 years.
- ✓ A review of the actions of the Wairoa Coastal Strategy should be undertaken no later than 10 years time.

## **Part One - Vision / Moemoea**

### **What is a Vision?**

A key to the preparation of the Wairoa Coastal Strategy has been the development of a *Vision* or a picture of how the Wairoa coastal environment could be in future. A Vision provides a common image of a 'sustainable' future for the coastal environment.

### **The Wairoa Coastal Strategy Vision**



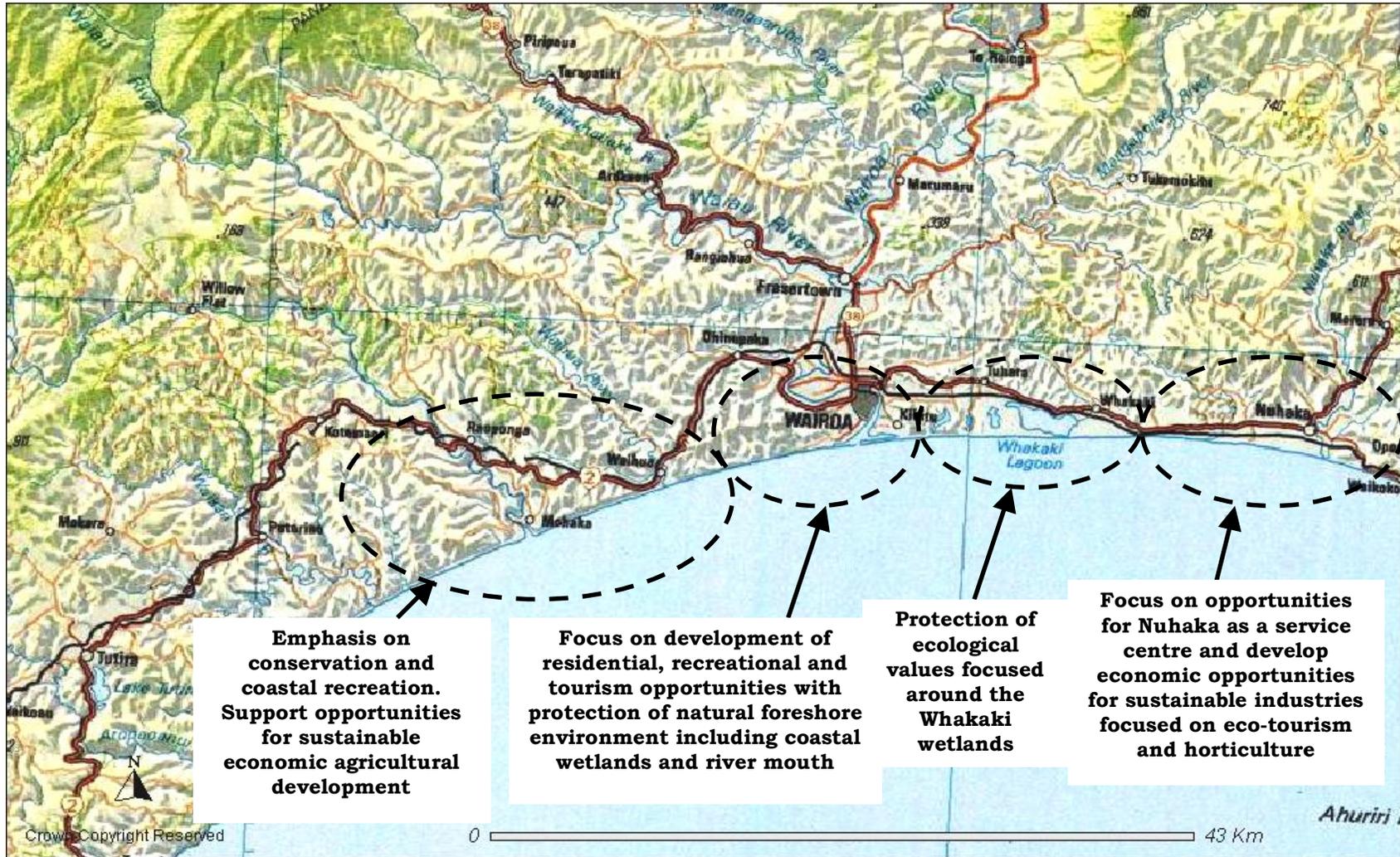
### **What does the Vision mean?**

This Vision guides the future of the Wairoa coastal environment. It defines what is important to the community and therefore how the coastal environment is to be protected, used and managed to capture, retain and enhance the unique 'spirit of place' that exists. In this regard there are a number of key statements to interpret the Wairoa Coastal Strategy Vision:

- Protection and enhancement of our valued natural, cultural and heritage environment on the coast.
- Preserving and enhancing opportunities to experience wilderness and solitude in the coastal environment and the importance of the natural environment.
- Maintaining and enhancing employment opportunities for local communities.
- Managed growth enabling economic and social development that acknowledges the natural, social and cultural limits of the coastal environment.

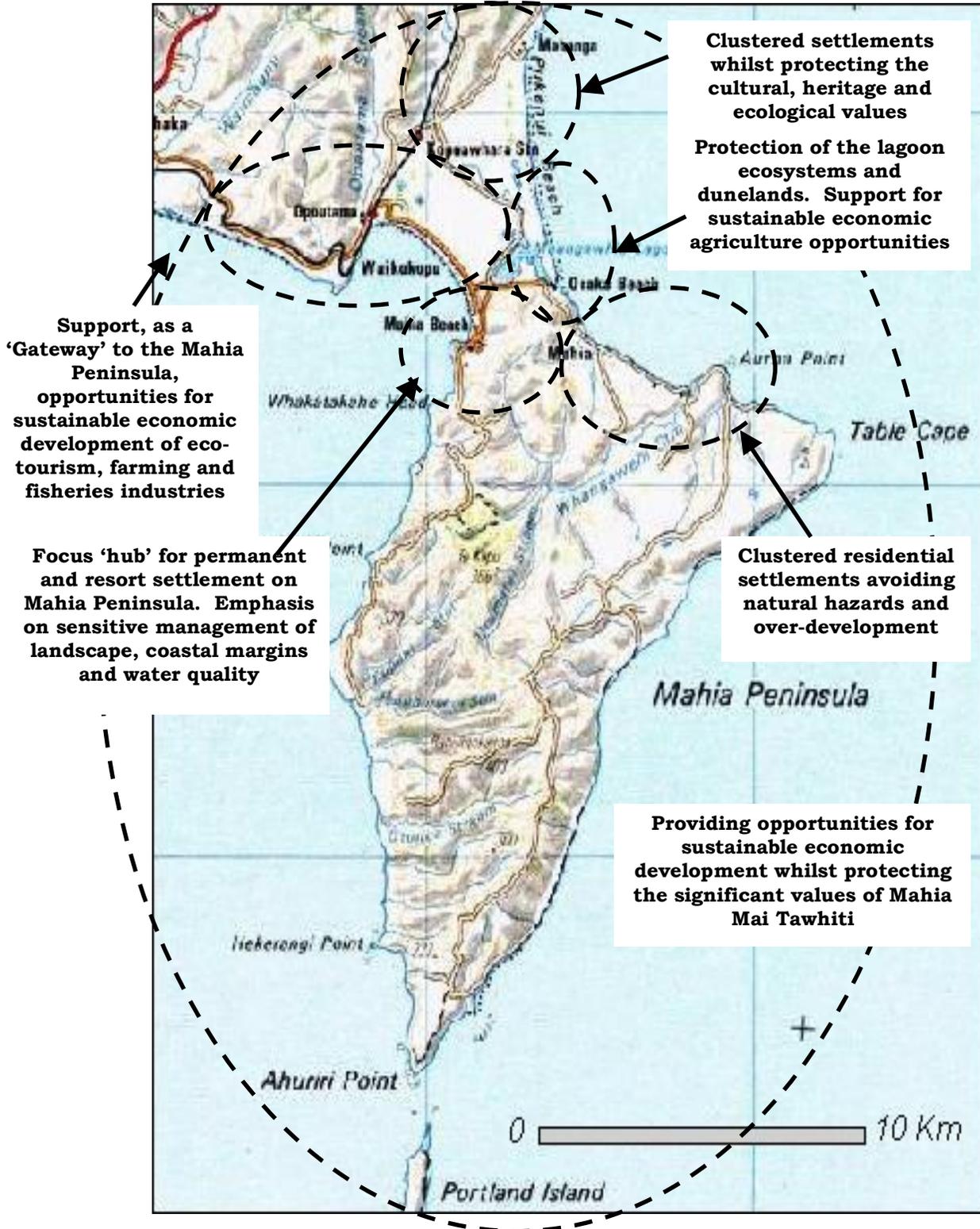
The Wairoa Coastal Strategy 20 Year Vision is summarised on the following pages.

# WAIROA COASTAL STRATEGY 20 Year Vision



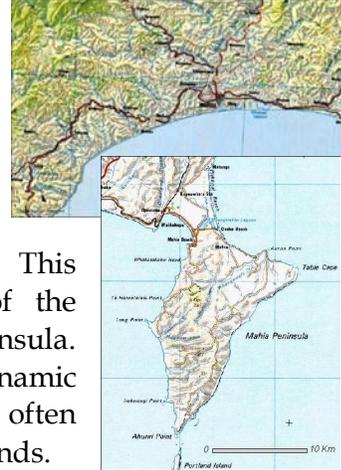
# WAIROA COASTAL STRATEGY

## 20 Year Vision



## **Part Two – District Wide Themes / Ngaa Kaupapa**

The Wairoa District on the eastern coast of the North Island of New Zealand boasts a stunning landscape – rich in Maori and European history, with a range of iconic wilderness landscapes from the mountains to the sea. The Wairoa District has approximately 130 km of coastline. This coastline includes a large portion of the Upper Hawke’s Bay, the Mahia Peninsula. This coastline represents a complex, dynamic and fragile environment with many, often competing resources and resource demands.



### **What are District Wide Themes?**

Following background research and community consultation a number of *District Wide Themes* were identified for the Wairoa coastal environment. Each theme highlights some of the key issues facing Wairoa’s coastal environment and Objectives and Policies have been prepared for these themes. These objectives and policies are important to help people make decisions on the way to manage the coastal environment; they provide guidance for the Council and community.

This part of the strategy outlines the district wide themes. The themes are:

**Natural Hazards / Ngaa Moorearea o te ao Tuuturu**

**Tangata Whenua / The Indigenous People**

**Landscape and Ecology / Ngaa Momo Ahua o te Whenua**

**Social and Cultural Values / Uara Paapori; Uara-a-Haapori**

**Recreation and Access / Te Putanga I te Taakaro Puuangi**

**Land Use and Development / Te Whanaketanga me te Mahi Whenua**

**Infrastructure / Te Tino Tuahiwi/Kooiwi**



## Natural Hazards/*Ngaa moorearea o te ao tuuturu*

*“The Wairoa coast is a dynamic environment subject to a range of physical processes. Where natural processes interact with settlements or development, hazards can be intensified. These hazards have the potential to impact on social and economic development and on the communities health, safety and well being”.*



Uplifted marine terraces and steep cliffs dominate the western side of the Mahia Peninsula. Sandy beaches, estuarine lagoons and inter-tidal rock platforms are characteristic of the eastern side of the peninsula. West of the Mahia Peninsula, the coast forms a smooth curve down to the Wairoa River. Wave action has formed a rock beach barrier for most of this coastline and a series of extensive lagoons and wetlands have been trapped behind this beach barrier forming significant ecological environments. From the Wairoa River westward, the coast is almost continuously steep, with ridgelines generally 100-200 metres high emerging straight from the sea with the beaches in this area dominated by dark gravels and coarse sands.



A number of reports have been prepared which identify coastal hazards in the Wairoa District<sup>3</sup>. A Coastal Hazards Assessment is being undertaken by HBRC and the results are being discussed with the Wairoa District Council and landowners. A Tsunami Impact Report has been prepared for the Hawke’s Bay, this report concludes that any low-lying location around the Hawke’s Bay coast, including the Wairoa coast, is vulnerable to being hit by a tsunami of catastrophic proportion.



### Key Facts

- The greatest risks to the Wairoa district are extreme weather (e.g. causing inland flooding and storm surge from the coast) and the potential for earthquakes.
- Problems with coastal erosion (including land slip and subsidence) arise from the relatively soft covering rock layer around the Wairoa coast.
- The Proposed Wairoa District Plan does not identify areas at high risk from coastal hazards and there is no hierarchy of options in place for appropriate responses to hazards.
- Sea level rise is expected. Estimates of this rise vary from 30-80cm over the next 100 years.
- Oraka and Taylor’s Bay/Onepoto have been identified as the settlements most likely to suffer from coastal erosion in the shorter-term.

<sup>3</sup> A Coastal Hazards Assessment for the Wairoa District is currently being undertaken by Hawke’s Bay Regional Council (HBRC) and a draft was released in early 2004. The investigation is designed to identify coastal hazards, erosion and inundation issues (including sea level rise and storm surge). The report has produced Coastal Hazard Lines for areas at risk. Broad options for mitigation of the effects of coastal hazards are also identified by this assessment.

A Tsunami Impact Report for the Hawke’s Bay has been prepared by the Institute of Geological and Nuclear Sciences on behalf of HBRC. The maximum tsunami height expected around the Hawke’s Bay coast with 10% probability of exceedence in 15 years is 8 metres, the maximum for 10% in 50 years is 11 metres, and for 1% in 50 years is 20 metres. The report acknowledges that substantial further work is required to achieve verification of the accuracy of these planning probabilities.

<p><b>Key issues identified</b></p>	<ul style="list-style-type: none"> <li>➤ That existing and future land use (such as housing, impact of stock and human activities) has the potential to increase the risk from hazards.</li> </ul>  <ul style="list-style-type: none"> <li>➤ That existing settlements and infrastructure are at risk from natural hazards (e.g. flooding, shifting channels and coastal erosion).</li> <li>➤ That areas at threat from climate change induced hazards need to be identified and measures taken to assist communities to manage these threats.</li> </ul> <ul style="list-style-type: none"> <li>➤ The inappropriate use of hard structures to protect land and property against erosion leads to loss of natural character and amenity values, which adversely affect natural coastal dynamics.</li> <li>➤ There are opportunities to work with nature as a priority for managing hazards.</li> <li>➤ Loss of ecological and historical values as a result of coastal erosion.</li> <li>➤ Disruption of natural processes by the use of inappropriate coastal protection works.</li> </ul>
<p><b>Objectives / Ngaa whaiinga paetae</b></p>	<p><i>NHO1</i> Proactively reduce the level of risk on coastal communities from coastal hazards to an acceptable level.</p> <p><i>NHO2</i> Recognise the importance of natural buffers as a means of protecting against the effects of natural hazards within the Wairoa coastal environment.</p> <p><i>NHO3</i> Better understand coastal hazards in areas of the coastal environment where knowledge is limited, particularly where coastal hazards conflict with land-use or development.</p>
<p><b>Policies / Ngaa Kaupapa</b></p>	<p><i>NHP1</i> Give priority to coastal hazard investigations and management in areas where there is a conflict between existing or proposed land use and hazards.</p> <p><i>NHP2</i> Protect, maintain and enhance natural buffers that defend against the adverse effects of coastal hazards.</p> <p><i>NHP3</i> Adopt a precautionary approach to new subdivision and development where there is insufficient hazard information to determine the level of risk.</p> <p><i>NHP4</i> Limit the use of physical protection measures to those areas where all other options have been exhausted and it is necessary to protect the community, infrastructure and/or public health and safety.</p> <p><i>NHP5</i> When assessing future upgrades of existing infrastructure include assessment of the option of relocation.</p> <p><i>NHP6</i> Discourage new and further subdivision and development within areas identified as being subject to natural hazards.</p>

## Natural Hazards – Actions

<b>Voluntary</b>	<b>Priority</b>
1. Work with landowners to protect natural buffers and defence systems. <i>This could include voluntary retirement, fencing of susceptible areas, investigating funding opportunities for enhancement of these areas.</i>	1-5
2. Work with the community to define the opportunities and constraints from natural hazards in each coastal area. This should be done as part of community/structure planning. <i>Key recommendations could include guidelines for development or protection in areas at high risk from coastal hazards.</i>	5-10
<b>Research</b>	
3. Work with and support other agencies to identify and confirm sites at risk from natural hazards.	1-5
4. Require that information on effects from natural hazards provided with resource consent applications contribute to a database of hazards. <i>This information could be held by either the WDC or HBRC.</i>	5-10
5. Identify infrastructure at risk (eg.roading) from natural hazards and alternative locations for this infrastructure. <i>This should include the feasibility of securing the land so that 'retreat' is available as the preferred option.</i>	5-10
<b>Education</b>	
6. Inform and educate landowners and developers regarding natural hazards and their consequences and disseminate information on possible solutions. <i>This could include working with HBRC to host workshops and provide information packs, brochures and signage.</i>	1-5
<b>Statutory</b>	
7. Adopt a 'hierarchy of options' <sup>4</sup> to manage risk from coastal hazards. <i>This will require a Variation to the Proposed Wairoa District Plan, and should include the following assessment options (1=most preferred, 4=least preferred):</i> <ol style="list-style-type: none"> <li>1. Activities (e.g. beach accessways) and land use practices to protect natural barriers such as sand dunes, gravel ridges, cliffs, salt marshes and other vegetation.</li> <li>2. Management of land use to avoid areas of coastal hazard (e.g. location of development away from coastal hazards, retreat or relocate infrastructure).</li> <li>3. Undertake 'soft defence works' such as revegetation, or beach nourishment, and</li> <li>4. Undertake 'hard structural works' such as seawalls, rock armouring or groynes.</li> </ol>	1-5
8. Include key recommendations from community/structure planning in statutory documents, including the Wairoa District Plan and Reserve Management Plans. <i>This could include regulations for development in areas at high risk from coastal hazards.</i>	5-10
9. Work with other statutory agencies to give legal protection to natural defence and buffer systems. <i>This could include policies and rules regarding natural buffers in the Hawke's Bay Regional Coastal Plan.</i>	5-10
10. Require adequate assessment of effects on natural hazards to be provided with applications for resource consents. This should make sure that new subdivisions and infrastructural developments are located and designed to avoid the need for hazard protection. <i>This could be included as an evaluation criteria in the Proposed Wairoa District Plan, as part of a request for further information or via a Variation to the Proposed Wairoa District Plan</i>	1-5
11. Esplanade strips, wider esplanade reserves and generous building setbacks are to be protected and provided in areas where significant actual or potential coastal erosion hazards exist and/or in areas of high risk. <i>This will require a Variation to the Proposed Wairoa District Plan.</i>	10-20

<sup>4</sup> Refer Glossary for full explanation.



## Tangata Whenua / *The Indigenous People*

*“A long association with the coastal environment has enabled Tangata Whenua to develop a deep spiritual relationship with ancestral landscapes of Wairoa. Tangata Whenua are Kaitiaki of the coastal environment.”*

The Wairoa District has a large Maori population and the cultural importance of the coastal area (both land and water) to Tangata Whenua is very significant. The coastal environment is defined as “Tatahi (the sea part) and Taha moana (the land part), with Mana Maori extending to the low water mark”<sup>5</sup>.



The human history of the Wairoa District goes back to the arrival of the first Maori. They settled around Mahia, Nuhaka and on the banks of the Wairoa River. Settlement in the coastal areas was focused upon locations which provided bountiful kaimoana (seafood) and plentiful natural resources, but which also afforded good vantage points for pa sites. Remnants of the early Maori settlement are still evident in the Wairoa District today in a number of local marae, such as Takitimu, historical sites and waahi tapu.

There are a significant number of identified and unidentified archaeological and culturally significant sites within the coastal environment of the Wairoa District, this includes both on land and within the coastal waters. In particular the whole of the Mahia Peninsula has been described as an important cultural heritage landscape of significance to Tangata Whenua. The coast also holds significant value in regards to important resources for Tangata Whenua including kaimoana and there are many significant spiritual sites below the high tide mark.

- Key Facts**
- The management of the coastal environment needs to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), including the active protection of Maori rights and interests and the involvement of Tangata Whenua in decision-making.
  - The coastal environment is a vital taonga (treasure) for Tangata Whenua, both as providing access to traditional coastal resources and as a cultural/spiritual resource. This includes both on the land and below the tide mark.
  - Some identified archaeological sites and taonga have specific rules provided for their protection within the Proposed Wairoa District Plan.

