



▪ report

Whangarei Coastal Management Strategy - Waipu Township

▪ report

Whangarei Coastal Management Strategy – Part III: Waipu Township

Prepared for
Whangarei District Council

By
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1 Introduction

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

The overall vision for the Coastal Management Strategy is:

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

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

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

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

1.1 Vision for Uretiti – Bream Tail

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

The Uretiti to Bream Tail Policy Area extends from Uretiti south along the east coast to the southern end of the District: Bream Tail. The area includes a number of small clustered residential living environments along the east coast beaches surrounded by largely rural activity. The Waipu Town Centre has been identified as a 'hub' or commercial service centre for these settlements. The **Waipu Township Structure Plan** has been identified as a high priority planning area recognising the role this particular settlement has to service and provide community facilities for the wider coastal settlement area, including Waipu, Langs Cove and Langs Beach.