<sup>5</sup> Proposed Wairoa District Plan

<p><b>Key issues identified</b></p>	<ul style="list-style-type: none"> <li>➤ There needs to be recognition of the tikanga.</li> <li>➤ There are diverse Maori land holdings (including land in large multiple-Maori ownership), history and aspirations throughout the Wairoa coastal environment.</li> <li>➤ The Principles of the Treaty of Waitangi must be recognised and provided for in all resource management decisions and actions for coastal whenua, foreshore, foredune and seabed and catchment.</li> <li>➤ There are numerous recorded and unrecorded cultural and archaeological sites and these need to be protected from inappropriate use and development.</li> </ul>  <ul style="list-style-type: none"> <li>➤ Development rights for multiple owned land have created management gaps with respect to partitioning of this land (beyond the requirements of the Resource Management Act).</li> <li>➤ There is a need for consultation with owners of large blocks of maori-owned land in regards to resource management decisions (such as the Kaiwaitau Blocks).</li> </ul> <ul style="list-style-type: none"> <li>➤ There is a desire by Tangata Whenua to manage their own heritage and be ‘in charge’ of their own destiny.</li> <li>➤ Cultural landscape values need to be identified and protected.</li> </ul>
<p><b>Objectives / Ngaa whaiinga paetae</b></p> 	<p><b>TWO1</b> Recognise and provide for the relationship of Tangata Whenua with their ancestral lands and taonga (including within the coastal waters) particularly where this conflicts with other values whilst ensuring sustainable management.</p> <p><b>TWO2</b> Improve Council and community knowledge of Tangata Whenua resources.</p> <p><b>TWO3</b> Enhance opportunities for future hapu development of multiple Maori-owned land.</p> <p><b>TWO4</b> Protect the values important to Tangata Whenua for future generations.</p> <p><b>TWO5</b> Recognise and protect sites of significance to Tangata Whenua both on land and within the coastal waters.</p>
<p><b>Policies / Ngaa Kaupapa</b></p> 	<p><b>TWP1</b> Encourage and support investigation and documentation of cultural heritage of the Wairoa coast, including the cultural landscape.</p> <p><b>TWP2</b> Encourage and support programmes to increase people’s knowledge and appreciation of Tangata Whenua values.</p> <p><b>TWP3</b> Support Tangata Whenua in the development of Iwi and Hapu Resource Management Plans where they contribute to the Vision of the Wairoa Coastal Strategy.</p>

**Tangata Whenua - Actions**

<b>Voluntary</b>	<b>Priority</b>
1. Work with and support tangata whenua and other organisations to identify and confirm cultural heritage sites. <i>Encourage and support documentation of physical cultural heritage of the Wairoa coastal environment.</i>	1-5
2. Inform developers that sites of significance to Tangata Whenua may be undocumented and encourage co-operation with Maori in the event that such sites are discovered.	1-5
3. Inform developers that the NZ Historic Places Trust hold a heritage database (NZAA file keeper) that provides information on sites of significance to Maori.	1-5
4. Work with Iwi and Hapu to identify significant sites and values in accordance with Hapu Management Plans. <i>Council and other organisations are to consult with Tangata Whenua where values identified in Hapu Management Plans may be impacted upon. The Hapu Management Plans should identify values of significance to Tangata Whenua. This should include sites both on land and within the coastal waters.</i>	5-10
5. Support education programmes and incentive schemes that promote voluntary protection and restoration of cultural resources. <i>This could include fencing, developing protocols for management of these sites and signage.</i>	5-10
6. Work with the community to define the opportunities and constraints from significant cultural and spiritual sites. This should be done as part of community/structure planning. <i>Key recommendations could include guidelines for future development where this may impact on significant sites.</i>	5-10
<b>Research</b>	
7. Require that all information from cultural assessments included with resource consent applications be provided to the NZHPT to be included in their heritage database (NZAA file keeper)..	1-5
8. Advocate for the preparation of a cultural survey for the whole of the Mahia Peninsula. <i>This should be in accordance with tangata whenua, landowners and NZHPT. The information will provide guidance to developers and the Council as to when a site-specific cultural assessment may be required.</i>	5-10
9. Create a Coastal Heritage Inventory. <i>This would involve collaboration with NZHPT, DOC and NZAA to secure funding under the NZAA registers programme.</i>	1-5
<b>Education</b>	
10. Work with closely with landowners of large multiple-maori owned blocks in regards to resource management decisions (such as the Kaiwaitau Blocks). <i>This could include a workshop on the RMA and impacts on these groups and their land.</i>	1-5
<b>Statutory</b>	
11. Require Cultural Survey/ Assessments <sup>6</sup> to accompany applications for resource consents for major subdivisions within the coastal zone. <i>This could be included as part of a request for further information or via a Variation to the Proposed Wairoa District Plan.</i>	1-5
12. Use Iwi and Hapu Management Plans as a formal mechanism to establish a framework and direction for the management of multiple-owned Maori land. <i>This would require a Variation to the Proposed Wairoa District Plan. Guidelines on the preparation of these are available from Ministry for the Environment.</i>	5-10
13. Provide formal protection to identified cultural heritage sites (particularly those identified in the Coastal Heritage Inventory), where appropriate and where there is a request from Tangata Whenua. <i>This could require a Variation to the Proposed Wairoa District Plan.</i>	5-10
14. Include key recommendations in regards to culturally significant sites from community/structure planning in statutory documents. <i>This will include the Proposed Wairoa District Plan.</i>	5-10

<sup>6</sup> Refer to Glossary for full explanation



**Landscape and Ecology/Ngaa Momo Ahua o te Whenua**

*“The Wairoa coastal environment is recognized as having outstanding and significant ecological and landscape values. The landscape character of the Wairoa coastline includes both natural values and values associated with human interaction with the coast. ”*

The sand dune systems that sweep south from Opoutama Beach to Mahia Beach and along Pukenui Beach are significant representations of intact foredune and extensive rear dune systems, with a range of native and introduced plant species. The landward systems of the small embayments of the remainder of the Mahia Peninsula have been generally modified by human activities, particularly agricultural.



The series of lagoons and wetlands trapped behind the sand and shingle barriers west of the Mahia Peninsula are of national importance. Whakaki wetlands are the largest of these. These wetlands and lagoons are significant because of the habitat they provide for indigenous plants and animals.

The Maungawhio Lagoon at Oraka Beach is also a significant wetland system, which provides a natural barrier between the two sand dune systems described above.

**Key Facts**

- There are many unique and special places within the Wairoa coastal environment, including geological features (for example at Mohaka), wetland systems (for example Whakaki) and significant physical and cultural landscapes (for example Mahia Peninsula).

- The Proposed Wairoa District Plan acknowledges the importance of protecting ‘significant landscapes’ and ‘significant ecological areas’, but these have not yet been specifically identified and included in the plan.



- It is still possible under the Proposed Wairoa District Plan to construct a building on dominant ridgelines and to a scale inconsistent with the character of the area without the need for resource consent.
- It is recognised that the ‘rural’ environment is an important component of the landscape and natural character of the Wairoa District.

<p><b>Key issues identified</b></p> 	<ul style="list-style-type: none"> <li>➤ There is a lack of protection of outstanding and high value landscapes, especially with respect to iconic features on Mahia Peninsula.</li> <li>➤ Significant wetland ecosystems that are rich in biodiversity are present in Wairoa, but have relatively un-coordinated protection despite their regional or national significance.</li> <li>➤ Coastal and marine resources are of significant value to the Wairoa community and these need to be protected.</li> <li>➤ Land use and development can result in a loss of biodiversity, landscape and natural character values.</li> <li>➤ There is a lack of natural forest cover on the coastal margins and remnant vegetation is therefore very important.</li> <li>➤ Sporadic and ribbon development is occurring which is negatively impacting on landscape and natural character values.</li> <li>➤ There is can be a negative effect from land use on natural character and landscape (e.g. quarrying and height and location of buildings).</li> <li>➤ Ecological and recreational values have been affected by the degradation of water quality.</li> <li>➤ There is conflict between the increasing pressure for flat drained agricultural land and the adverse effects of draining land on wetland environments.</li> </ul>
<p><b>Objectives / Ngaa whaiinga paetae</b></p> 	<p><b>LEO1</b> Protect and enhance the outstanding landscape and ecological values of the Wairoa coastal environment.</p> <p><b>LEO2</b> Retain and protect areas of high biodiversity, landscape and/or natural character value.</p> <p><b>LEO3</b> Improve Council and community knowledge of landscape values and ecological values.</p>
<p><b>Policies / Ngaa Kaupapa</b></p> 	<p><b>LEP1</b> Manage development and activities to minimise their negative impacts and maximise their positive effects on landscape, ecological and natural character values.</p> <p><b>LEP2</b> Ensure public facilities (toilets, boat ramps, etc) are designed and located so as to minimise negative effects on landscape, ecological and natural character values.</p> <p><b>LEP3</b> Increase knowledge on landscape and ecological values through supporting ongoing community-based research.</p>

## Landscape and Ecology - Actions

<b>Voluntary</b>	<b>Priority</b>
1. Work closely with landowners and other agencies to identify opportunities for protecting areas of high landscape and natural character values and significant habitats and ecosystems. <i>This could include rahui, financial assistance, fencing, Queen Elizabeth II Trust covenants and working closely with other organisations (HBRC and DOC)</i>	1-5
2. Promote the use of locally sourced indigenous species for restoration projects and passive reserve planting. <i>This could include Transit/Wairoa District Council roadside planting.</i>	1-5
3. Promote public facilities to be designed and located appropriately for their scale and character and in a co-ordinated manner. <i>This will require consideration in Asset Management Plans and Reserve Management Plans.</i>	1-5
4. Promote standards based approach of environmental management and protection. <i>This may include promoting management tools such as ISO 14001, Greenplan and industry codes of practice.</i>	1-5
5. Advocate to other agencies support for local community initiatives promoting environmental protection, restoration and research. <i>This may include the identification of sources of financial assistance for planting riparian margins, fencing, rates relief for legally protected areas and technical support, plant pest removal.</i>	5-10
6. Work with the community to define the opportunities and constraints of landscape and natural character sites in each coastal area. This should be done as part of community/structure planning. <i>Key recommendations could include guidelines for development in areas identified as having outstanding landscape and natural character values.</i>	5-10
7. Undertake discussions with the local community and other agencies in regards to the integrated management of wetlands. <i>This includes support for local community initiatives and working closely with HBRC and DOC.</i>	5-10
<b>Research</b>	
8. Work with statutory agencies to undertake wananga and public meetings with Tangata Whenua and community groups to research the potential for fisheries management programmes and marine reserves/rahui. <i>This will require the identification of potential partners, both in terms of statutory agencies and relevant Iwi/Hapu.</i>	5-10
9. Investigate purchasing land that has been identified as having special ecological and/or landscape or natural character values. <i>This will require the identification of funding sources and consideration in Reserve Management Plans.</i>	1-5
<b>Education</b>	
10. Prepare guidelines for best practice development and land use to protect landscape and ecological values within the coastal environment. <i>This should involve working with the local community and other statutory agencies.</i>	5-10
<b>Statutory</b>	
11. Require landscape assessments for major subdivisions and significant changes in land use within the coastal zone. <i>This could be included as part of a request for further information on resource consent applications or via a Variation to the Proposed Wairoa District Plan.</i>	1-5
12. Include areas of outstanding landscape and natural character value in the Proposed Wairoa District Plan. <i>First step would be to prepare an assessment of these values and then a Variation to the Proposed Wairoa District Plan.</i>	1-5
13. Include key recommendations in regards to landscape and natural character values from community/structure planning in statutory documents. <i>This will include the Proposed Wairoa District Plan and Reserve Management Plans.</i>	5-10
14. Public notification of all resource consent applications that have the potential to affect identified outstanding landscape and/or natural character values. <i>This will require a Variation in conjunction with the identification of these sites in the Proposed Wairoa District Plan.</i>	5-10
15. Ensure that the District Plan or alternative legal remedies provide adequate formal protection for important habitat/ecological or landscape values from any negative impacts of activities and development. <i>This could</i>	10-20

<i>require changes to the earthworks provisions in statutory plans, minimum setbacks, strengthening bylaws and rates relief.</i>	
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## Social and Community Values/*Uara Paapori; Uara-a-Haapori*

*“Wairoa is characterized by remote communities with unique identities and a deep ‘sense of place’. There are historic heritage values associated with both Maori and European settlement.”*

The Wairoa District, particularly the Mahia Peninsula has a long history of human occupation. The human history of the Wairoa District goes back to the arrival of the first Maori who settled around the coastal areas. The first Europeans then started to arrive in the 1820’s who were flax traders, followed by whalers a decade later. Settlers arrived in the mid-1800’s and cleared much of the indigenous forest for pasture. Most of the trade in and out of Wairoa was by boat and the traders operated from wharves on the banks of the Wairoa River. This coastal trading allowed Wairoa to grow steadily. From the mid-1800’s horticulture became an important industry as benefits of the region’s climate and soil were realised. These activities are still important to the local economy today along with farming.

The District’s population has been in decline through rural-urban drift since 1971 and the resident population of Wairoa District declined to 8,900 at the 2001 Census. In contrast to remote rural parts of the district however, popular coastal areas have seen growth and development, especially in holiday homes. Wairoa township houses more than 50% of the district’s residents and also provides a range of commercial and industrial services for the smaller coastal communities, such as an airport, banks, health and social services. These coastal communities are no more than an hour’s drive from Wairoa township and often support a small residential population that swells significantly over the holiday season.

In total, there are 2,349 people living in the coastal communities of Wairoa, equating to a quarter of the Wairoa District total population of 8,916 (2001 Census).

### **Key Facts**

- Historic heritage forms a significant part of the environment of the Wairoa District coastal environment, with a number of archaeological surveys undertaken throughout the district identifying significant sites.
- Agriculture and fisheries are the single most predominant occupation in the coastal environment and contributes significantly to the local economy.
- The District’s overall population has been in decline since 1971.
- There are some coastal settlements supporting a small residential population, which grow significantly over the holiday period.



<p><b>Key issues identified</b></p>	<ul style="list-style-type: none"> <li>➤ Loss of and inadequate protection of historic heritage.</li> <li>➤ Sporadic and ribbon development is occurring which is changing the special character of diverse isolated settlements.</li> <li>➤ Residential development and land use activities threaten the special ‘sense of place’ of the Mahia Peninsula coastal communities.</li> <li>➤ Increased peak population during holiday seasons increases demand on social services such as doctors and community facilities.</li> <li>➤ There are different expectations for services between permanent residents and visitors.</li> <li>➤ The protection of traditional and contemporary fishing grounds using sustainable management<sup>7</sup> practices.</li> <li>➤ Historic heritage is an important component of the community values.</li> <li>➤ The high coastal property values may be being driven by speculative investment rather than economic production potential.</li> <li>➤ There are opportunities for innovative rating arrangements, particularly on the Mahia Peninsula.</li> </ul> 
<p><b>Objectives / Ngaa whaiinga paetae</b></p> 	<p>SCVO1 Maintain and enhance the diversity of communities along the Wairoa coastal environment.</p> <p>SCVO2 Recognise and protect the ‘sense of place’ and special character of the Wairoa coast and its diverse communities while providing appropriate opportunities for social and economic growth.</p> <p>SCVO3 Empower community stewardship and kaitiaki of resources that contribute to the ‘sense of place’.</p>
<p><b>Policies / Ngaa Kaupapa</b></p> 	<p>SCVP1 Encourage and support community initiatives for protecting and enhancing important resources and values in communities.</p> <p>SCVP2 Promote the concept of clustered ‘coastal communities’ with individual identities rather than sporadic and/or ribbon development.</p> <p>SCVP3 Recognise the community heritage by encouraging local community and mana whenua naming of places.</p>

<sup>7</sup> Refer to Glossary for full definition

## Social and Community Values - Actions

<b>Voluntary</b>	<b>Priority</b>
1. Support initiatives for sustainable economic land use and development. <i>This includes investigating funding opportunities through central government, such as the Ministry of Agriculture's Sustainable Farming Fund.</i>	1-5
2. Advocate for and support care groups to improve stewardship and kaitiaki groups. <i>This should include provision of information on types of financial assistance, identification of legislative support and increasing knowledge on the Resource Management Act.</i>	1-5
3. Inform and educate landowners and developers about special values important to the individual community. <i>This will be consistent with the Local Community Statements, Part Three of the Wairoa Coastal Strategy.</i>	1-5
4. Develop guidelines for naming of streets and roads, recognising the importance of naming for 'sense of place'. <i>This may include advocating with other organisations, e.g. Transit NZ.</i>	10-20
5. Work with the community to define pressures on, and opportunities for maintaining, the local character and 'sense of place' of the communities in each coastal area. This should be done as part of community/structure planning. <i>Key recommendations could include restrictions on sporadic and ribbon development and a 'design' focus for community 'centres'.</i>	10-20
<b>Research</b>	
6. Investigate options and prioritise locations for local community management of traditional and contemporary fishing grounds. <i>This work should be done in conjunction with the local community and other agencies and should include the assessment of options such as rahui and taipure.</i>	1-5
7. Investigate options for innovative rating schemes to retain community values in the coastal environment. <i>This would include working closely with central government, Hawke's Bay Regional Council and the local community to assess available options.</i>	1-5
8. Investigate the demand for community facilities <sup>8</sup> (including community halls and schools) and the best option (including funding, design and location) for providing these facilities. <i>This will require a review of funding in the Long-term Council Community Plans and other plans of Council and other agencies.</i>	5-10
<b>Education</b>	
9. Use 'coastal rangers' to educate people about responsible use of the coast and the regulations in place. <i>This could involve the local community groups with local knowledge and seek funding opportunities from central government and other not for profit sources.</i>	5-10
<b>Statutory</b>	
10. Protect productive rural areas from limitations arising from 'reverse sensitivity' <sup>9</sup> . <i>This may require a Variation to intensive rules controlling living activities along this interface in the Proposed Wairoa District Plan as well as the establishment of formal buffer areas in some localities.</i>	5-10
11. Include key recommendations in regards to social and community values from community structure plans in statutory documents. <i>This will include the Proposed Wairoa District Plan and Reserve Management Plans.</i>	5-10
12. Explore options for continued provision of motor camps and beachside accommodation. <i>Analysis should take into account both commercial values of coastal properties as well as broader social/economic/cultural benefits of motor camp/tourist accommodation provision. This should be explored through the Structure Planning process.</i>	1-5

<sup>8</sup> Refer to Glossary for full explanation

<sup>9</sup> Refer to Glossary for full explanation



## Recreation and Access/*Te putanga i te taakaro puuangi*

*“There are a range of access issues and conflicts along the Wairoa coastline. Wairoa’s coastal environment provides potential opportunities for growth through appropriate recreation and tourism.”*

Nationally, the general public assumes that free and easy access to the coast and the coastal environment will be available. Increasing demands on access to the coast and pressure on coastal resources, have raised questions of how private property rights, the public good, ownership of land and the impact of provision of public access on the individual landowner should be managed. The issues facing the Wairoa coastal environment in regards to access to the coast are similar to those occurring now all over the country.



There are coastal properties that the Wairoa District Council actively manages, and an extensive number of both built and paper roads, which have no formal reserve status in the coastal environment. Likewise informal access arrangements put in place by landowners may contribute to the overall level of access.

Overall, there is good access to the coastline in the Wairoa District (see Maps). There are numerous individual coastal access points along the wild, open coast between Mohaka and Waikokopu. On the Mahia Peninsula itself, there is road front access to the beach at all the populated resort and permanent settlements, as well as along Opoutama Bay (Ormond Drive). There is the opportunity for a coastal walkway along the eastern coast of the peninsula, upon an existing “paper road”.

- Key Facts**
- The Resource Management Act (Section 6(d)) considers the provision of public access to the coastal marine area as being a “Matter of national importance”.
  - Only a small portion of the 130km of the Wairoa coastline is accessible by public road.
  - There are only three publicly accessible safe sites for launching boats on the Wairoa coast.
  - The Wairoa coastline boasts significant wilderness and solitude values that are important for a natural recreational experience.
  - There are a number of paper roads where public access has the potential to be created and formalised along the Wairoa coastline (e.g coastal heritage walkway)
  - Coastal access in the Mahia resort area is generally good with almost all residential development located behind beachfront roading.
  - There are significant cultural sites both on land and within the coastal waters.

<p><b>Key issues identified</b></p>	<ul style="list-style-type: none"> <li>➤ There are areas of spiritual significance for tangata whenua both on land and within the coastal waters that are impacted upon by unrestricted public access.</li> <li>➤ There is a need to direct access to the coast to avoid adverse effects on the environment and minimise conflict between coastal users (such as four wheel drivers and bird watchers).</li> <li>➤ Land use and development has the potential to adversely impact on recreation values and access to the coastal environment.</li> <li>➤ Accretion (build up of sand and land) of some of the coastline of Wairoa provides potential opportunities for improved public recreation and access to the beach.</li> <li>➤ There is an opportunity for a heritage trail reflecting both local Tangata Whenua and European pioneer farming history.</li> <li>➤ Public access over private land should be negotiated properly with landowners and compensated for.</li> <li>➤ As recreational use of beach areas increases, there is a need to put management regimes in place to manage use conflicts (such as swimming, surfing, and jetskis).</li> <li>➤ There is a need for improved signage and some form of consistent use of ‘icons’ at access points along the coast.</li> <li>➤ Improving public access can result in increased pressure on resources.</li> <li>➤ There are concerns over the existing maintenance level of public reserves (including road reserves).</li> </ul> 
<p><b>Objectives / Ngaa whaiinga paetae</b></p> 	<p><b>RAO1</b> In managing access recognise the importance of wilderness, solitude and quiet as a recreational experience.</p> <p><b>RAO2</b> Retain and enhance the special recreational qualities of the Wairoa coastal environment.</p> <p><b>RAO3</b> Improve opportunities for public access to the coast where appropriate and protect sensitive areas from inappropriate forms of access</p> <p><b>RAO4</b> Provide and maintain recreational infrastructure in a strategic and co-ordinated manner.</p>
<p><b>Policies / Ngaa Kaupapa</b></p> 	<p><b>RAP1</b> Make sure that recreational infrastructure is appropriately located in the coastal environment.</p> <p><b>RAP2</b> Improve recreation and pedestrian access to the coastal environment by formalising unformed roads and informal access and/or reserves where appropriate, where the access will not adversely impact on significant ecological values</p> <p><b>RAP3</b> Improve signage to public access points (using local ‘iconic’ designs).</p> <p><b>RAP4</b> Minimise potential for conflict (both on and offshore) by future planning of reserves and recreation infrastructure investment in high use areas.</p> <p><b>RAP5</b> Support community initiatives to provide for appropriate recreational activities in the coastal environment.</p> <p><b>RAP6</b> Make sure sensitive areas are protected from potentially impacting public access and recreation activities (such as in dune systems and rocky shorelines).</p>

## Recreation and Access - Actions

<b>Voluntary</b>	<b>Priority</b>
1. Improve information about legal access points to and along the coast. <i>This could include 'iconic' signage and a brochure for visitors.</i>	1-5
2. Identify areas where improved access is a priority. <i>These should be identified in the Coastal Access Action Plan, in conjunction with the local community and other agencies.</i>	1-5
3. Restrict access to the coast in those locations where there is evidence this activity is damaging the natural or cultural environment or sensitive sites. <i>This can be via working in conjunction with the local community and other agencies by fencing off susceptible areas, planting or limiting signage.</i>	5-10
4. Prepare an acquisitions plan for future purchase of recreational infrastructure, including reserves. <i>This can be a component of Wairoa District Council's Reserve Management Strategy.</i>	5-10
5. Work with the local community to define the opportunities and constraints for public access and recreation in the coastal environment in each coastal area. <i>This should be done as part of community/structure planning.</i>	10-20
6. Work with other organisations to improve appropriate public access to the coast. <i>This should include discussions with the Department of Conservation and landowners. This should include formalisation of formalised parking areas (signage, etc) providing pedestrian access to the coast.</i>	10-20
7. Provide consistent signage to the coast. <i>Develop and use an 'iconic brand' for the Wairoa coast.</i>	10-20

### Research

8. Investigate areas where public access to the coast should be restricted for specific reasons. <i>This could include reasons such as habitat protection, cultural values, commercial operations and natural hazards.</i>	1-5
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### Education

9. Encourage responsible behaviour from coastal users and increase awareness of the impact that visitor activities can have on the environment and landowners. <i>This could include the use of 'coastal rangers' to educate the wider public and visitors and the preparation of flyers in conjunction with other agencies.</i>	5-10
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### Statutory

10. Review the existing reserves maintenance priorities. <i>This should include identifying reserves where peak season priorities change due to increases in visitor numbers. Amend the asset maintenance schedule as necessary.</i>	1-5
11. Require developers to improve formal public access in coastal areas. <i>This may include the setting aside of esplanade strips, esplanade reserves or easements as a condition of resource consent and the taking of contributions.</i>	1-5
12. Restrict public access to the coast where there is evidence that this activity is damaging the natural environment or sensitive sites. <i>This would require changing Bylaws, e.g. vehicle access.</i>	5-10
13. Include key recommendations in regards to public access from community/structure planning in statutory documents. <i>This will include the Wairoa District Plan and Reserve Management Strategy.</i>	5-10
14. Formalise paper roads and other informal access points where appropriate. <i>This can include opening access to paper roads and vesting of voluntary easements.</i>	10-20
15. In partnership with Tangata Whenua, landowners and the local community seek classification of Whakaki Lake and neighbouring wetlands as an internationally recognised RAMSAR wetland. <i>This process would include further partnership with DOC and HBRC.</i>	



**Land Use and Development/Te whanaketanga me te mahi whenua**

*“Primary production activities and tourism are fundamental to the economy and the ongoing social and economic well being of the Wairoa District.”*



The Wairoa District has an area of approximately 412,750 hectares. Of this area approximately one quarter is in pastoral farming, 35,000 hectares in exotic forestry, and over one quarter is native forest (Te Urewera National Park). The balance is in reserves and other types of land use including the provincial urban centre of Wairoa. There is an emerging range of horticultural activity on the fertile plains. Rural production activities dominate the coastal landscape with only small pocket residential settlements on Mahia Peninsula and further south along the coast. Rural lifestyle development has steadily increased over the years especially within commuting distance of Wairoa.

Recent land development trends are pointing towards growing demands for residential and holiday home developments along the coastal areas, particularly around the Mahia Peninsula. This trend is in the form of larger permanent houses, rather than the smaller “classic kiwi bach” and the subdivision of coastal properties for residential developments. There are also opportunities for appropriate, sensitively located economic development within the Wairoa coastal environment.



**Key Facts**

- Agriculture and tourism are key economic activities in the Wairoa District.
- Whilst the predominant land use around the coastal environment remains generally rural, there is increasing pressure for lifestyle lots, residential townships and holiday housing.



- The Proposed Wairoa District Plan does not restrict the number, or intensity of buildings and therefore currently has limited influence over activities affecting the natural character of the ‘coastal’ or ‘rural’ zones.
- Demands for various lifestyle lots and holiday housing has resulted in development occurring in an adhoc and fragmented manner.

<p><b>Key issues identified</b></p>	<ul style="list-style-type: none"> <li>➤ Land use and development has the potential to adversely affect those characteristics of the natural and physical environment of significance to the community.</li> <li>➤ Sporadic and ribbon development has the potential to adversely impact on the character of the backshore hills, natural dune environment and the special character of the coastal environment.</li> <li>➤ Water quality of the District’s waterways and coastal waters are threatened by farming and forestry practices in upper catchments. <ul style="list-style-type: none"> <li>➤ Failing older septic tanks are negatively impacting on the coastal water quality.</li> <li>➤ There are concerns regarding the negative impact of forestry practices in the upper catchments on the coastal margin (water quality, flooding and impacts on land).</li> </ul> </li> <li>➤ Thresholds for development need to be identified.</li> <li>➤ Existing industries need to be supported and sustained.</li> <li>➤ Appropriate and sensitively located economic development must be provided to sustain the viability of local communities.</li> <li>➤ The community has identified the need to have input into resource management decision at the statutory level (such as applications for forestry activity on Mahia Peninsula).</li> </ul> 
<p><b>Objectives / Ngaa whaiinga paetae</b></p> 	<p><b>LUDO1</b> Provide for clustered growth and avoid sporadic and ribbon development.</p> <p><b>LUDO2</b> Facilitate growth, social and economic development in a manner that sustains the environment and enhances the sense of place and special character of the Wairoa coast.</p> <p><b>LUDO3</b> Promote opportunities for quality economic growth in appropriate locations along the Wairoa coastline.</p> <p><b>LUDO4</b> Adopt a long-term strategic approach to subdivision and changes in land use and development in the Wairoa coastal environment.</p>
<p><b>Policies / Ngaa Kaupapa</b></p> 	<p><b>LUDP1</b> Avoid sprawling, sporadic and ribbon subdivision, use and development in the coastal environment.</p> <p><b>LUDP2</b> Reinforce the character, vitality and diversity of existing settlements.</p> <p><b>LUDP3</b> Ensure information is readily available to the community when decisions on land use activities and subdivision are being made.</p> <p><b>LUDP4</b> Encourage and support the adoption of sustainable economic activities (such as agriculture and tourism) that would retain the special qualities of the coastal environment.</p>

**Land Use and Development - Actions**

**Voluntary**

**Priority**

1. Advocate an understanding of the effects of activities across Council boundaries on the Wairoa coastal environment. <i>Some activities such as sewage discharge, forestry practices and marine farming in other districts can adversely impact on the water quality, visual amenity and/or health and wellbeing of Wairoa's coastal communities.</i>	1-5
2. Work with agencies such as Hawke's Bay Tourism, Ministry of Agriculture and industry groups to encourage innovative land uses on the coast (e.g. sustainable native forestry, farming and eco-tourism ventures). <i>Identify constraints or opportunities for economic growth and funding opportunities.</i>	1-5
3. Prepare design guidelines on best practice for development of coastal land. <i>This could be provided to resource consent applicants for consideration during the design stage and used as assessment criteria when considering applications.</i>	5-10
4. Encourage improved catchment management to address the downstream effects of land use. <i>This could include riparian planting, voluntary work schemes, land care schemes, financial assistance and advocacy work with HBRC for improved riparian management through regional planning documents (this may require a Plan Change to regional plans).</i>	5-10
5. Promote standards based approach of environmental management and protection. <i>This may include promoting management tools such as ISO 14001, Greenplan and industry codes of practice for forestry.</i>	5-10
6. Work with the community to define the opportunities and constraints of land use and development in the coastal environment for communities in each coastal area. This should be done as part of community/structure planning. <i>Key recommendations could include guidelines on urban design and settlement patters in particular locations.</i>	10-20

**Research**

7. Investigate minimum lot size and maximum number of dwellings per lot for each of the areas identified by Part Three of the Wairoa Coastal Strategy and the whole of the Mahia Peninsula. <i>This will provide supporting information to promote a Variation to the Proposed Wairoa District Plan. Work closely with the owners of multiple Maori-owned land to identify opportunities to minimise the potential impacts on the environment from development or fragmentation of this land.</i>	1-5
8. Research the economic input to the Wairoa community from the commercial fishing operations at Mahia Beach Township. <i>This information should then be used to balance any decisions made on allocating resources (such as parking and boat launching).</i>	1-5
9. Undertake discussions with large-block Maori land owners where shareholders and trustees can share knowledge on sustainable land management and development and opportunities for stewardship of strategic coastal land holdings are identified (such as the Kaiwaitau Blocks). <i>This should involve working with the landowners and relevant statutory agencies, the Maori land court and regional Iwi representative.</i>	1-5
10. Advocate and support additional investigations into the impact of farming forestry practices on downstream users. <i>This should include impacts into flooding and water quality, discussions with landowners and cross boundary agencies (HBRC and Gisborne District Council) and information on best practices.</i>	1-5

**Education**

11. Prepare an information checklist for applicants to accompany applications for resource consent and form the basis of minimum information requirements. <i>This should outline the consultation process and include an assessment of landscape and natural character, Tangata Whenua, cultural survey, ecology, public access and natural hazards particular to each site.</i>	1-5
12. Prepare guidelines for best practice development and land use within the coastal environment. <i>This should involve working with the local community and other statutory agencies. This should include identifying opportunities improving consultation prior to lodging of resource consents.</i>	5-10

**Statutory**

13. Develop appropriate financial contributions policy and rules to cover costs of subdivision and development in coastal areas. <i>This will require a Variation to the Proposed Wairoa District Plan and/or the Local Government Act 2002.</i>	1-5
14. Recognise the natural character of rural coastal areas as distinct to other general rural areas throughout the district. <i>This will require a Variation to the Proposed Wairoa District Plan to include more rigorous subdivision and development controls and the introduction of specific controls for earthworks, land clearance and site development.</i>	1-5
15. Undertake consultation with the community, landowners, and forestry companies into the activity status of forestry on the Mahia Peninsula to provide improved opportunities for community input into decision-making. <i>Discussions should also be had regarding access for forestry and opportunities for increasing awareness to downstream impacts within the coastal zone.</i>	1-5
16. Enable coastal lifestyle and rural-residential demand in appropriate locations (zones) adjacent to the existing centres and restrict sporadic and ribbon development throughout the remaining rural coastal areas. Identification of minimum lot size for Coastal Zone (taking into account servicing constraints and landscape values).. <i>This will</i>	5-10

*require a Variation to the Proposed Wairoa District Plan.*



## Infrastructure / Te Tino Tuahiwi Kooiwi

*“Wairoa’s coastal environment’s isolated communities increase the relative cost of infrastructure servicing. Efficient and appropriate infrastructure and utility services are essential for communities to function effectively”.*

Road access to Wairoa is via State highway 2 running up the eastern side of the North Island. State highway 2 is sealed, well maintained and designed for heavy traffic. It provides a reliable link with the Port of Gisborne to the north and the Port of Napier to the south. There is a railway link between Napier and Gisborne that services Wairoa. The rail link is, however, only rarely used at present. Gisborne provides the closest domestic airport to Wairoa, being approximately 1 hour’s drive north.



The largest water supply and sewage disposal services for the District are based at the township of Wairoa, with smaller services at Mahanga (water) and Tuai. Health services requiring emergency level services or specialist input are catered for by the regional hospital in Hastings. Wairoa township has a wastewater treatment plant designed for a population of 10,000 residents. The Wairoa District Council operates a landfill at Wairoa, Transfer Stations at Nuhaka, Tuai, Te Reinga and Raupunga and a temporary transfer station at Mahia (soon to close).

### Key Facts

- Currently Wairoa is the only coastal settlement within the district serviced by a community sewerage system. All other settlements rely on on-site ‘septic tank’ type disposal. A sewerage treatment facility is likely to be built at Mahia Peninsula in the near future.
- There is no minimum servicing requirements in the Proposed Wairoa District Plan for new dwellings within the ‘coastal’ or ‘rural’ zones, other than general servicing requirements imposed by the Building Act and Regional Council plans.
- Currently developers are not required to contribute towards the cost of infrastructure upgrades under the Proposed Wairoa District Plan.



<p><b>Key issues identified</b></p>	<ul style="list-style-type: none"> <li>➤ The increasing demand for development in the coastal environment is placing pressure on existing infrastructure and may require the provision of new infrastructure, such as roading, stormwater and reticulated sewerage.</li> <li>➤ There are failing older septic tank systems polluting the coastal waters.</li> <li>➤ Seasonal peaks in population place increasing pressures on services and there is a need to plan for this.</li> <li>➤ Sewage disposal from any future residential settlement has the potential to adversely affect the water quality of the coast.</li> <li>➤ Infrastructure has the potential to adversely impact on the coastal environment (e.g. landscape, natural character and water quality).</li> <li>➤ Financial contributions are not charged at the time of development to meet the costs of upgrading infrastructure (including roading, reserves, sewage, water, stormwater and hazard management) and this places increasing burdens on ratepayers.</li> <li>➤ The high cost of private sector infrastructure (such as electricity and telecommunications) places increasing financial burdens on small, isolated coastal communities.</li> </ul>
<p><b>Objectives / Ngaa whaiinga paetae</b></p> 	<p><b>IO1</b> Provide infrastructure in the Wairoa coastal environment in an integrated, efficient and effective manner.</p> <p><b>IO2</b> Provide a suitable level of services and infrastructure for the social well-being, health and safety of existing and future communities and for environmental well-being.</p> <p><b>IO3</b> Appropriately manage the negative impacts from existing and future infrastructure.</p>
<p><b>Policies / Ngaa Kaupapa</b></p> 	<p><b>IP1</b> Ensure new infrastructure is designed and located to retain the special character of coastal communities.</p> <p><b>IP2</b> Limit development to those areas where suitable infrastructure can be efficiently provided whilst avoiding or minimising the impacts on the environment.</p> <p><b>IP3</b> Support alternative locally-sourced sustainable energy sources (e.g solar, wind, energy efficiency).</p> <p><b>IP4</b> Take into account anticipated community growth, seasonal peaks and the life span and capacity of infrastructure when making decisions about increased development and infrastructure choices.</p> <p><b>IP5</b> Ensure new developments contribute to new or upgraded infrastructure and its maintenance, so that the cost of infrastructure is shared equitably.</p>

**Infrastructure - Actions**

<b>Voluntary</b>	<b>Priority</b>
1. Work closely with landowners of large land blocks (such as the Kaiwaitau Blocks) to identify opportunities and constraints for development of these blocks). <i>This information can then assist with WDC decisions on infrastructure investment.</i>	1-5
2. Target staged community infrastructure investment to those settlements identified in the Wairoa Coastal Strategy as Priority Structure Plan areas.	5-10
3. Community infrastructure is to be designed in a scale and style consistent with the character of the area and desires of the community. <i>This can be undertaken in accordance with a code of subdivision identifying good practice. Where necessary changes to the engineering standards (e.g. roading) may be required, making them flexible enough to incorporate low impact design options.</i>	5-10
4. Encourage the co-siting of infrastructure to reduce the impacts on the coastal environment. <i>This could include underground electricity and telephone and should be done in conjunction with the local community and other service providers.</i>	10-20
<b>Research</b>	
5. Investigate options for alternatives for rubbish management. <i>These options should include dealing with illegal rubbish dumping, community recycling schemes, working with landowners to manage rubbish collection in remote areas, signage and increasing fines for rubbish dumping.</i>	1-5
6. Investigate alternative funding sources for sewage treatment plant. <i>This should include from central government such as Ministry of Health.</i>	1-5
7. Investigate and identify priorities for road upgrading/sealing (to include the Kaiwaitau Road) and roads used for forestry. <i>This should be based on discussions with landowners, the community, forestry companies and tangata whenua and the use of population and demand research and data as a baseline for road capacity assessment and maintenance. A Forestry Infrastructure Plan for directing forestry traffic should also be developed in conjunction with national government, forestry companies, and local landowners.</i>	1-5
8. Develop best practice guidelines or policy for the siting and location of infrastructure. <i>Accommodate the provision of these within the Proposed Wairoa District Plan.</i>	5-10
9. Prepare/review Asset Management Plan provisions addressing high priority settlements in accordance with the Structure Planning process. <i>This will include maintenance and provision of roading, stormwater, potable water and wastewater.</i>	5-10
<b>Education</b>	
10. Develop an education programme for communities on how to improve maintenance of existing effluent systems and promote the use of low impact design systems. <i>This should be in conjunction with the local community, Hawke's Bay Regional Council and Ministry for the Environment.</i>	1-5
<b>Statutory</b>	
11. Develop appropriate policies and rules to recover the costs of infrastructure upgrades resulting from subdivision and development. <i>This will require a Variation to the Proposed Wairoa District Plan and/or policies under the Local Government Act 2002.</i>	1-5
12. Review, and where necessary strengthen rules and policies relating to stormwater and effluent disposal in the coastal environment. <i>This may require Variations to the Proposed Wairoa District Plan and changes to the Regional Coastal Plan.</i>	1-5
13. Include key recommendations in regards to infrastructure requirements from community/structure planning in statutory documents. <i>This will include the Proposed Wairoa District Plan and Asset Management Plans.</i>	5-10
14. Accommodate the provision of alternative sustainable power sources for communities and new developments. <i>This may require a Variation to the Proposed Wairoa District Plan.</i>	5-10

## Part Three - Local Community Areas

### What is a Local Community Area?

Individual areas and settlements within the Wairoa coastal environment have been identified as being distinctive in terms of communities, resources, values and existing and potential conflicts. *Local Community Areas* have been defined to recognise, acknowledge and provide for the diversity of the physical environment, local sense of place, social characteristics, economic aspirations, resourcing opportunities and environmental management philosophies within these areas.

This part of the Wairoa Coastal Strategy outlines the local community areas and corresponding *Vision* developed through consultation in each area. It also describes the issues and desired outcomes particular to that community.



The local community areas provide the opportunity to implement the Wairoa Coastal Strategy at a local level. This is done through actions with priorities for implementing these. Each action is consistent with a District Wide Theme and the methods of implementing those. Therefore the objectives and policies prepared for each District Wide Theme will also provide guidance for the Wairoa District Council and the community when making resource management decisions specific to these local management areas.

### What are Structure Plans?

Further direction for the Wairoa Coastal Strategy at the local level will be identified and developed through the ongoing preparation and use of Structure Plans.

A Structure Plan is a concept plan and supporting text that integrates the protection, use and management of land and resources in a local area. In other words, the structure plan is a broad physical plan (or map) identifying areas of growth, protection, parks and other infrastructure and community requirements over at least the next 20 years. The structure plan sets out how to implement the vision of the Wairoa Coastal Strategy at a local level.

The Structure Plans can be implemented by support provided through the funding mechanisms of Wairoa District Council and key partners, in so doing a range of options are considered to meet the costs of any identified areas of growth. After consultation with the local community these plans are then adopted by Council and promoted as a Variation or series of staged changes to the Proposed Wairoa District Plan and are adopted for inclusion with management functions and plans of key partners.

## Waihua, Mohaka and Raupunga

### **What is the local coastal environment?**

From the Wairoa River westward, the coast is almost continuously steep with unique landscape and natural character values. Ridgelines of between 100-200 metres high emerge from the sea, down to the District's southwest boundary at the Waikare River. These cliffs are cut through by the Mohaka River and the smaller Waihua and Waikare Rivers. The steep beaches along this coastline are comprised of dark gravels and coarse sands as the Mohaka River drains a large, greywacke dominated catchment. The Mohaka and Waihua Rivers are identified as 'significant rivers' in the Proposed Wairoa District Plan.

For these communities the sea and coast is an integral part of life and access to the coast for resources (such as the collection of driftwood, hangi stones and fishing) is important.

### **Community Statement**

***“Remote communities with a special ‘sense of place’ who are dependent on the sea and coast for their health and well-being.”***



**Key Issues  
and Facts**

- Continued access to the sea and coast are integral to how the community lives (for gathering driftwood, hangi stones and fishing, etc).
- There are significant wilderness landscape values within dynamic natural environments that need protection.
- Agriculture is important to the local economy.
- There are few development pressures, but concerns over environmental impacts from some existing activities gravel extraction and earthworks, and proposals such as oil and gas exploration off the coast and hydroelectric power on the Mohaka River.
- Erosion of cliff tops and river banks, particularly along the Mohaka River.
- Balance is needed between resource use and resource protection and enhancement.
- Requests for upgrades to the East Beach Road and McIvor Road access and facilities (including turnarounds, car parking and toilets) to provide an appropriate level for local community access.
- Desire for maximum housing density limits to minimise potential impacts from subdivision.
- Concern over the downstream impacts of forest clearance and sediment runoff into the local rivers.
- Dust problems from the access roads to the beaches.
- There is illegal dumping of rubbish.
- The community wish to be consulted, in particular on infrastructure projects (e.g. roading).
- Ngati Pahauwera have prepared a number of strategic plans in regards to their status as kaitiaki of the coastal environment.
- Loss of and inadequate protection of historic heritage.

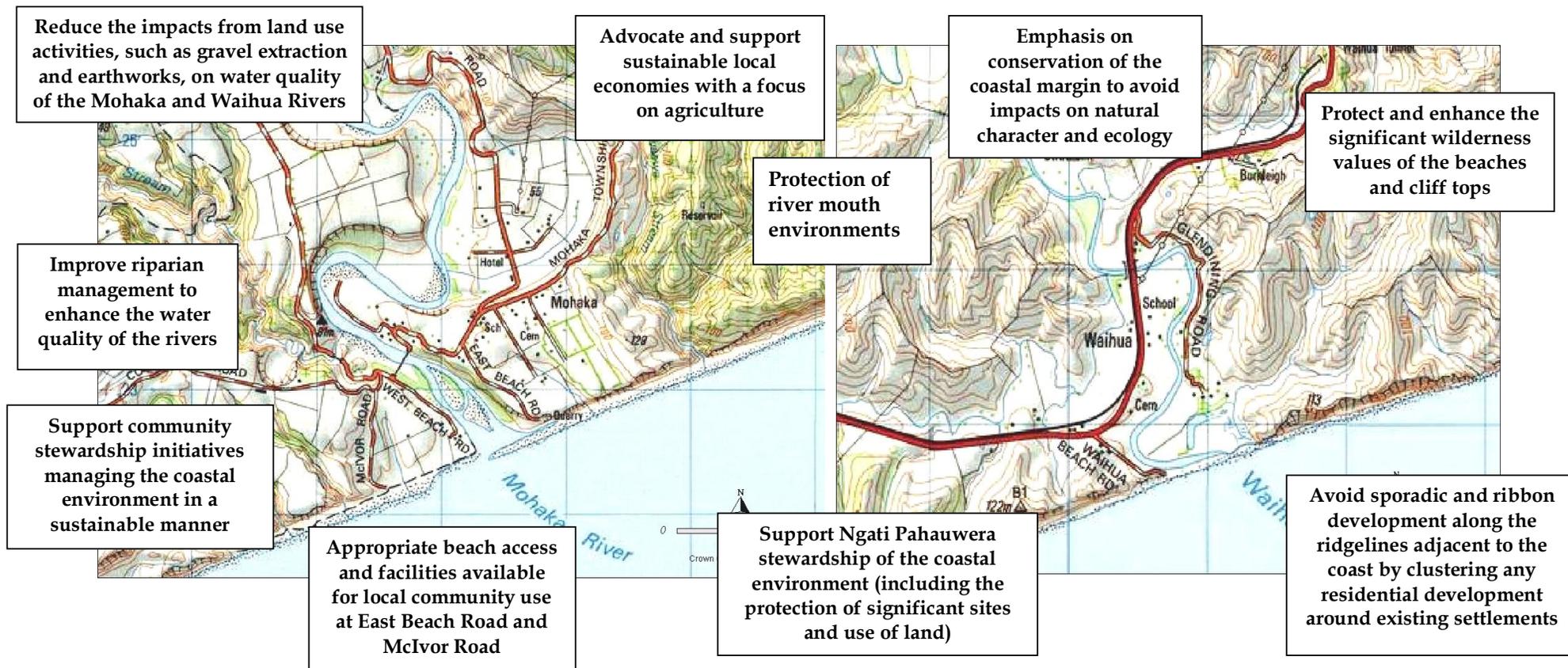
**Objectives**

- Maintain and enhance the wilderness and remote values of Waihua, Mohaka and Raupunga in recognition of both the natural character values and the social values that provide for the well-being of the local community.
- Manage development (including infrastructural investment) to maintain the remoteness of the area.
- Support the local communities' ability to manage the coastal environment in a sustainable manner.

## Actions – Waihua, Mohaka and Raupunga

<b>Voluntary</b>	<b>Priority</b>
1. Acknowledge and support Ngati Pahauwera’s initiatives to protect and look after the special qualities of the coastal environment where these are consistent with the Wairoa Coastal Strategy. See Actions: Tangata Whenua 1, 5 & 9.	1-5
2. Improve roading and signage to the priority coastal access points utilised by the local community. Including interpretation signage at the visitor viewing points on Mohaka Hill and directional signage at East Beach Road and McIvor Road. See Actions: Recreation and Access 2 & 7.	1-5
3. Encourage improved catchment management. This could include riparian planting, voluntary work schemes, land care schemes and landowner assistance. See Actions: Land Use and Development 4.	5-10
4. Support initiatives for sustainable land use. This includes farming and forestry activities. See Actions: Social and Community Values 1, Land Use and Development 2.	5-10
5. Support investment in roading and other public infrastructure that retains the natural character of the coastal environment. This includes securing public ownership of Waihua Beach Road and support for any upgrades to East Beach Road and McIvor Road. See Actions: Infrastructure 1 & 8.	5-10
6. Work with Ngati Pahauwera to identify protocols for further discussions with respect to specific Article II concerns. As well as opportunities for Ngati Pahauwera to provide for their economic well-being. See Actions: Tangata Whenua 1 & 12.	5-10
7. Prepare a Mohaka River Catchment Strategy encompassing integrated land and water management of all of the headwaters of the Mohaka River. This project would be a joint venture with HBRC and HDC. Partners in this project would also include tangata whenua, landowners, local communities, WDC and DOC. See Actions: Land Use and Development 4.	5-10
8. Seek protection in perpetuity of the special natural character, heritage and sense of place values of the Waihua River mouth. Work with landowners and other agencies to legalise road access. See Actions: Recreation and Access 2, 4 & 6, Landscape and Ecology 8.	10-20
<b>Research</b>	
9. Investigate the opportunities for a community refuse scheme in the Mohaka environs. This should include alternative options for recycling. See Actions: Infrastructure 5.	1-5
10. Investigate the impacts of land use activities, such as gravel extraction and earthworks on the water quality and erosion of the banks of the Mohaka and Waihua Rivers. This should include working with HBRC and tangata whenua. See Actions: Land Use and Development 4.	1-5
11. Identify minimum lot sizes and maximum housing density limits for the Mohaka and Waihua River environs. This could include different minimum lot sizes. See Actions: Land Use and Development 7.	5-10
<b>Education</b>	
12. Work with Ngati Pahauwera for effective protection and recognition of waahi tapu sites and other taonga. This includes improved protection of off shore fishery areas by working with other organisations, such as DOC and HBRC. See Actions: Tangata Whenua 1, 5 & 13	1-5
13. Work with other agencies to identify and promote the historic features of the area. This could include the Mohaka marae and the Mohaka Viaduct. See Actions: Tangata Whenua 5 and Social and Community Values 2.	5-10
<b>Statutory</b>	
14. Protect productive rural areas from limitations arising from ‘reverse sensitivity’. This will require identification of sensitive rural areas or activities. See Actions: Social and Community Values 10.	5-10

### 20 Year Vision – Waihua, Mohaka and Raupunga



## Wairoa, Whakamahi and Kihitu

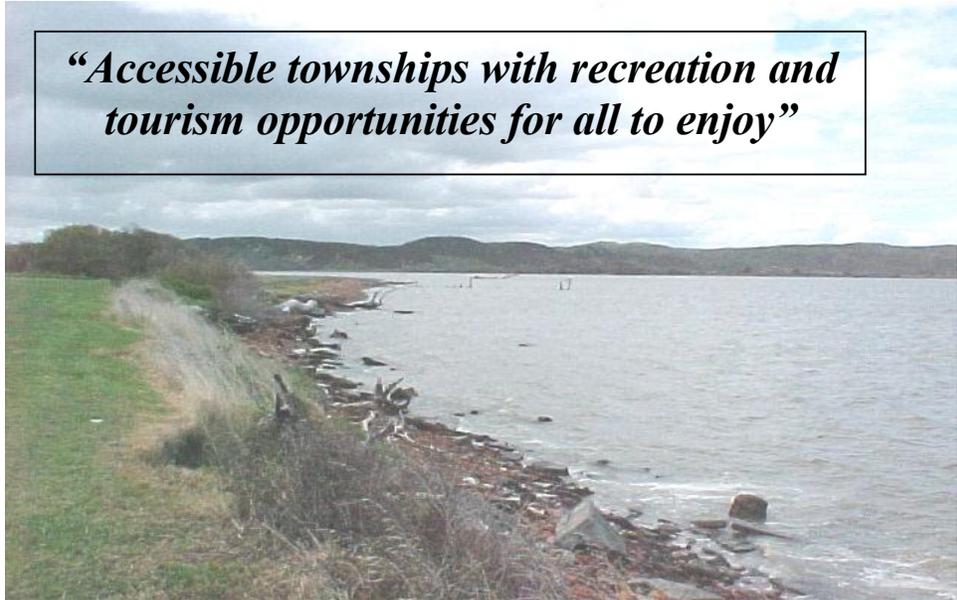
**What is the local coastal environment?**

The township of Wairoa supports over 50% of the District’s population with the main function as a service centre for the farming sector through manufacturing and processing (such as the AFFCO Wairoa meat processing plant). Though the township of Wairoa is a part of this Local Community Area, no strategy for the urban area is presented in this Coastal Strategy. An Urban Strategy for Wairoa will be the subject of further strategic work of Wairoa District Council. (see Recommendation 3). Kihitu on the eastern side of the Wairoa river mouth is an old Maori settlement with one marae.

The coastal areas of Whakamahi and Kihitu are the closest beaches to the township of Wairoa and are located on the edge and mouth of the Wairoa River. There are Wildlife Reserves at the mouth of the Wairoa River managed by the Department of Conservation (DOC) and these protect some significant ecological habitats for native fauna and flora. The Whakamahi and Ngamotu Lagoons are identified in the Proposed Wairoa District Plan. These coastal areas are popular destinations for the residents of Wairoa and provide recreational opportunities. Both the Ngamotu and Whakamahi Lagoons have Management Plans prepared by DOC in place.

**Community Statement**

*“Accessible townships with recreation and tourism opportunities for all to enjoy”*



**Key Issues  
and Facts**

- Ngamotu Lake on the eastern side of Wairoa River is the starting point for a series of significant wetlands.
- There are sewage/water quality issues from outfalls discharging into the Wairoa River.
- There are concerns regarding the negative effect of discharges from the sewage treatment plant on the Wairoa River.
- There is illegal rubbish dumping along the coastal area.
- The reduced level and quality of road access to the coastal areas discourages visitors (such as Whakamahi Road).
- There is flooding of the Wairoa River and this has adverse effects on adjacent land and property.
- There are opportunities for development of appropriate recreation, tourism and environmental education and for improved facilities for the township (such as Kopu Road leading to Pilot Hill).
- There is an opportunity to highlight historic features such as the port and develop 'place' marketing.
- Further residential development is provided for by existing layout and subdivision of the Wairoa township, with provision for significant infrastructure expansion (sewage, water).
- There are concerns over the impact of land use activities within the upper catchment of the Wairoa River (such as the amount of forestry debris on the beaches as a result of rainfall events).
- There are pressures for rural-residential subdivision along the inner shoreline of Whakamahi Lagoon.
- There are opportunities to better link the riverside township with its coastal 'back door', such as through creation of a riverside/coastal walkway (this would include promotion of the iconic historic Portland Island Lighthouse in the centre of Wairoa township).
- Loss of and inadequate protection of historic heritage.

**Objectives**

- Maintain and, where appropriate, enhance public access to and along the Wairoa River and its coastal margins.
- Promote and enhance the recreational and heritage experience of the coast whilst protecting the significant ecological habitats.
- Recognise the need for future development located along the coastal edge to avoid dynamic coastal processes.

**Actions – Wairoa, Whakamahi and Kihitu**

**Voluntary**

**Priority**

1. Promote the heritage of the Wairoa River and its environs as a tourist destination. <i>This includes the historic port function, the lighthouse and the Takitimu Carved Meeting House. See Actions: Tangata Whenua 1, Land Use and Development 2 and Recreation and Access 7.</i>	1-5
2. Prepare an Urban Strategy for Wairoa Town and its environs. <i>This should seek to provide for continued and increased protection to the foreshore margins along the Wairoa River mouth. This should include consideration of demographics, infrastructure constraints and economic opportunities. See Actions: Natural Hazards 1, Land Use and Development 6 &amp; 16.</i>	1-5
3. Improve as necessary the road access along Whakamahi Road to provide for tourist access. <i>This includes identifying areas appropriate for future public access to the Wairoa River and coast, including working closely with DOC regarding management of wildlife reserves. This should also include a survey to study beach usage in this area, which could be undertaken by a student. See Actions: Recreation and Access 2 &amp; 6 and Landscape and Ecology 8.</i>	5-10
4. Recognise the importance of the foreshore as a buffer for natural hazards and protect them from development and misuse. <i>This includes the significant ecological habitats at Wakamahi and Ngamotu Lagoons in accordance with the Management Plans. See Actions: Natural Hazards 1, 2 &amp; 9.</i>	5-10
5. Prepare a Wairoa River Catchment Strategy encompassing integrated land and water management of all of the headwaters of the Wairoa River, including Lake Waikaremoana and the southern half of Te Urewera National Park. <i>A primary goal of this would be improved riparian management resulting in improved water quality across the catchment. Partners would include HBRC, DOC and landowners. See Actions: Land Use and Development 4.</i>	5-10
6. Encourage improved land management along the river margins and in the upper catchment of the Wairoa River. <i>This could include removal of weeds, riparian planting (in conjunction with local community care groups and DOC, fencing of riparian margins and financial assistance (such as rates relief) for landowners. See Actions: Land Use and Development 4.</i>	5-10

**Research**

7. Work with Hawke’s Bay Regional Council to take a comprehensive approach to reduce the discharge of contaminants into the Wairoa River. <i>This should include monitoring of pollutant sources and investigation of options for upgrading to tertiary treatment at the sewage treatment plant. See Actions: Land Use and Development 4.</i>	1-5
8. Investigate the opportunities for alternative waste management. <i>This should include providing alternative times for opening of the Wairoa Refuse Station. See Actions: Infrastructure 5.</i>	1-5
9. Investigate opportunities for linkages between reserves along the Wairoa River margins and creation of a signposted walkway from downtown Wairoa to the sea. <i>This could include a sculpture walk with Maori and Pakeha art. See Actions: Recreation and Access 2 &amp; 6.</i>	5-10
10. Investigate the effectiveness of the flood hazard rules in District Plan and Regional Plan. <i>This should assess the suitability of the minimum floor levels for building within the flood prone areas. This could be undertaken as part of the hazards section of the Wairoa Urban Strategy (see Recommendation 3). See Actions: Natural Hazards 3 &amp; 6.</i>	10-20

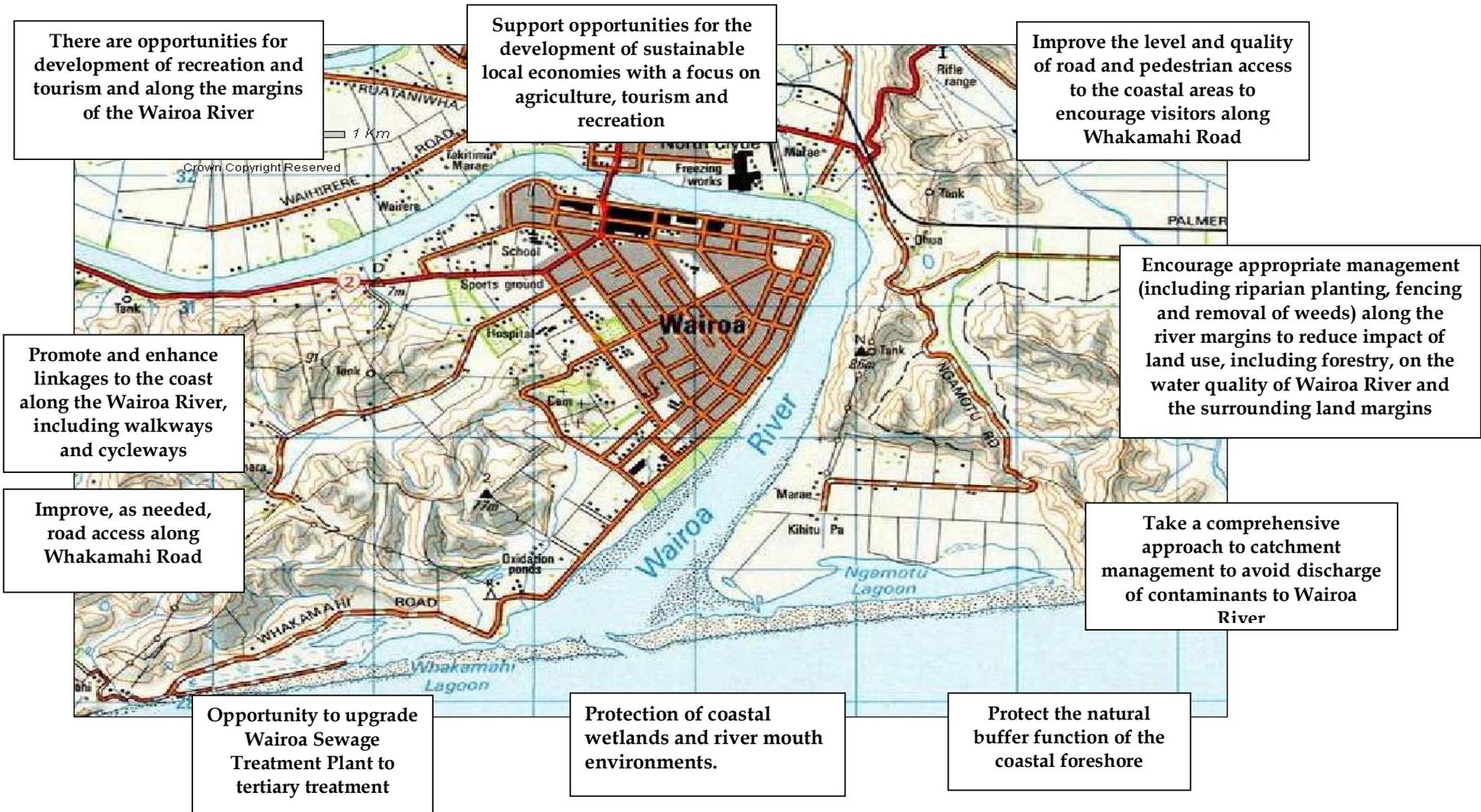
**Education**

11. Provide educational information on causes and consequences of the flooding from the Wairoa River. <i>This should include how the community can be effectively involved in managing risk. See Actions: Natural Hazards 1 &amp; 6.</i>	1-5
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**Statutory**

12. Maintain ample buffers for important public infrastructure and industry from sites with significant ecological and landscape values. <i>Buffers can be a setback or plantings. This may require a Variation to the Proposed Wairoa District Plan. See Actions: Social and Community Values 10 and Land Use and Development 6.</i>	5-10
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**20 Year Vision – Wairoa, Whakamahi and Kihitu**



**Whakaki and Iwitea**

***What is the local coastal environment?***

A series of extensive lagoons, lakes and wetlands have been trapped behind the shingle beach barriers that have formed along the coastline west of the Mahia Peninsula towards the Wairoa River. Whakaki is the largest of the wetland ecosystems that are of national importance because of the habitat they provide for indigenous plants and animals. The beaches in this area are characterised by steep black sand/gravel beaches. These wetlands are identified as ‘Significant Rivers and Lakes’ in the Proposed Wairoa District Plan. There are a number of other wetlands in this area, including the Ouhia, which are being looked after by different organisations.

A Whakaki Lakes Management Plan has already been prepared by the local community to address the sustainable management of these sites. Much of the land along this coastline is in Maori ownership, including wetlands and the Whakaki lakebed.

***Community Statement***



**Key Issues  
and Facts**

- The coastal environment is important for the community to live, work and play in.
- Whakaki wetlands are an internationally significant wetland complex. There is a need for the identification of sensitive areas and prioritisation for protection works.
- Farming and horticulture is important to the local economy.
- There are few coastal access points and there is a need to manage access to avoid damage to the natural environment.
- There is concern over the negative impact of gravel extraction on the local coastal environment.
- The natural environment is degraded as a result of the impacts of land use in the wider catchment (including earthworks, gravel extraction and upstream influences – siltation and nitrification).
- There are opportunities for environmentally sound recreation, tourism and education around the wetlands.
- There are concerns over the impacts resulting from possible oil and gas exploration, including drilling into the seabed.
- Isolation and wilderness define the areas the ‘sense of place’ and these values should be protected.
- The desire for support for stewardship and community environmental work (such as the Whakaki Lake Committee).
- The Whakaki Marae Trustees are in the process of restoring the wetland/duneland ecosystem between Whakaki Lake and the Pacific Ocean. They have a native plant nursery at Whakaki marae.
- Loss of and inadequate protection of historic heritage.

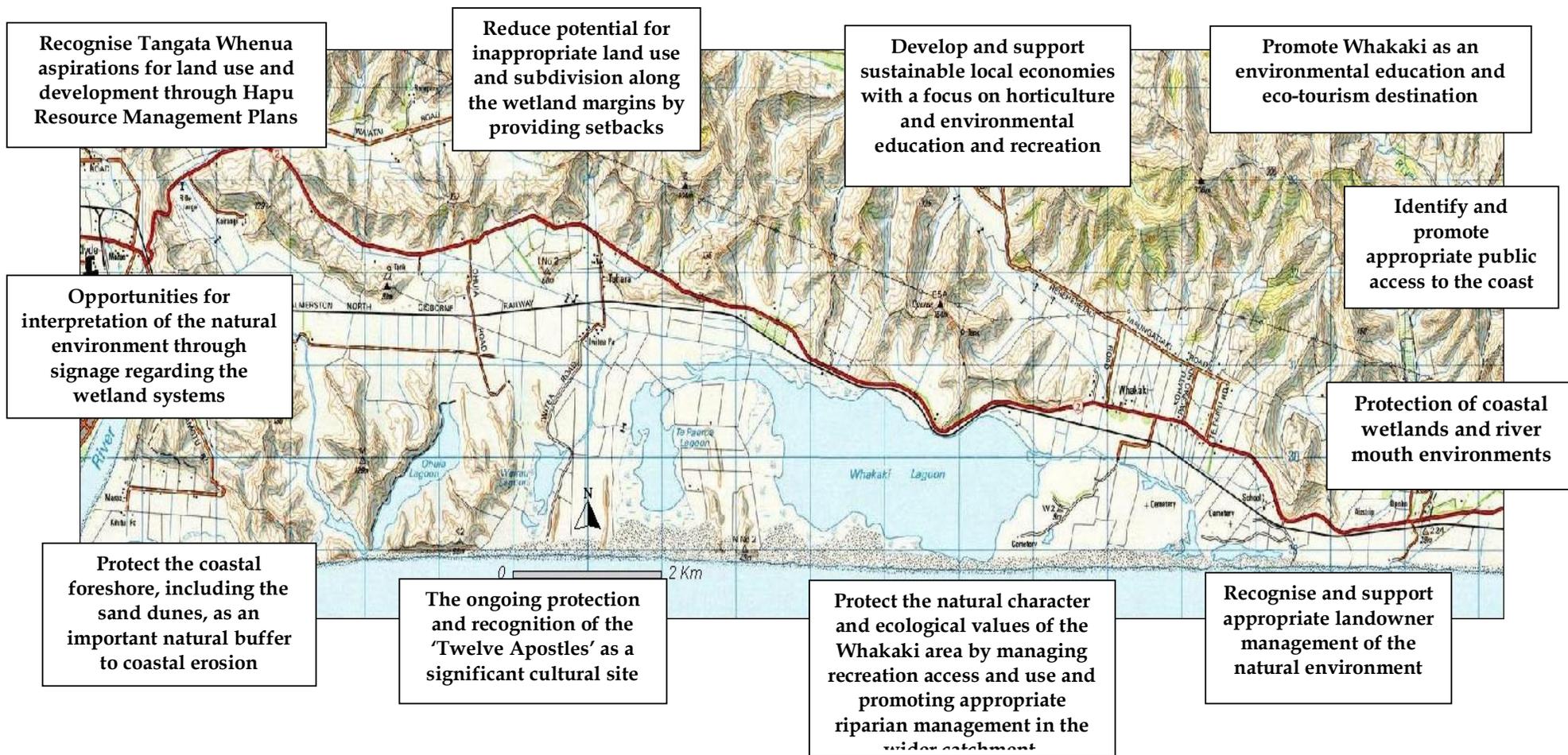
**Objectives**

- Recognise, maintain and enhance the outstanding ecological values of the Whakaki area, in particular the water and habitat quality of the wetlands.
- Provide recreation and eco-tourism opportunities that are compatible with the natural character of this area.
- Promote and enhance appropriate public access to and along the coastal environment, including the wetlands.

**Actions – Whakaki and Iwitea**

<b>Voluntary</b>	<b>Priority</b>
1. Prioritise protection and enhancement works for the wetlands and their margins. <i>This should be done in co-ordination with the Whakaki Lakes Management Plan, the local community and the other organisations and should include works such as fencing, enhancement of margins and voluntary initiatives.</i> See Actions: Landscape and Ecology 2, 5 & 7.	1-5
2. Accommodate and support opportunities for appropriate eco-tourism, recreation and education. <i>This should include support for community-based initiatives, such as a Whakaki Whare Kaitiakitanga/ Environmental Education Centre.</i> See Actions: Landscape and Ecology 5 & 7, Land Use and Development 2, Tangata Whenua 5.	5-10
3. Advocate and support a Whakaki Hapu Resource Management Plan. <i>This includes recognition of aspirations for future development of the land.</i> See Actions: Tangata Whenua 1, 4 & 13.	5-10
4. Ongoing rehabilitation of the gravel operation when extraction is completed. <i>This can be done through replanting of the lake margins in conjunction with the local community.</i> See Actions: Landscape and Ecology 2.	5-10
5. Recognise the important role the natural environment plays in preventing coastal erosion and reducing risks to the community. <i>This includes the sand dunes seaward of the wetlands.</i> See Actions: Natural Hazards 1, 3 & 9.	10-20
<b>Research</b>	
6. Investigate funding opportunities for stewardship and community environmental work with organisations. <i>For example DOC, Ministry for Agriculture and MfE (with assistance from Wairoa District Council).</i> See Actions: Landscape and Ecology 5.	1-5
7. Research the appropriateness of the existing rules for gravel extraction in the coastal zone. <i>This will require a review of the specific rules for resource consents in the Proposed Wairoa District Plan and potentially the HBRC.</i> See Actions: Land Use 12 & 14	1-5
8. Identify and promote areas for public access to and use of the coast. <i>This should be done in accordance with the Coastal Access Action Plan.</i> See Actions: Recreation and Access 2, 3, 4, 5, 6 & 14.	5-10
<b>Education</b>	
9. Provide support and advocacy for interpretation and signage for tourism and education. <i>In close association with Whakaki Lakes Trust, Hawke’s Bay Tourism and other community groups and organisations.</i> See Actions: Recreation and Access 7, Land Use and Development 2, Tangata Whenua 5, Landscape and Ecology 5.	5-10
10. Promote the heritage of Iwitea and Whakaki. <i>This should include the historic flax mill and the Twelve Apostles.</i> See Actions: Tangata Whenua 1, 5 & 13, Social and Community Values 2.	5-10
<b>Statutory</b>	
11. Identify suitable housing and development setbacks from the wetlands to protect the natural character and ecological values. <i>This will require a Variation to the Proposed Wairoa District Plan to include minimum lot sizes, maximum housing density per lots and an appropriate setback distance.</i> See Actions: Land Use and Development 7, 12 & 14.	1-5
12. Formalise public access to the Whakaki and Iwitea coast where appropriate. <i>This must be done in conjunction with landowners and the Coastal Access Action Plan.</i> See Actions: Recreation and Access 2, 6, 11 & 14.	5-10

**20 Year Vision - Whakaki and Iwitea**



**Nuhaka/Tahaenui/Te Uriti (Black’s Beach)/Morere**

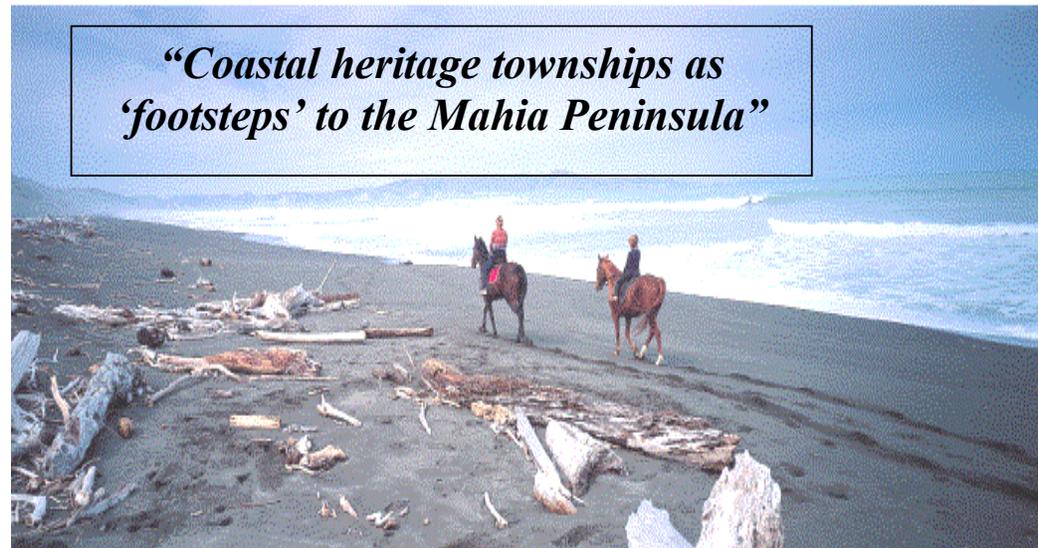
***What is the local coastal environment?***

Wave action along the coastline west of the Mahia Peninsula towards the Wairoa River has formed an extensive shingle beach barrier along the coastal margin. The Nuhaka River has broken through this barrier with the settlement of Nuhaka set inland on the edge of the Nuhaka River. The Nuhaka River mouth is a significant ecological site. The natural dune systems along this coastline are intact and relatively unmodified, affording a significant natural landscape of extensive undulating dune ridges and steep black sand/gravel beaches. State highway 2 runs along this section of the coastline on the landward side of the railway line serving the small communities.

Nuhaka has a long history as a service centre for the surrounding area, including being the location of a cheese factory, cinema and other industries. Nuhaka is the main turn-off intersection for the road to Mahia, which goes along the wild Te Uriti (Black’s Beach) surf coast.

Inland of Nuhaka is Morere village, a hot springs resort with tea rooms and a motor camp. Though inland, Morere is functionally linked with the coastal tourism resorts at Mahia. There is a heritage trail in Morere. There is a “back road” to Mahia (Tunanui Road) going from Morere across to Mahanga Road.

***Community Statement***



**Key Issues  
and Facts**

- The Treaty of Waitangi is recognised and provided for in all resource management decisions and actions affecting Tangata Whenua within the coastal environment.
- There are few coastal access points and the existing access points tend to be degraded. There are also few safe places to access due to the dynamics of the natural coastline.
- There are 'untapped' opportunities for tourism and appropriate service industries for the local community.
- Existing economic activities can provide significant cultural, social and economic benefits but can also result in pressure on natural resources.
- Identified waahi tapu and urupa are located along the coastline and there is a likelihood of unrecorded sites elsewhere.
- Protection of the significant natural dune systems, particularly from weeds, motorised vehicles and uncontrolled access.
- Potential impacts on the water table of drawings for horticultural use.
- Te Iwi o Rakaipaaka have prepared an Iwi Environment and Resource Management Plan.
- Te Iwi o Rakaipaaka Inc. have a "Nuhaka Eco-Village" project underway that is aiming to restore the wetlands in the village and establish a native plant nursery.
- Kahungunu Marae is a large carved building of historic significance that has heritage tourism potential.
- There is a concern about the negative impact of residential development along the coastal margins.
- Loss of and inadequate protection of historic heritage.

**Objectives**

- Provide opportunities for economic development in a manner that maintains and enhances the environmental and amenity values of the coast.
- Protect and enhance the natural character values of the coastal environment and 'sense of place', including the dune systems.
- Promote the recreational and educational experience the area as important coastal community settlements between Wairoa township and Mahia Peninsula.
- Develop opportunities in Nuhaka as a service centre for Mahia Peninsula.

**Actions – Nuhaka/Tahaenui/Te Uriti (Black’s Beach)/Morere**

**Voluntary**

**Priority**

1. Maintain and where appropriate improve public coastal access within the Nuhaka area. <i>Identify appropriate access points, provide vehicle-parking areas with signage for the public in conjunction with the Coastal Access Action Plan. See Actions: Recreation and Access 1, 2, 3, 5, 6 &amp; 14.</i>	1-5
2. Improve signage in Nuhaka. <i>This should include interpretation signage regarding cultural and historic sites. See Actions: Recreation and Access 2, Tangata Whenua 13.</i>	1-5
3. Support the opportunities for Nuhaka to service the growing tourist and residential population at Mahia Peninsula. <i>This includes investigation into opportunities, working with Hawke’s Bay Tourism and other industry organisations. WDC should advocate for Nuhaka as a service centre and provide for these in a Structure Plan. See Actions: Land Use and Development 2 &amp; 6, Infrastructure 2.</i>	5-10
4. Promote local community initiatives for sustainable tourism opportunities promoting the cultural and natural values of Nuhaka and its environs. <i>This would involve working with Hawke’s Bay Tourism and investigating funding opportunities. For example the Kahungunu marae and the continuation of the heritage trail from Morere through to Nuhaka. See Actions: Tangata Whenua 1, Land Use and Development 2.</i>	5-10
5. Ongoing rehabilitation of the gravel operation when extraction is completed. <i>This can be done through replanting of the lake margins in conjunction with the local community. See Actions: Landscape and Ecology 2.</i>	5-10
6. Advocate and support the local Nuhaka community native plant nursery. <i>This can be done by using the nursery plants for local planting projects, such as roading or reserves, including Wairoa District Council and other agencies such as Transit NZ and Hawke’s Bay Regional Council. See Actions: Landscape and Ecology 2.</i>	10-20
7. Advise the community of the ‘Northern Hawke’s Bay Coastal Groundwater Study’ in relation to the Nuhaka aquifer and promote discussions between the community, Wairoa District Council and Hawke’s Bay Regional Council over the reports findings and recommend further actions. <i>See Actions: Landscape and Ecology 6,7 &amp; 10.</i>	1-5

**Research**

8. Investigate and address the impacts of leachate from the old Nuhaka landfill site. <i>If necessary work with the local community and Hawke’s Bay Regional Council to rehabilitate the site. See Actions: Infrastructure 5, Social and Community Values 2</i>	1-5
9. Advocate and support additional investigations into the impact of the upstream management of forestry on the coastal environment in Nuhaka. <i>This should include impacts of flooding and water quality. See Actions: Land Use and Development 10.</i>	1-5
10. Investigate the impacts of land use and sedimentation in the Nuhaka catchment. <i>This should include education of landowners, assistance with riparian planting, land care schemes. See Actions: Land Use and Development 4, Landscape and Ecology 5 &amp; 10.</i>	5-10
11. Research opportunities for improved use of the refuse transfer station and introducing a community-recycling scheme to Nuhaka. <i>This should include the opportunity for a composting venture (biodynamics), improved opening hours and signage to prevent illegal rubbish dumping. See Actions: Infrastructure 5.</i>	5-10
12. Investigate opportunities for upgrade (sealing) of Tunanui Road as an alternative road access from the Mahia Peninsula resort communities to State Highway 2. <i>This is to be undertaken in consultation with the community, Tangata Whenua, and forestry operators. This alternate route may become the heavy traffic road, with the Te Uriti (Black’s Beach) road designated a “Scenic Drive”. See Actions: Natural Hazards 5 &amp; 7.</i>	10-20

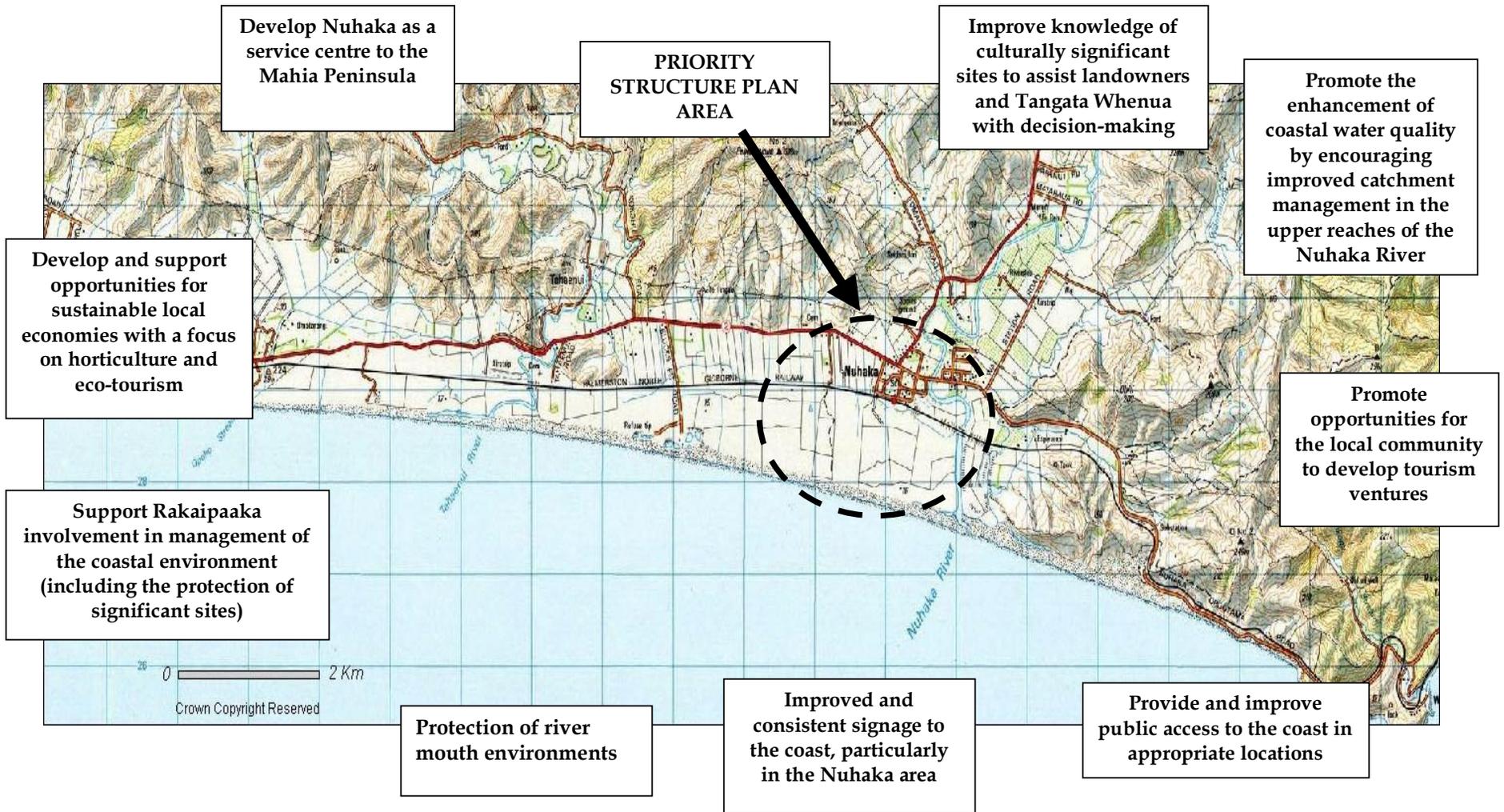
**Education**

13. In conjunction with Tangata Whenua improve knowledge of identified and unidentified waahi tapu sites. <i>This would involve working closely with Rakaipaaka and will provide assistance for resource consent applications. See Actions: Tangata Whenua 1, 4, 5 &amp; 7.</i>	1-5
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**Statutory**

14. Prepare a Structure Plan for Nuhaka. <i>This will lead to a Variation to the Proposed Wairoa District Plan. This should also investigate the potential for improved infrastructure, coastal access, reserves and minimum lot size/density rules. See Actions: Infrastructure 3, 8 &amp; 13, Land Use and Development 6, Recreation and Access 5, Social and Community Values 5, Landscape and Ecology 6, Tangata Whenua 6, Natural Hazards 2.</i>	10-20
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**20 Year Vision – Nuhaka, Tahaenui/Te Uriti (Black’s Beach)/Morere**



## Opoutama and Waikokopu

### ***What is the local coastal environment?***

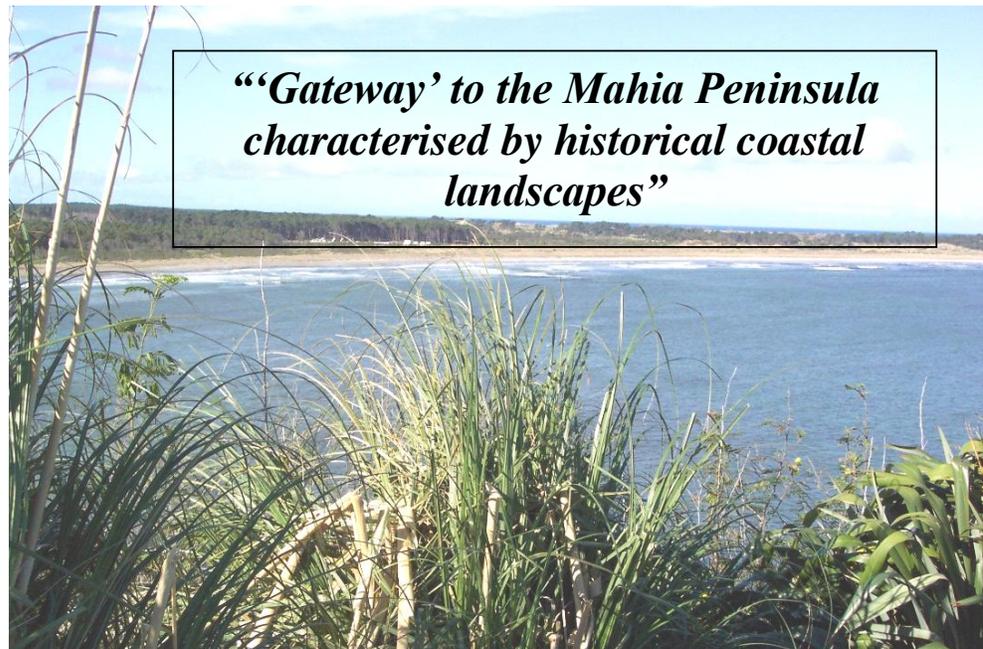
The settlements of Opoutama and Waikokopu are located on the north west coast of the Mahia Peninsula. Opoutama is a “Gateway” to the peninsula and boasts a largely undeveloped sand dune system that sweeps southeast to Mahia Beach, which is a significant representation of intact foredune and extensive rear dune systems. Opoutama Beach is the site of regular whale strandings, partly related to the unique geological form of the flatlands between the Peninsula and mainland.

The Kaiwaitau Land Blocks are a significant part of this coastal environment and span the majority of the sand dune system between each coast.

Waikokopu was an historic port for Wairoa and today the settlement consists of old harbour board land, an old wharf area and a range of degraded historic coastal erosion protection works designed to protect a railway line and former wharf area and a small community.

These historical landscapes serve as special features of this coastal environment to residents and tourists alike, and helps define the character of the area.

### ***Community Statement***



**Key Issues and Facts**

- There is pressure from proposed and potential subdivisions of freehold land and the risk of coastal ribbon development from Opoutama to Mahia Beach.
- There are significant blocks of Maori multiple-owned land within the coastal environment
- There are increasing visitors to the Blue Bay Motor Camp. There is pressure for subdivision of coastal camping ground properties around the country.
- There are potential risks to existing infrastructure from coastal erosion, particularly along the coastal road from Nuhaka.
- Protection of the cultural identity, including waahi tapu, urupa and pa sites along coastline as well as within the water area is important and there is a likelihood of unrecorded sites elsewhere along the foreshore area.
- There are opportunities for appropriate economic development at Waikokopu (such as commercial fishing and aquaculture).
- The accretion of the Opoutama Beach dune area presents opportunities for new reserves and beach access to be provided.
- There are Treaty of Waitangi Claims on various areas of land.
- Rongomaiwahine Trust is currently preparing an Environmental Heritage Plan for the Mahia Peninsula.
- There are opportunities for integrated ecological management of the bushclad hills behind Waikokopu and Opoutama, and the protected wetlands behind YMCA road.
- There is an opportunity to improve the amenity of the Opoutama beachfront, such as the development of a bike/walkway in front of Blue Bay Motor Camp, and a bikeway to Mahia Beach along Ormond Drive.
- There is an opportunity to develop a Waikokopu Management & Development Plan, in partnership with Tangata Whenua and the community.
- Loss of and inadequate protection of historic heritage.

**Objectives**

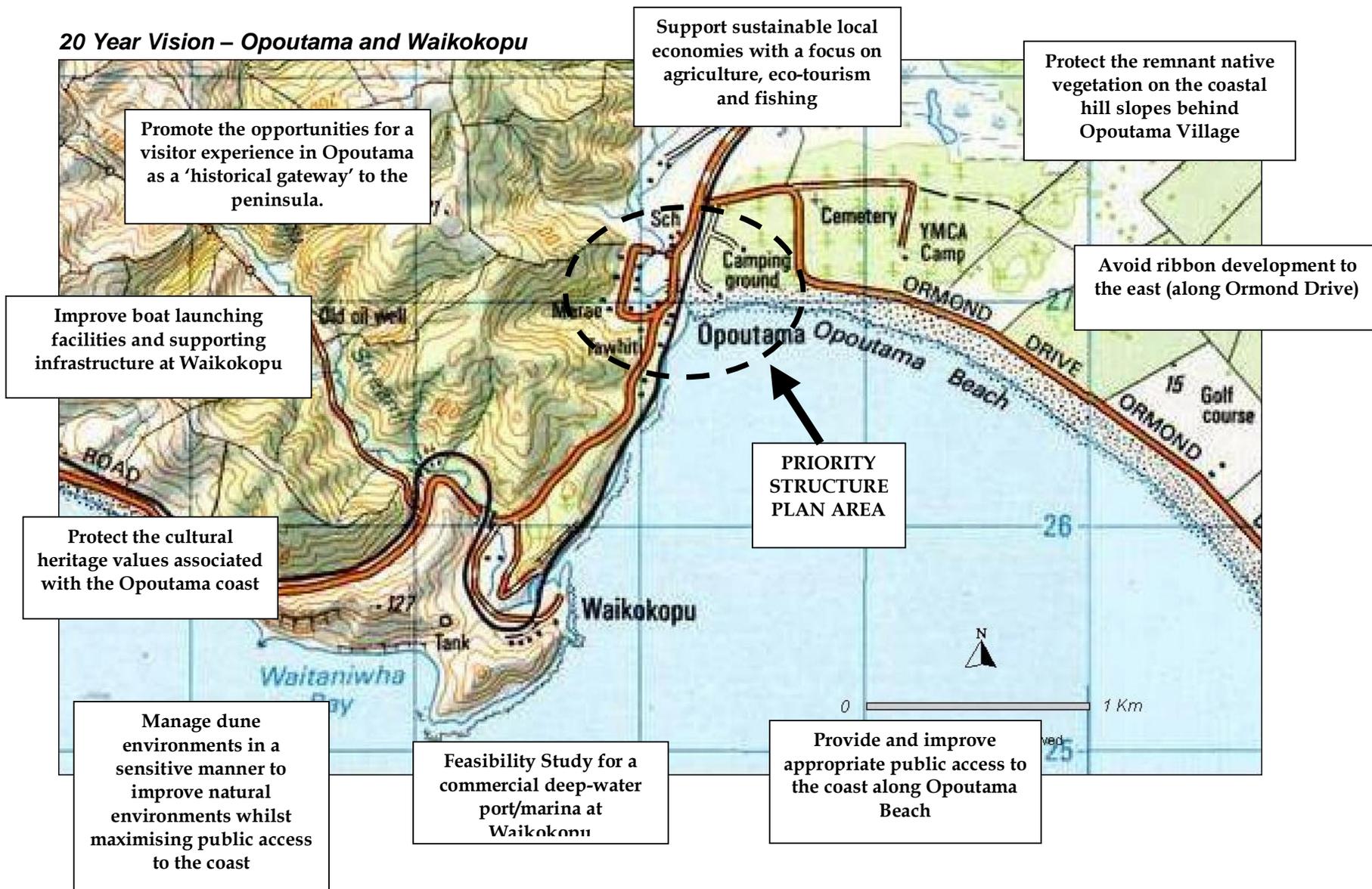
- Provide opportunities for development of tourism and recreation in a manner that maintains and enhances the historical and environmental values of the coast.
- Protect and enhance those features that contribute to the historical coastal landscape values.
- Recognise the need for future development located along the coastal edge to avoid dynamic coastal processes.
- Develop Waikokopu as a fishing base.
- Maintain natural 'gateway' to the Mahia Peninsula.

**Actions – Opoutama and Waikokopu**

WAIROA COASTAL STRATEGY

<b>Voluntary</b>	<b>Priority</b>
1. Promote the improved knowledge and restoration of heritage values. <i>Particularly the Maori settlement of Opoutama, the whale strandings at Opoutama Beach and pioneering European industry at Waikokopu Port. This should include working with the local community and other agencies such as Hawke's Bay Tourism to provide interpretation signage and postcards. Rongomaiwahine Trust are currently preparing an environmental heritage plan, the outcomes of which will improve knowledge and should be recognised and considered by each of the Wairoa Coastal Strategy partners. See Actions: Tangata Whenua 1 &amp; 3, Social and Community Values 1 &amp; 3.</i>	1-5
2. Address concerns over plant and animal pests in the Opoutama Beach dune systems. <i>Work with HBRC and DOC to provide funding assistance and raising awareness with the general public. See Actions: Landscape and Ecology 5.</i>	5-10
3. Develop a Parks Management Plan for the Opoutama Beach foreshore (from Opoutama to Mokotahi Hill). <i>Will include proposal for a bike/walkway in front of Blue Bay Motor Camp, and a bikeway to Mahia Beach along Ormond Drive, and a plan for sensitive ecological management of dune environments whilst maximising public access. See Actions: Recreation and Access 2, 3, 4, 8, 10, 11 &amp; 12.</i>	5-10
4. Develop a Waikokopu Management & Development Plan, in partnership with Tangata Whenua and the community. This will include both fishing/aquaculture opportunities as well as tourism functions. <i>Undertaking of this project may need to be postponed until clarity regarding Treaty of Waitangi claims is obtained. Council is currently the largest landowner in this area, including some foreshore title inherited from the Harbour Board. See Actions: Recreation and Access 4, Land Use and Development 2&amp; 6.</i>	5-10
<b>Research</b>	
5. Investigate the opportunities for a deep-water port/marina and fishing/aquaculture-orientated development at Waikokopu, centred on a commercial fishing base <i>This includes a feasibility study and opportunity cost assessment. This would include investigating demand and constraints in association with the local community and other agencies. If necessary promote a Variation to the Proposed Wairoa District Plan to facilitate further appropriate development in this location. See Actions Land Use and Development 2, 6 &amp; 8, Infrastructure 2.</i>	1-5
6. Identify opportunities for new reserves and access. <i>Particularly at Opoutama Beach Reserve, Opoutama Domain and Waikokopu Harbour in accordance with the Coastal Access Action Plan. This includes identification of appropriate parking areas, fencing and signage. See Actions: Recreation and Access 2 &amp; 5.</i>	5-10
7. Research alternatives for land protection and/or opportunities for strategic land acquisition to create a "greenbelt" buffer between Opoutama and Mahia Beach and avoid ribbon development along Ormond Drive. <i>This would require consultation with Tangata Whenua and possibly Wananga with owners of large Maori land blocks. See Actions: Recreation and Access 4, 8 &amp; 12, Land Use and Development 13.</i>	5-10
<b>Education</b>	
8. Work closely with landowners of large multiple-maori owned blocks in regards to resource management decisions, including the Kaiwaitau Blocks. <i>See Actions: Tangata Whenua 10 and Land Use and Development 9.</i>	1-5
9. In conjunction with Tangata Whenua improve knowledge of identified and unidentified waahi tapu sites. <i>This information will provide assistance to the community involved in resource consent applications. See Actions: Tangata Whenua 1, 4, 5 &amp; 7.</i>	1-5
10. Work closely with landowners to identify and protect remnant pockets of native forest on hill slopes behind Opoutama. <i>This should include opportunities for management/removal of wilding pines and funding assistance. See Action: Landscape and Ecology 1.</i>	5-10
<b>Statutory</b>	
11. Avoid sporadic and ribbon development along Ormond Drive. <i>This would require development clusters within the existing townships of Waikokopu and Opoutama Village and will require a Variation to the Proposed Wairoa District Plan. See Actions: Land Use and Development 14 &amp; 16, Infrastructure 8.</i>	1-5
12. Promote a Structure Plan for Opoutama Village. <i>This should address key infrastructure constraints, opportunities for parks and reserves, sites of cultural and heritage significance and community values. See Actions: Infrastructure 3, 8 &amp; 13, Land Use and Development 6, Recreation and Access 5, Social and Community Values 5, Landscape and Ecology 6, Tangata Whenua 6, Natural Hazards 2.</i>	1-5

### 20 Year Vision – Opoutama and Waikokopu



## Mahia Beach Township

***What is the local coastal environment?***

One of the largest settlements in the Wairoa District, Mahia Beach Township is located on the southwestern edge of the Opoutama and Pukenui dune systems. Mahia Beach Township sits on the edge of one of the most significant landscapes in the Wairoa District, the Mahia Peninsula, with the steep hill slopes and bare cliffs providing a scenic backdrop. The only sealed road access into Mahia Beach Township is through Opoutama to State highway 2.

Mahia Beach Township is one of the key tourist destinations for the Wairoa District and the existing infrastructure is struggling to cope with peak seasonal demand. Mahia Beach Township boasts significant tourism and recreational opportunities related to the natural environment, such as boating, fishing and surfing. The protection of these values is vital to ensure that Mahia Beach Township retains its appeal to residents and visitors alike.

***Community Statement***

***“A unique residential community and resort destination that forms the activity hub of the Mahia Peninsula”***



**Key Issues  
and Facts**

- Mahia Beach Township is the largest area of settlement on Mahia Peninsula and the focus of existing coastal development activity in the Wairoa District.
- There are social, economic, environmental, cultural and spiritual impacts that result from seasonal tourist peaks, including demands on infrastructure.
- There is a demand for protection of iconic landscape values from development.
- There are development pressures from significant sized subdivisions (on the coastal flats, hilltops and ridgelines) and debate over the need for, and location of, an 'Urban Growth Limit'.
- There is pollution of the coastal waters and this has resulted in closure of shellfish collecting grounds and swimming areas.
- The level of infrastructure provided at present is inadequate (stormwater, wastewater, water and refuse) and there is concern that older septic tank systems are degrading the natural environment.
- There is coastal erosion at Taylor's Bay/Onepoto that is threatening infrastructure and residential properties.
- There is a high demand for, and use of the boat launching facilities and trailer parking at Mahia Beach Township.
- The renaming of, and improved information being available on, areas of significance to Tangata Whenua (e.g. Onepoto/Taylor's Bay) where relevant.
- The existing Refuse Transfer Station is to be relocated and alternative options for refuse transfer and recycling need to be investigated. The existing site needs remediation work.
- There is conflict with vehicles on the beach and other recreational users.
- There is a desire for local community management of natural resources. This includes setting up a 'Mahia Community Group'.
- Rongomaiwahine Trust is currently preparing an Environmental Heritage Plan for the Mahia Peninsula.
- Loss of and inadequate protection of historic heritage.

**Objectives**

- Recognise and provide for adequate infrastructure servicing to meet the needs of existing and future residential and visitor requirements.
- Maintain and enhance public access to and along the coastal marine area, where impacts on environment and cultural values are acceptable.
- Manage the impacts of tourism to protect those values that contribute to Mahia Beach Township's appeal as a residential centre and tourist detination.

## Actions – Mahia Beach Township

### Voluntary

### Priority

1. Prevent further development of buildings in inappropriate locations on coastal reserves. <i>This may require development of a WDC Reserves Policy. See Actions: Landscape and Ecology 3, Infrastructure 3.</i>	1-5
2. Support the local community setting up a 'Mahia Community' Group to advocate on resource management issues. <i>This should include the provision of information on types of financial assistance, identification of legislative support and improving knowledge on the Resource Management Act. See Actions Social and Community Values 2, 6 &amp; 9.</i>	1-5
3. Provide appropriate public access points and tracks to Mokotahi Point. <i>This is in the interest of public safety and protection of the sensitive environment. See Actions: Tangata Whenua 13, Recreation and Access 3.</i>	5-10
4. Identify and formalise new reserves and access points where appropriate. <i>This should be done in accordance with landowners and the Coastal Access Action Plan and includes voluntary creation of such access. See Actions: Recreation and Access - All</i>	5-10
5. Where practical, use planting to slow down the erosion process and long term degradation of Mokotahi Point. <i>Working with the local community and other agencies. See Actions: Landscape and Ecology 2 &amp; 5.</i>	5-10
6. Develop a Parks Management Plan for the Opoutama Beach foreshore (from Mokotahi Hill to Opoutama). <i>Will include proposal for paved bike/walkway and a plan for sensitive ecological management. See Actions: Recreation and Access 1, 2, 3, 4 &amp; 6.</i>	5-10

### Research

7. Investigate opportunities for appropriate upgrade of infrastructure and cost recovery. <i>This would include wastewater and water supply. See Actions: Infrastructure 8, 11 &amp; 13.</i>	1-5
8. Research opportunities for a new location for the refuse transfer station and introducing a community-recycling scheme. <i>This should include the opportunity for a composting venture (biodynamics), rehabilitation of the old transfer station site and signage to prevent illegal rubbish dumping. See Actions: Infrastructure 5.</i>	1-5
9. Undertake a study on the impacts of commercial fishing operations on the Mahia Beach Township. <i>This information should then be used to balance any decisions made on allocating resources (such as parking). See Actions: Land Use and Development 8.</i>	1-5
10. Investigate alternative route for heavy goods vehicles and/or residential and visitor traffic through Taylor's Bay/Onepoto. <i>This will include the cost and feasibility of alternatives. See Actions: Natural Hazards 5 &amp; 7, Infrastructure 11.</i>	1-5
11. Assess the impacts and potential of varying economic activities in the Mahia coastal environment. <i>These sectors include tourism, fisheries, forestry and farming. Assess options to limit opportunities for economic activity conflicts, such as allocating areas for different activities. Investigate opportunities for research funding from MED &amp; WINZ. See Actions: Land Use and Development 2.</i>	5-10
12. Undertake a study on the groundwater supplies in the Mahia Beach area. <i>This will provide supporting information to decisions on wastewater treatment/discharges. This should be undertaken in conjunction with HBRC. See Actions: Infrastructure 12.</i>	5-10
13. Research alternatives for land protection and/or opportunities for strategic land acquisition to create a "greenbelt" buffer between Mahia Beach and Opoutama. <i>This would require consultation with Tangata Whenua and possibly Wananga with owners of large Maori land blocks, particularly the Kawaitau Blocks. See Actions: Tangata Whenua 10, Land Use and Development 7 &amp; 9.</i>	5-10
14. Research opportunities for better management of Taylor's Bay beachfront reserve to lessen coastal erosion impacts. <i>May include low barriers to prevent parking on reserve and/or realignment of the main heavy traffic roadway through to Kinikini (e.g. back road through Lochiel Street). See Actions: Natural Hazards 5 &amp; 8, Infrastructure 3.</i>	5-10

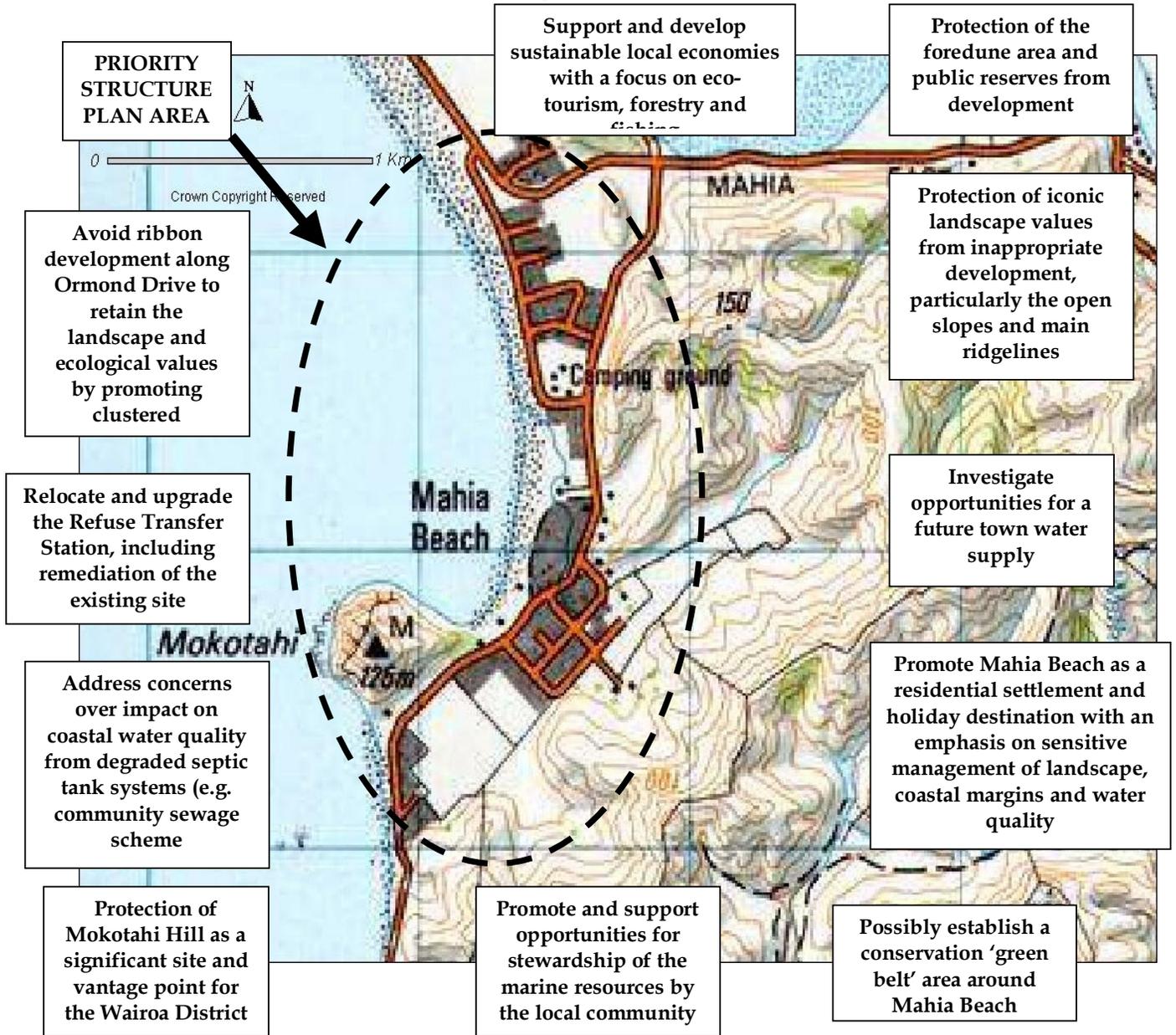
### Education

15. Promote Mahia Beach as a tourist destination with unique heritage attributes and features. <i>Support initiatives in conjunction with the local community and Hawke's Bay Tourism. Rongomaiwahine Trust are currently preparing an environmental heritage plan, the outcomes of which will improve knowledge and should be recognised and considered by each of the Wairoa Coastal Strategy partners. See Actions: Land Use and Development 2, Social and Community Values 1.</i>	1-5
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### Statutory

16. Promote a Structure Plan for Mahia Beach. <i>A key outcome of this process will be clear limits on ribbon growth and development on sensitive ridgelines. This will lead to a Variation to the Proposed Wairoa District Plan and review of statutory agency functions. See Actions: Infrastructure 3, 6 &amp; 13, Land Use and Development 6, Recreation and Access 5, Social and Community Values 5.</i>	1-5
17. Avoid ribbon development along Ormond Drive. <i>This should include consultation with landowners, particularly the Kawaitau Land Blocks. This would require development clusters within the existing township of Mahia Beach and will require a Variation to the Proposed Wairoa District Plan. See Actions: Land Use and Development 16, Infrastructure 1.</i>	1-5
18. Avoid development on areas of high visual and ecological sensitivity. <i>This could include a Variation to the Proposed Wairoa District Plan to promote clustering development in less sensitive locations. This will include building height restrictions. See Actions: Land Use and Development 14, Landscape and Ecology 6, 12, 13 &amp; 14.</i>	1-5
19. Retain Mokotahi Point as an icon of Mahia Beach. <i>Protect from further encroachment by development and work closely with Tangata Whenua, the local community and NZHPT to identify options for protection. Recognise QEII Trust as a protection partner. See Actions: Social and Community Values 5 &amp; 14, Tangata Whenua 1 &amp; 13.</i>	1-5

### 20 Year Vision – Mahia Beach Township



## Te Mahia and Whangawehi

**What is the local coastal environment like?**

The eastern side of the Mahia Peninsula contains significant geomorphological features, particularly around Tuahuru Point and Auroa Point. Mahia East Coast Road is the only access to this side of the peninsula and services all the small settlements, including Te Mahia and Whangawehi. The Whangawehi Stream runs from the peaks of the peninsula to the coast at Putiki Point. The area is dominated by rural land use and small communities in bays and on ridge tops along the shoreline. The area is culturally significant – both on land and in the water.

There is a boat launching point at Whangawehi. Significant coastal erosion has occurred at Putiki Point and attempts have been made recently to remedy this through the construction of a seawall. Te Mahia is the oldest village on the peninsula, with the coast along to Nukutaurua Point a prominent Maori settlement area in Pre-European times. Planning in this area of our coast must be undertaken sensitively to protect cultural and natural landscape values whilst providing for residential housing.

**Community Statement**

*“Landscapes defined by natural coastal processes providing unique cultural, recreational and tourism opportunities”*



**Key Issues  
and Facts**

- The landscape features of the coastal road have little current protection.
- There is demand for ribbon development (particularly along the ridgelines and Mahia East Coast Road), which has the potential to adversely impact on landscape, ecological and amenity values.
- There are issues regarding ownership of land at the boat parking area at Whangawehi wharf and demand for commercial use of the boat ramp.
- There are opportunities for on-shore aquaculture farming.
- Opportunities for appropriate development of recreation (reserves, etc) and tourism (Whangawehi boat ramp) include 'sense of place' marketing.
- There are existing issues with access to the coast and conflicts between users.
- Unformed public roads and significant cultural sites (including Nukutaurua Waahi Tapu area) are experiencing access conflicts (such as 4WD on the beaches).
- There has been adhoc construction of hard structural defences in response to the erosion of cliffs, such as the seawalls.
- There are road stability issues (such as Wainui to Onenui) and conflicts between residential and heavy goods vehicles.
- Rongomaiwahine Trust is currently preparing an Environmental Heritage Plan for the Mahia Peninsula, which will impact on future planning.
- There is a lack of formal public parking areas and walkways to access the coast.
- There is a seal colony at White Rock Toka Tea.
- There is a community desire to manage the marine resources (including no kaimoana gathering in front of coastal cemetery areas and monitoring of permits for gathering kaimoana).
- There are concerns regarding the negative impact of on-site sewage treatment on the coastal waters.
- Loss of and inadequate protection of historic heritage.
- Vehicle access on to the rock platform is damaging the marine life.

**Objectives**

- Promote Te Mahia and Whangawehi as coastal heritage communities servicing the northern Mahia Peninsula's recreation and tourism needs.
- Maintain and enhance public access to and along the coastal marine area, except where this adversely impacts on environmental or cultural values.
- Recognise the need for infrastructure and land use/development to be located away from the coastal edge in order to avoid dynamic coastal processes.
- Protect the unique coastal landscape, wave cut platforms and natural character.

## Actions – Te Mahia and Whangawehi

### Voluntary

### Priority

1. Identify and formalise new reserves and access points where appropriate. <i>This should be in accordance with the landowners and the Coastal Access Action Plan. This includes the amending reserve statues, voluntary creation of such access, identification of appropriate parking areas (possibly on the western side of Wainui Stream), fencing (away from sensitive coastlines), signage and identification of where 4WD access is inappropriate and the use of by-laws to prevent damage. See Actions: Recreation and Access - All.</i>	5-10
2. Work with landowners and other agencies to formalise informal public access to the coast. <i>This includes areas where legal access is limited in accordance with the Coastal Access Action Plan. See Actions: Recreation and Access - All</i>	5-10
3. Work with the local community to manage the coastal resources. <i>This requires advocating for community management with DOC and HBRC and the monitoring of permits for gathering kaimoana. See Actions: Tangata Whenua 5, Social and Community Values 2 &amp; 6.</i>	5-10

### Research

4. Investigate the opportunities for improving the recreational boat launching facilities at Whangawehi. <i>This will require consultation with the landowners, community, tangata whenua and other agencies. See Actions: Recreation and Access 2, 4 &amp; 6, Social and Community Values 8.</i>	1-5
5. Explore options for formalising public access across the “paper road” to the coastal access points at Nukutaurua and Tawapata North. <i>Options for each are: (1) do not form public access due to Tangata Whenua concerns, community concerns, and/or ecological protection concerns; (2) create access in the form of a signposted walkway; or (3) create access in the form of a gravel or sealed road, with parking area and services (public toilets) provided in the long term. See Actions: Recreation and Access 1, 2, 4, 6 &amp; 8.</i>	1-5
6. Investigate alternatives to resolve road stability issues along Mahia East Coast Road. <i>This includes the possible relocation of some parts of the road and alternative access for Heavy Goods Vehicles and discussion with forestry landowners. See Actions: Natural Hazards 5 &amp; 7.</i>	1-5

### Education

7. Improve public knowledge on coastal hazards and risks to existing infrastructure and future land use and development at Te Mahia and Whangawehi. <i>This will require working with Hawke’s Bay Regional Council to identify sites at risk and providing the community with information on the ‘hierarchy of options’. See Actions: Natural Hazards 6 &amp; 7.</i>	1-5
8. Work closely with landowners of multiple-maori owned blocks in regards to resource management decisions. <i>This includes the opportunities for clustering development and improving knowledge on the wider impacts of partitioning and on-site sewage treatment. See Actions: Tangata Whenua 10 and Land Use and Development 9.</i>	1-5
9. Promote opportunities to provide interpretation information on Maori and European heritage for visitors to Te Mahia and Whangawehi. <i>Work closely with the community and other agencies, including NZ Historic Places Trust to increase knowledge on sites such as the Kaiuku marae, the whaling trading stations and Coronation Reserve. Rongomaiwahine Trust are currently preparing an environmental heritage plan, the outcomes of which will improve knowledge and should be recognised and considered by each of the Wairoa Coastal Strategy partners. See Actions: Social and Community Values 2 &amp; 3, Tangata Whenua 5 &amp; 13.</i>	5-10

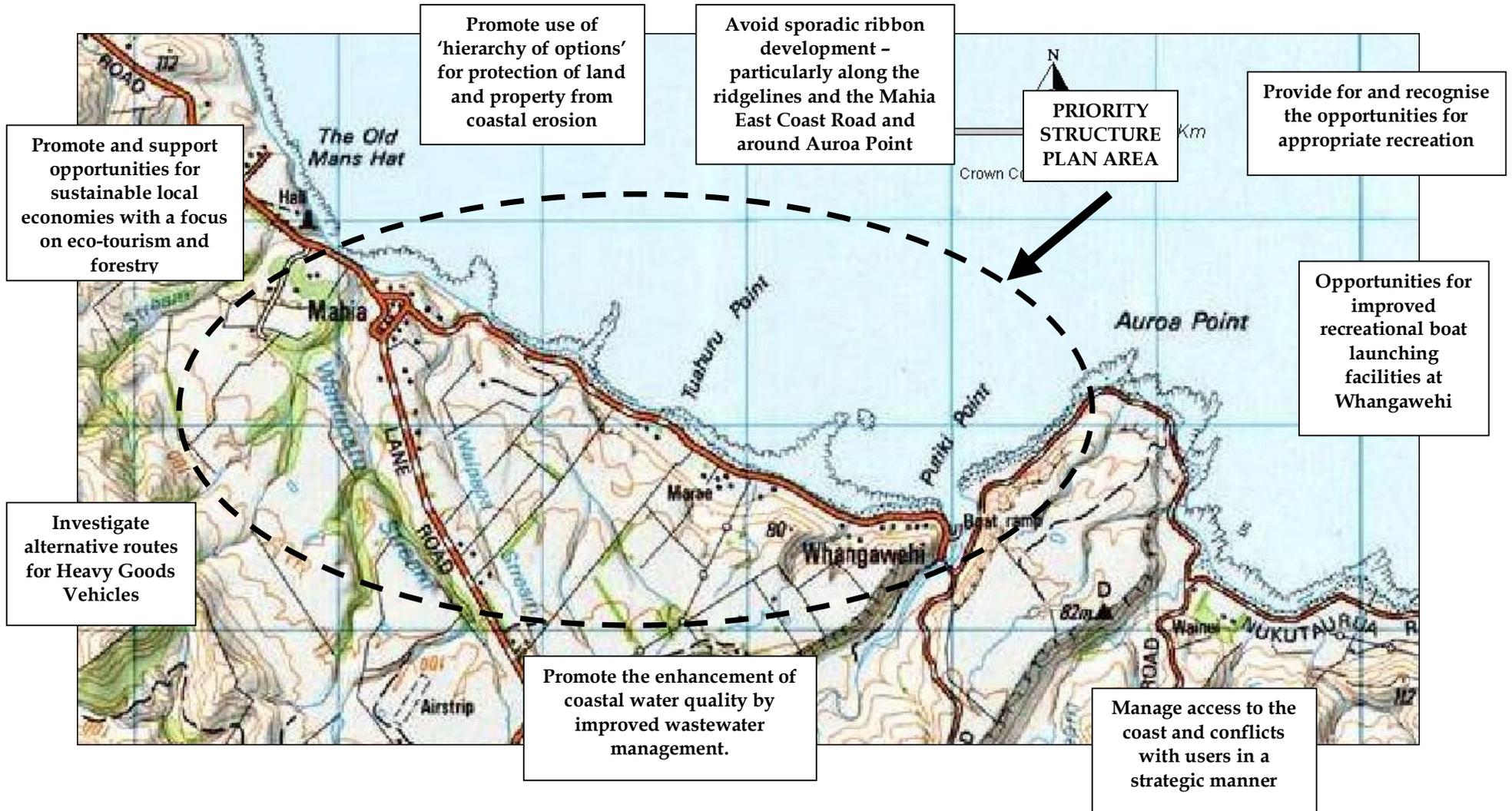
### Statutory

10. Restrict ribbon development along Mahia East Coastal Road by directing coastal residential development to the clustered settlements of Te Mahia and Whangawehi. <i>This will require a Variation to the Proposed Wairoa District Plan. See Actions: Land Use and Development 4, 9 &amp; 16, Tangata Whenua 10.</i>	1-5
11. Avoid development on areas of high visual and ecological sensitivity. Open slopes and main ridgelines are particularly sensitive. <i>This could include a Variation to the Proposed Wairoa District Plan to promote clustering development in less sensitive locations. See Actions: Land Use and Development 14, Landscape and Ecology 6, 12, 13 &amp; 14.</i>	1-5
12. Promote a Structure Plan for Te Mahia/Whangawehi. <i>This should address sites of cultural heritage significance, coastal access issues, rural-residential development, the need to limit ribbon development and community values. This will lead to a</i>	5-10

WAIROA COASTAL STRATEGY

<p><i>Variation to the Wairoa District Plan and review of statutory agency functions.</i> See Actions: Infrastructure 3, 8 &amp; 13, Land Use and Development 6, Recreation and Access 5, Social and Community Values 5, Landscape and Ecology 6, Tangata Whenua 6, Natural Hazards 2.</p>	
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20 Year Vision – Te Mahia and Whangawehi



## Oraka Beach and Maungawhio

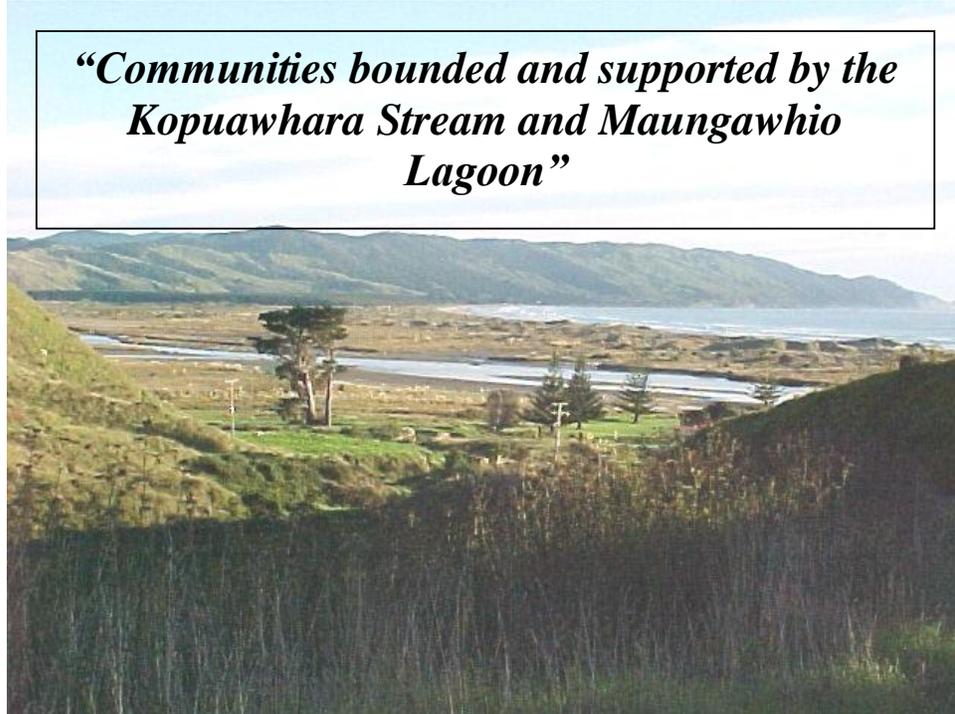
**What is the local coastal environment like?**

Oraka Beach is located south of the Pukenui dune system, on the edge of the Maungawhio Lagoon. The mouth of the Maungawhio Lagoon is dynamic and creates erosion issues for properties along the southern bank. The Maungawhio Lagoon has very high ecological values. The settlement sits at the northern edge of the Mahia Peninsula and affords access to the east coast of the peninsula via the Mahia East Coast Road. The coast is readily accessible from Oraka, but the Maungawhio Lagoon prevents easy access to the Pukenui dune system.

Oraka Beach is a small community that largely developed in the 1940's and 60's. The coastal environment provides important resources for these communities (including estuarine kaimoana/shellfish and driftwood).

**Community Statement**

*“Communities bounded and supported by the Kopuawhara Stream and Maungawhio Lagoon”*



**Key Issues**

- Protection of Maungawhio Lagoon as a significant ecological area and also as a barrier to ribbon development of Pukenui Beach.
- Concerns over the water quality of Maungawhio Lagoon.
- Identification of sensitive areas and prioritisation for protection works is needed.
- There are existing threats to settlements from natural hazards, such as shifting channels and flooding.
- Flood conditions and heavy storms bring large amounts of debris, wood and dead stock down the river and onto the beaches.
- There is a link between the amount of wood debris affecting the estuarine environment and forestry management practices upstream in the Wharerata ranges.
- The natural siltation of the Maungawhio Lagoon has been accelerated by land use practices within the catchment.
- Waahi tapu and urupa are found along coastline and there is a likelihood of unrecorded sites elsewhere.
- The sand dunes need to be protected from inappropriate human use and stock damage.
- The significant wetlands need to be protected from misuse. There are concerns that there is a lack of enforcement of current legislation.
- Access to the coast is important for the local community (driftwood, seafood/kaimoana, fishing, etc) and the ability of the local community to undertake management of these resources.
- Rongomaiwahine Trust is currently preparing an Environmental Heritage Plan for the Mahia Peninsula.
- Loss of and inadequate protection of historic heritage.

**Objectives**

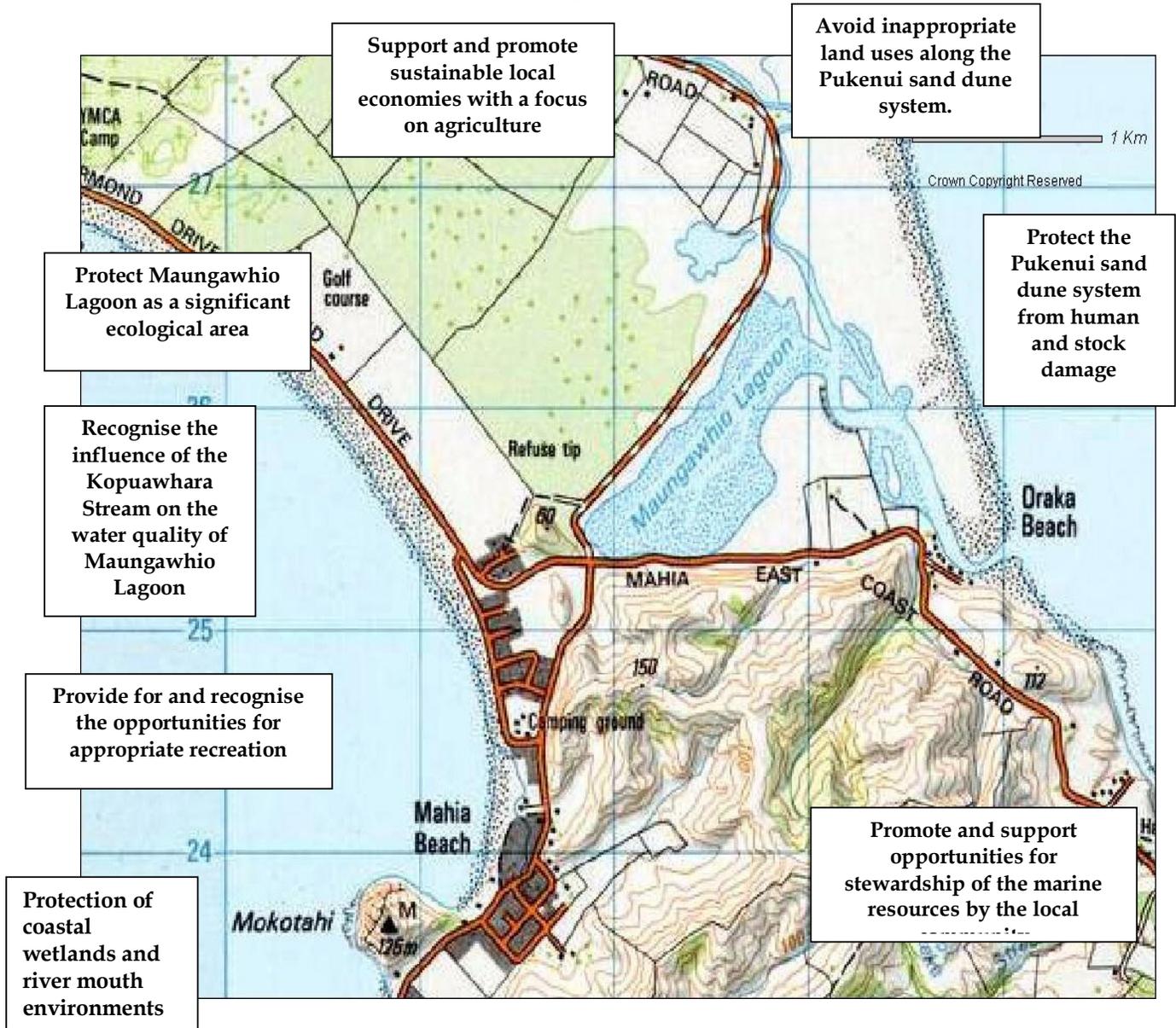
- Recognise the importance of the Kopuawhara Stream and Maungawhio Lagoon to the communities and the values associated with this natural environment.
- Protect and enhance the water quality of the river and lagoon.
- Enable where appropriate further residential development in a manner, which maintains and enhances the natural and amenity values of the settlements and avoids natural hazards.
- To protect the open space value of the wetlands, beach and dune system by limiting future development.

## Actions – Oraka Beach and Maungawhio

<b>Voluntary</b>	<b>Priority</b>
1. Support voluntary methods for protection of the Pukenui sand dunes from human and stock damage. <i>This can include education, coastal care groups and land covenants. See Actions: Landscape and Ecology 2 &amp; 5.</i>	1-5
2. Support community led ecological enhancement and restoration of dunes and wetlands. <i>This includes identification of funding opportunities (such as HBRC, NZ Landcare Trust, etc) and support for Care Groups. See Recommendations: Landscape and Ecology 2, 5 &amp; 7.</i>	1-5
3. Advocate and support additional investigations into the impact of the upstream management of forestry on the Maungawhio Lagoon. <i>This should include impacts of flooding and water quality. See Actions: Land Use and Development 10.</i>	1-5
4. Promote sustainable land use practices. <i>This can include supporting attempts to gain financial support from central government (such as the Sustainable Farming Fund) for innovative land use practices. See Actions: Land Use and Development 2, Social and Community Values 1.</i>	5-10
5. Promote opportunities for the local community to undertake stewardship of coastal resources. <i>Investigation of options in association with the community, other statutory agencies and central government. Should include identification of funding opportunities, fencing and planting. See Actions: Social and Community Values 2 &amp; 6, Landscape and Ecology 2 &amp; 5.</i>	5-10
<b>Research</b>	
6. Identify sensitive areas around the Maungawhio Lagoon and prioritise protection works. <i>To include fencing, restriction on activities, reserves and stewardship by the community. See Actions: Social and Community Values 2 &amp; 6, Landscape and Ecology 2 &amp; 5, Tangata Whenua 5.</i>	1-5
7. Support Tangata Whenua in improving knowledge on significant cultural sites within the coastal environment. <i>Rongomaiwahine Trust are currently preparing an environmental heritage plan, the outcomes of which will improve knowledge and should be recognised and considered by each of the Wairoa Coastal Strategy partners. See Actions: Tangata Whenua 1, 5 &amp; 10.</i>	1-5
8. Explore options for formalising public access across the “paper road” to the coastal access point at Kaiwaitau. <i>Options are: (1) do not form public access due to Tangata Whenua concerns, community concerns, and/or ecological protection concerns; (2) create access in the form of a signposted walkway; or (3) create access in the form of a gravel or sealed road, with parking area and services (public toilets) provided in the long term. See Actions: Recreation and Access All.</i>	5-10
<b>Education</b>	
9. Increase public knowledge on the impact of vehicles and other uses on the sand dunes and foreshore. <i>This could include restricting access to points of low vulnerability and providing signage and fencing in appropriate places, schemes, landowner assistance, and dialogue with Wharerata forestry representatives. See Actions: Social and Community Values 2 &amp; 9.</i>	1-5
10. Encourage improved management of the Kopuawhara Stream catchment. <i>This could include riparian planting, voluntary work schemes, land care schemes and landowner assistance. See Actions: Land Use and Development 4, 10 &amp; 15, Landscape and Ecology 2 &amp; 5.</i>	5-10
<b>Statutory</b>	
11. Identify suitable setbacks for housing and land use activities from the Maungawhio Lagoon to protect the natural character, ecological values and water quality. <i>This will require a Variation to the Proposed Wairoa District Plan to include minimum lot sizes, maximum housing density per lots and a setback distance. See Actions: Land Use and Development 7, 9 &amp; 14.</i>	5-10

<p>12. Formalise and improve public access to Pukenui beach and Oraka Beaches where appropriate. <i>This must be done in conjunction with landowners and the Coastal Access Action Plan.</i> See Actions: Recreation and Access 2, 6, 11 &amp; 12.</p>	<p>10-20</p>
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**20 Year Vision – Oraka Beach and Maungawhio**



## Mahanga Beach

***What is the local coastal environment like?***

Located on the northern side of the Pukenui dune system are the coastal settlements of Mahanga and Mahanga Beach. To the south are significant representations of a sand dune system that sweeps along Pukenui Beach. Lake Rotopounamu between Mahanga and Mahanga Beach is a sensitive lake environment which is spring fed. There are a number of identified and unidentified waahi tapu sites and historic heritage sites along this coastline. This is the homeland of Ngai Tu ki Mahanga people.

There is growing demand for housing in this area and development pressures as a result. There is a water supply to Mahanga Beach but no wastewater.

***Community Statement***

***“Sensitive growth that protects the natural and cultural environment”***



**Key Issues  
and Facts**

- Protection of the Maungawhio Lagoon as a significant ecological area and also as a barrier to ribbon development of Pukenui Beach.
- Mahanga Beach is an isolated, but growing community that is spreading along undeveloped foreshore.
- There is existing pressure for lifestyle block developments and subdivision within the coastal environment.
- Protection of the cultural identity, including waahi tapu, urupa and pa sites along coastline is important. There is a likelihood of unrecorded sites elsewhere that need to be identified.
- The cultural landscape is an important component of the community.
- There are potential risks from coastal erosion on existing land, resources and property that need to be identified and provided for with appropriate management.
- There are urupa sites on 'established' properties and it should be identified how these can be appropriately managed.
- Protection of the landscape, including wetlands, sand dunes and ecology, from adverse impacts from land use.
- Rongomaiwahine Trust is currently preparing an Environmental Heritage Plan for the Mahia Peninsula.
- There is conflict with vehicles parking on and using the beach with other recreational users.
- There is native bush on the hillslopes behind Mahanga Beach, which is important to the community's 'sense of place'.
- Protection of the open space values of the wetlands from the cumulative impact of development.
- Loss of and inadequate protection of historic heritage.

**Objectives**

- Protect, restore and enhance the natural environment, including the wetlands, lagoons, native forest and dune system.
- Maintain and enhance the natural, cultural and social values and sense of place unique to Mahanga Beach.
- Recognise the importance of appropriate infrastructure so the community can function effectively and the impacts on the environment are limited.
- Locate any development away from natural hazards areas of high ecological values and areas of cultural significance and the coastal edge in order to avoid dynamic coastal processes.

## Actions – Mahanga Beach

### Voluntary

### Priority

1. Support community led ecological enhancement and restoration of dune, wetlands, native forest and landscape. <i>This includes identification of funding opportunities (such as HBRC, NZ Landcare Trust, etc) and support for Care Groups. See Actions: Landscape and Ecology 2, 5 &amp; 7.</i>	1-5
2. Support initiatives for sustainable land use. <i>This includes farming and forestry activities. This should include supporting attempts to gain financial support from central government (such as the Sustainable Farming Fund) for innovative land use practices. See Actions: Social and Community Values 1, Land Use and Development 2.</i>	1-5
3. Advocate and support additional investigations into the impact of the upstream management of forestry on the coastal environment of the Maungawhio Lagoon. <i>This should include impacts of flooding and water quality. See Actions: Land Use and Development 10.</i>	1-5
4. Advocate and support community environmental work. <i>This can include working with other agencies to identify funding opportunities. See Actions: Landscape and Ecology 5.</i>	5-10
5. Promote opportunities for the local community to undertake stewardship of coastal resources. <i>Investigation of options in association with the community, other statutory agencies and central government. Should include identification of funding opportunities, fencing and planting. See Actions: Social and Community Values 2 &amp; 6, Landscape and Ecology 2 &amp; 5.</i>	5-10

### Research

6. Identify significant cultural and heritage sites. <i>This information can then be disseminated to the wider community as appropriate to assist with protecting the cultural and heritage values of Mahanga Beach. See Actions: Social and Community Values 2 &amp; 6, Landscape and Ecology 2 &amp; 5, Tangata Whenua 1, 2, 5 &amp; 13.</i>	1-5
7. Identify and promote points for public access and location of public facilities along the coast, that will not compromise the natural habitat and ecological values of the area. <i>This should include Happy Jack's Harbour (potentially restricting access) and be undertaken in accordance with landowners, tangata whenua and the Coastal Access Action Plan. This must also include identification of restrictions on uses, such as vehicles on specific areas of the beach. See Actions: Recreation and Access 2, 3, 4, 5, 6 &amp; 14.</i>	5-10
8. Investigate particularly sensitive sites around the waterways of Lake Rotopounamu and Otawheta. <i>Identify priorities for protection works, including fencing, restriction on activities, potential covenants and restoration of stream corridors. See Actions: Landscape and Ecology 5, 7 &amp; 8,</i>	5-10

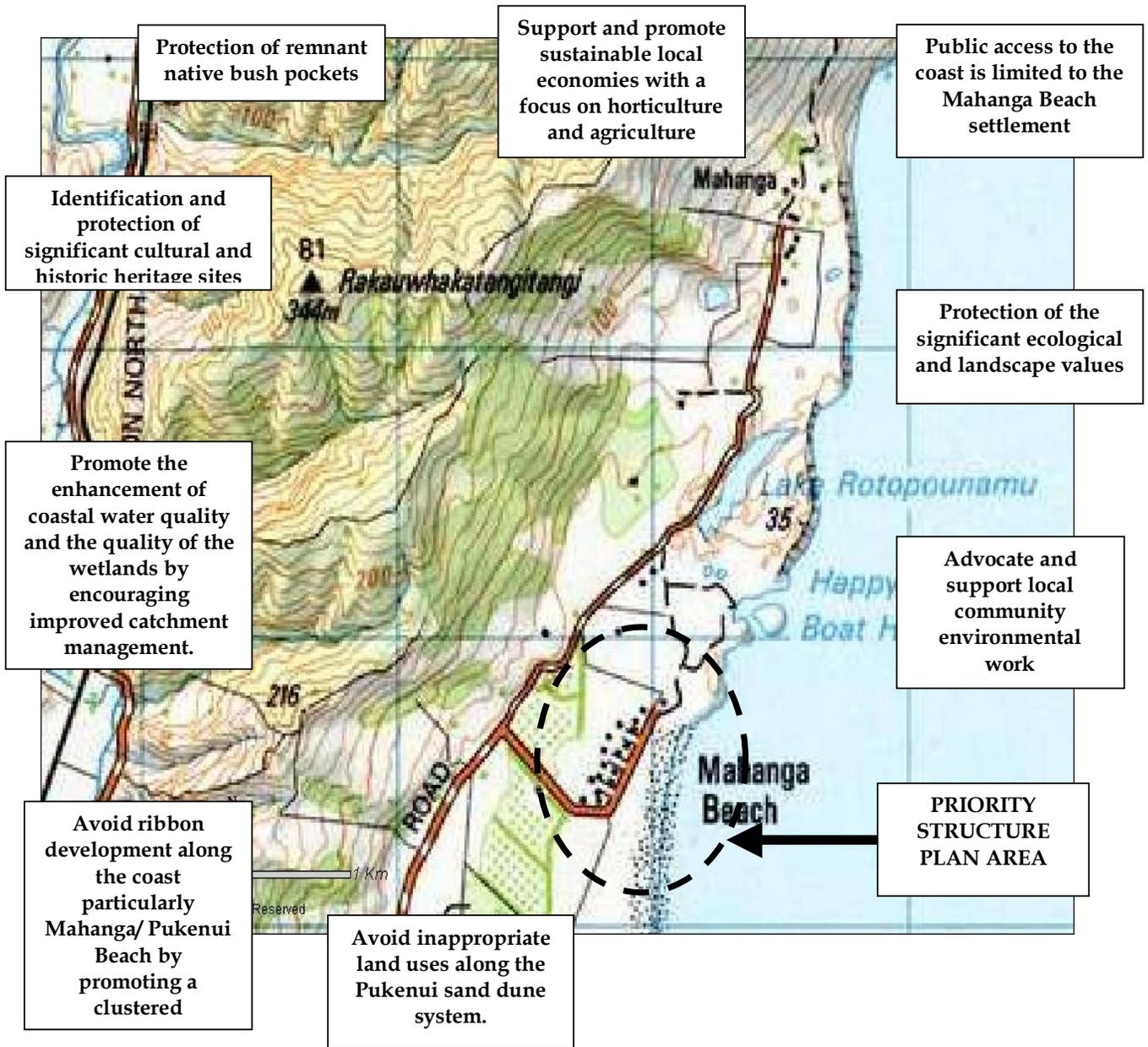
### Education

9. Increase public knowledge to reduce the impact on cultural and heritage sites. <i>This could include restricting access to points of low vulnerability and providing signage and fencing in appropriate places. See Actions: Social and Community Values 2 &amp; 9. Tangata Whenua 5, 13 &amp; 14.</i>	1-5
10. Encourage restoration of the cultural landscape. <i>This could include covenants, restoration programmes, development of a 'good practice' guideline for development in association with landowners, tangata whenua and the local community. See Actions: Tangata Whenua 5, 8 &amp; 13 and Social and Community Values 3.</i>	5-10
11. Encourage improved management of the Kopuawhara Stream catchment. <i>This could include riparian planting, voluntary work schemes, land care schemes and landowner assistance. See Actions: Land Use and Development 4, Landscape and Ecology 2 &amp; 5.</i>	5-10

### Statutory

12. Prepare a Structure Plan for Mahanga Beach. <i>This should address key infrastructure constraints, opportunities for parks and reserves, sites of cultural and heritage significance and community values in consultation with landowners, tangata whenua and the local residents. The plan would also look to avoid sporadic and ribbon development along Mahanga/Pukenui Beach. This may require a Variation to the Proposed Wairoa District Plan. See Actions: Infrastructure 3, 8 &amp; 13, Land Use and Development 6, Recreation and Access 5, Social and Community Values 5, Landscape and Ecology 6, Tangata Whenua 6, Natural Hazards 2.</i>	1-5
13. Protect productive rural areas from limitations arising from 'reverse sensitivity'. <i>This will require identification of sensitive rural areas or activities and provision of a 'green belt' around the residential areas. See Actions: Social and Community Values 10.</i>	5-10
14. Require enhancement planting as a condition of consent for subdivision within the coastal hinterland. <i>This will require a Variation to the Proposed Wairoa District Plan. See Actions: Landscape and Ecology 14.</i>	10-20

**20 Year Vision – Mahanga Beach**



## Mahia Peninsula

### **What is the local coastal environment?**

Uplifted marine terraces and steep cliffs dominate the western side of the Mahia Peninsula. Sandy beaches, estuarine lagoons and inter-tidal rock platforms are characteristic of the eastern side of the peninsula. The sand dune systems that sweep south from Opoutama Beach to Mahia Beach and along Pukenui Beach are significant representations of intact foredune and extensive rear dune systems, with a range of native and introduced plant species.

The whole of the Mahia Peninsula has been described as an important cultural heritage landscape of significance to Tangata Whenua and also of importance in regards to the historic heritage for the community. The coast also holds significant value in regards to important resources for Tangata Whenua including kaimoana and there are many significant spiritual sites below the high tide mark.

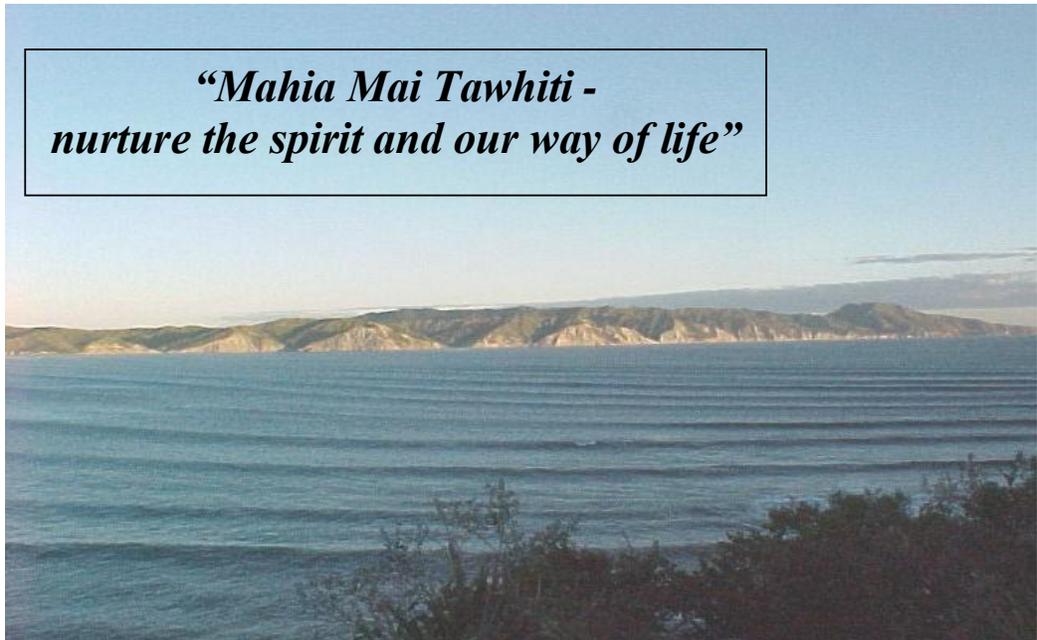
Rural production activities dominate the coastal landscape with only small pocket residential settlements on Mahia Peninsula and further south along the coast. The landward systems of the small embayments of the of the Mahia Peninsula have been generally modified by human activities, particularly agricultural.

Recent land development trends are pointing towards growing demands for residential and holiday home developments along the coastal areas around the Mahia Peninsula.

This chapter focuses on those communities in the remainder of the Mahia Peninsula including Nukutaurua, Tawapata, Onenui and Kinikini.

### **Community Statement**

***“Mahia Mai Tawhiti -  
nurture the spirit and our way of life”***



**Key Issues  
and Facts**

- The entire Mahia Peninsula is subject to natural hazards.
- The importance of, and use of, local knowledge when assessing options for management of coastal erosion (both natural and human induced, including stock).
- There are waahi tapu and urupa along the entire coastline and likelihood of unrecorded sites elsewhere and these need to be protected.
- The development or fragmentation of land in multiple Maori ownership has potential impacts on the environment.
- Concerns over environmental impacts from outside the district, such as pollution from Gisborne and Napier/Hastings and how to manage this.
- Protection of traditional and contemporary fishing grounds – identify areas with signage and sustainable management practices and enable the management of these areas by the local communities.
- The provision of access/walkways/roads to and parking near the coast needs to be defined and identified.
- Maintain the integrity of the coastal environment and ‘sense of place’.
- Opportunities for ‘blue-sky’ economies/industries.
- Demands for community and utility infrastructure (particularly maintaining/enhancing road access to isolated settlements) and infrastructure services and facilities are not adequate to meet visitor and recreation values or demand.

**Objectives**

- Loss of and inadequate protection of historic heritage.
- Protect and enhance those features that contribute to the historical coastal landscape values.
- Maintain and enhance public access to and along the coastal area, where impacts on environment and cultural values are acceptable.
- Provide opportunities for economic development in a manner that maintains and enhances the environmental, cultural and amenity values of the coast.

**Actions – Mahia Peninsula**

**Voluntary**

**Priority**

1. Acknowledge and support Rongomaiwahine iwi initiatives to protect and look after the special qualities of the Mahia Peninsula coastal environment where these are consistent with the Wairoa Coastal Strategy. See Actions: Tangata Whenua 1, 5 & 9.	1-5
2. Identify and formalise new reserves and access points where appropriate. <i>This should be in accordance with the landowners and the Coastal Access Action Plan. This includes fencing away from sensitive coastlines, and the identification of appropriate parking areas (possibly on the western side of Wainui Stream).</i> See Actions: Recreation and Access - All.	5-10
3. Work with the local community to manage the coastal resources. <i>This requires advocating for community management with DOC and HBRC and the monitoring of permits for gathering kaimoana.</i> See Actions: Tangata Whenua 5, Social and Community Values 2 & 6.	5-10

**Research**

4. Explore options for formalising public access across the “paper road” to the coastal access points at Nukutaurua and Tawapata North. <i>Options for each are: (1) do not form public access due to Tangata Whenua concerns, community concerns, and/or ecological protection concerns; (2) create access in the form of a signposted walkway; or (3) create access in the form of a gravel or sealed road, with parking area and services (public toilets) provided in the long term.</i> See Actions: Recreation and Access 1, 2, 4, 6 & 8.	1-5
5. Explore options for creation of an Eastern Peninsula Coastal Walkway, from Nukutaurua to Onenui, along the existing paper road. <i>Will require extensive consultation with Tangata Whenua, statutory agencies and local communities, and exploration of joint-funding opportunities (Te Araroa Trust, HB Regional Council).</i> See Actions: Recreation and Access – All.	5-10
6. Research and advocate for improved sewerage systems in neighbouring urban communities that may be adversely impacting coastal values of the Mahia Peninsula. <i>Will include research of potential links between “algal blooms” and shellfish closures, and “long-drift” effects of pollutants from neighbouring urban communities.</i> See: Landscape & Ecology 1.	1-5
7. Undertake a “Mahia Mai Tawhiti” research study that examines iwi/hapu and community based strategies for sustainable economic development initiatives that enhance and protect landscape, ecological, heritage and cultural values whilst enabling social development. <i>Will require extensive consultation and partnership with Tangata Whenua and the local community. Local knowledge and experience will be drawn on to identify economic potential for protecting the environment.</i> See Actions: Social & Community –all & Tangata Whenua-all.	5-10
8. Explore options for creation of a Marine Reserve and/or Rahui at location(s) around the Mahia Peninsula, such as between the mainland and Waikawa/Portland Island. <i>Will require extensive consultation and partnership with Tangata Whenua, coastal fishing indust, recreational fisher people, statutory agencies and local communities.</i> See: Landscape & Ecology 1.	10-20

**Education**

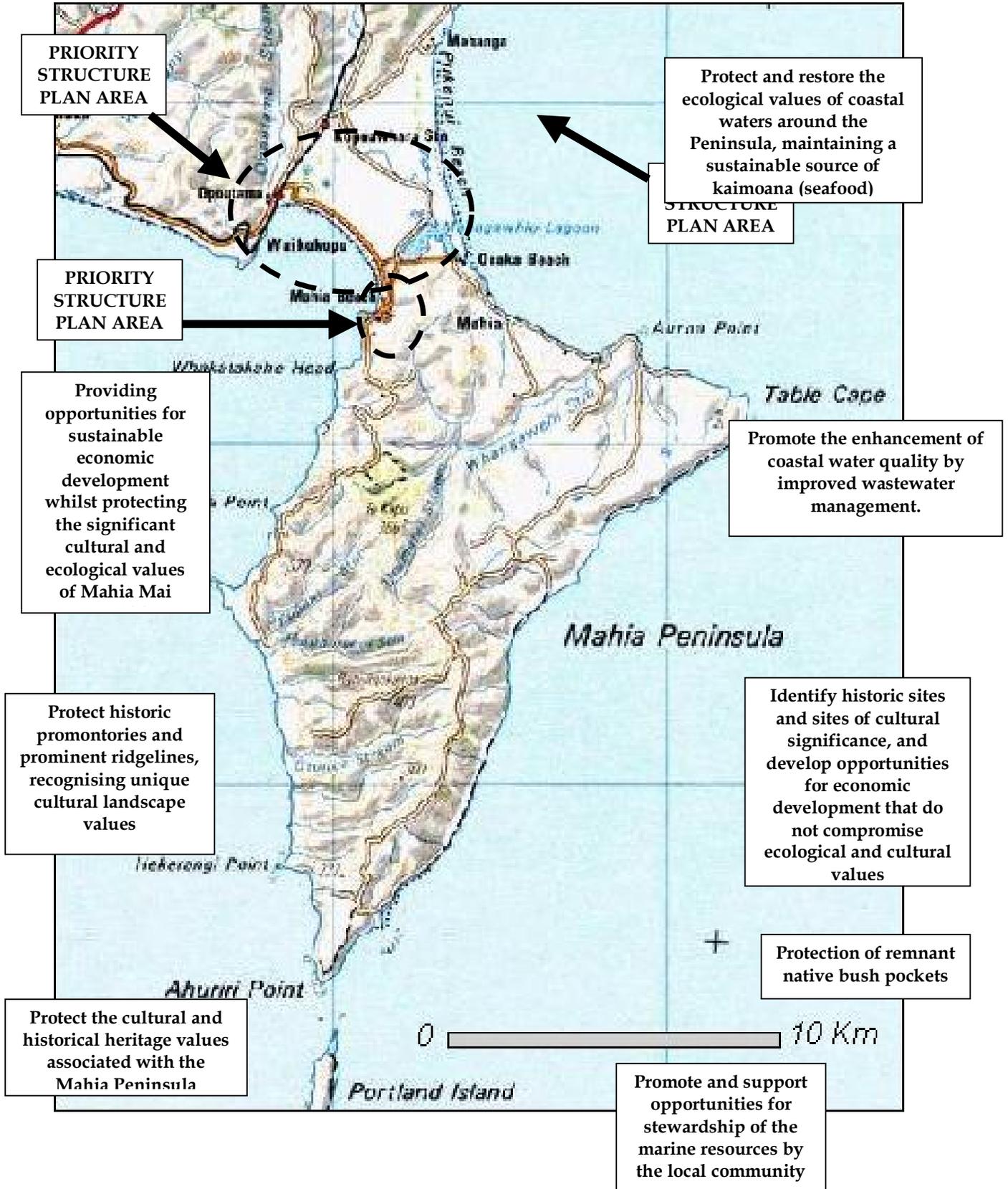
9. Work closely with landowners of multiple-maori owned blocks in regards to resource management decisions. <i>This includes opportunities for sustainable land management, eco-tourism / cultural tourism, and aquaculture, such as at Onenui / Tawapata and Kinikini.</i> See Actions: Tangata Whenua 10 and Land Use and Development 9.	1-5
10. Promote opportunities to provide interpretation information on Maori and European heritage for visitors to the Mahia Peninsula. <i>Work closely with the community and other agencies, including NZ Historic Places Trust to increase knowledge on sites and strategies for their protection.</i> See Actions: Social and Community Values 2 & 3, Tangata Whenua 5 & 13.	5-10

**Statutory**

11. Assess statutory options for greater protection of Waahi Tapu (sacred sites) at Nukutaurua and other highly sensitive and historic locations on the Mahia Peninsula. <i>May include a Variation to the Proposed Wairoa District Plan to list new NZ Historic Places Trust listed sites (e.g. Nukutaurua).</i> See Actions: Social and Community Values 2 & 3, Tangata Whenua 5 & 13.	1-5
12. Protect productive rural areas from limitations arising from ‘reverse sensitivity’. <i>This will require identification of sensitive rural areas or activities.</i> See Actions: Social and Community Values 10.	5-10
13. Avoid development on areas of high visual, cultural and ecological sensitivity. Significant promontories and main ridgelines are particularly sensitive. <i>This could include a Variation to the Proposed Wairoa District Plan to protect outstanding ridgelines.</i> See Actions: Land Use and Development 14, Landscape and Ecology 6, 12, 13 & 14.	5-10
14. Recognise the natural character of rural coastal areas as distinct to other general rural areas throughout the	5-10

district. This will require a Variation to the Proposed Wairoa District Plan to include more rigorous subdivision and development controls and the introduction of specific controls for earthworks, land clearance and site development.

**20-Year Vision – Mahia Peninsula**





## **Part Four - Structure Plans**

### **What is a Structure Plan?**

A Structure Plan is a concept for local areas that addresses the protection, use and development of land and resources in a local area or community. In other words, the Structure Plan is a broad physical plan (or map) identifying areas for growth, protection, parks and other infrastructure and community requirements over the next 20 years.

The Structure Plan sets out how to implement the Vision of the Wairoa Coastal Strategy at a local community level. Varying levels of growth may be set for different areas (e.g. rural-residential, residential).

### **How will the Structure Plans be prepared?**

The following steps are proposed to undertake and complete the Structure Plans. The Structure Planning process will be undertaken following the completion and adoption of the Wairoa Coastal Strategy by Wairoa District Council.

**Step 1:** Confirmation of direction for local management areas and initial definition of Structure Plan boundaries.

**Step 2:** Collation and mapping of existing constraints and opportunities within the defined Structure Plan area. Mapping will include:

- Aerial photographs of Structure Plan area;
- Current zoning and designations;
- Identification of sites of ecological, heritage and cultural significance, protected areas and other sensitive areas.
- Identification of land ownership type (e.g. Public Reserves, Maori Land).

**Step 3:** Workshop with community to identify key Structure Plan concepts and identification of desirable outcomes.

**Step 4:** Validation of the Structure Plan direction with the local management area visions and desired outcomes.

**Step 5:** Concept development for Structure Plan including mapping and identification of infrastructure components.

**Step 6:** Workshop with the community to review the Structure Plan mapping, infrastructure components and outcomes. Identification and development of implementation measures and programme.

**Step 7:** Development of implementation programmes, including timeframes and statutory changes.

**Step 8:** Finalise Structure Plan and presentation to Council for adoption.

**Priorities for  
Structure  
Planning**

The following areas are proposed as **High Priority Structure Plan** areas:

- Mahia Beach Township
- Mahanga Beach
- Opoutama / Waikokopu

The following areas are proposed as **Medium Priority Structure Plan** areas:

- Te Mahia / Whangawehi

The following areas are proposed as **Low Priority Structure Plan** areas:

- Nuhaka Village

## Glossary

<i>Coastal Marine Area</i>	The area below Mean High Water Springs, including the wet part of the beach, the foreshore and seabed.
<i>Coastal Zone</i>	The ‘coastal zone’ is a component of the Proposed Wairoa District Plan that provides the statutory basis under the Resource Management Act 1991. “Zoning to define an area of 500 meters from MHWS, considered to incorporate the coastal influenced environment as an area with special natural and physical resources of the Wairoa District to meet the obligations placed on the Council under the Resource Management Act 1991 and the New Zealand Coastal Policy Statement”. This forms a component of the coastal environment definition adopted for the Wairoa Coastal Strategy.
<i>Community Facility</i>	For the purpose of this strategy ‘Community Facility’ means an establishment or building used by the community for community activities, including community halls and schools but excluding landfills, waste transfer stations, reticulated water supply and wastewater systems.
<i>Cultural Survey</i>	Increasingly, as pressures for subdivision and development grows along coastal areas, there is an increasing need for cultural surveys or assessments to be undertaken prior to development taking place. A cultural survey involves Council and/or developers engaging local Iwi/Hapu Tangata Whenua representatives in a process of researching the cultural history of sites in a culturally appropriate manner. Such research involves oral history research (such as through wananga on the marae), site survey with kaumatua (respected elders), and “mate kite” or spiritual survey with a tohunga (spiritual seer). Only local Iwi and Hapu can undertake such mahi (work). The results of the cultural survey guide the level of development, and may result in covenants to denote urupa (burial grounds) or waahi tapu (sacred lands).
<i>Esplanade Strips</i>	These retain private ownership of land but provide for a public accessway of fixed width from the coast, regardless of whether the land is lost as a result of erosion or added to through accretion.
<i>Foreshore</i>	The ‘wet’ area of land, reef and beach between the high-tide and low-tide marks.
<i>Hierarchy of Options</i>	Refers to assessment options to manage risk from coastal hazards (1=most preferred, 4=least preferred): <ol style="list-style-type: none"> <li>1. Activities and land use practices to protect natural barriers such as sand dunes, gravel ridges, cliffs, salt marshes and other vegetation.</li> <li>2. Management of land use to avoid areas of coastal hazard (e.g. location of development away from coastal hazards, retreat or relocate infrastructure).</li> <li>3. Undertake ‘soft defence works’ such as revegetation, beach accessways or beach nourishment, and</li> <li>4. Undertake ‘hard structural works’ such as seawalls, rock armouring or groynes.</li> </ol>

This is a method to address the appropriateness of each option in a ‘hierarchy’, with the most preferred first. The optimal management approach may involve a selection of

	options.
<b><i>Inappropriate Development</i></b>	Means developments that are inconsistent with and do not suit the surrounding environment in terms of their location, design and/or scale. Inappropriate development locations include those within sensitive social, cultural, ecological or landscape areas such as cemeteries/urupa, special ecological areas, close to waterbodies, or on ridgelines. In terms of inappropriate design means reflective roofing and building materials; bright and contrasting colours, etc.
<b><i>Infrastructure</i></b>	The means for delivering physical services to communities, including roads, septic tanks, power lines and stormwater pipes.
<b><i>Natural Character</i></b>	The degree of naturalness of an area. Natural character depends on the extent of modification of landforms, ecosystems and natural process and the presence of structures and buildings. A landform having a low level of human modification is considered as having a proportionally higher natural character.
<b><i>Retreat (from hazards)</i></b>	When a community, infrastructure or property is at risk from a coastal hazard (managed) retreat involves moving away from the area of risk, as opposed to other hazard management options including promoting natural buffers, constructing structural defences or designing buildings to minimise the likelihood of damage.
<b><i>Reverse Sensitivity</i></b>	Recognises the impact a new activity (e.g. residential housing) may have on an established activities (e.g. farming). In such cases the new activity may request inappropriate controls be established to limit the impact of the older activity on the new activity.
<b><i>Ribbon development</i></b>	Refers to 'linear' development usually along the coastal edge following a road. This often compromises the natural character and visual amenity and provides significant infrastructure servicing (water, sewage, etc) constraints.
<b><i>Riparian Management</i></b>	Management of the margins of rivers and streams to protect water quality and in-stream habitats.
<b><i>Risk</i></b>	Refers to coastal hazards and considers the probability that a hazard event (e.g. storm surge) will occur and the potential cost or consequence of this event on communities, infrastructure, land and/or property.
<b><i>Statutory</i></b>	Key statutory resource management instruments are the Local Government Act 2002, the Resource Management Act 1991, the Historic Places Act 1993, the Conservation Act 1987 and the Treaty of Waitangi/Te Tiriti o Waitangi 1840. These define the roles and responsibilities of the Wairoa District Council, Hawke's Bay Regional Council, Department of Conservation, NZ Historic Places Trust and Transit NZ as well as other partners to the Wairoa Coastal Strategy.
<b><i>Stewardship</i></b>	The ethic of guardianship or caring for the Wairoa coastal environment. It includes the concept of <i>kaitiakitanga</i> .

*Sustainable  
Management*

Refer to Section 5 of the Resource Management Act 1991.

In the Act, “*sustainable management*” means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety whilst sustaining the potential of natural and physical resources for future generations, safeguarding the life-supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating any adverse effects of activities on the environment.

## **Study Team**

The Study Team for the Wairoa Coastal Strategy included:

- Leo Koziol, District Planner, Wairoa District Council
- Blair Masefield, Planning Assistant, Wairoa District Council
- Lucy Brake, Project Manager & Senior Planner – Coastal, Beca Planning
- Steven Taylor, Senior Planner – Strategic and Policy, Beca Planning
- Namouta Poutasi, Planner, Beca Planning
- Don Lyon, Project Director & Managing Director- Management Services, Beca Planning

We would like to thank all those people who contributed to the development of the Wairoa Coastal Strategy. In particular, we recognise the inputs and contributions made from the following organisations and groups:

- Wairoa District Council Councillors and staff
- Ngati Pahauwera
- Whakaki Lakes Trust
- Nuhaka Maori Committee
- Te Iwi o Rakaipaaka
- Rongomaiwahine Trust
- Mahia Maori Committee
- Wairoa Maori Committee
- Wairoa Federated Farmers
- PF Olsen Ltd
- Hawke’s Bay Regional Council
- Department of Conservation
- New Zealand Historic Places Trust

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- Mohaka Marae, 24 September 2003
- Whakaki Marae, 25 September 2003
- Wairoa Community Centre, 25 September 2003
- Kaiuku Marae, 27 September 2003
- Iwitea Marae, 19 November 2003
- Kahungunu Marae, 19 November 2003
- Raupunga Marae, 20 November 2003
- Mokotahi Hall, 21 November 2003
- Ruawharo Marae, 22 November 2003
- Raikaipaaka Offices, 10 March 2004
- Mana Wahine, 11 March 2004
- Mokotahi Hall, 12 March 2004
- Rakato Marae, 13 March 2004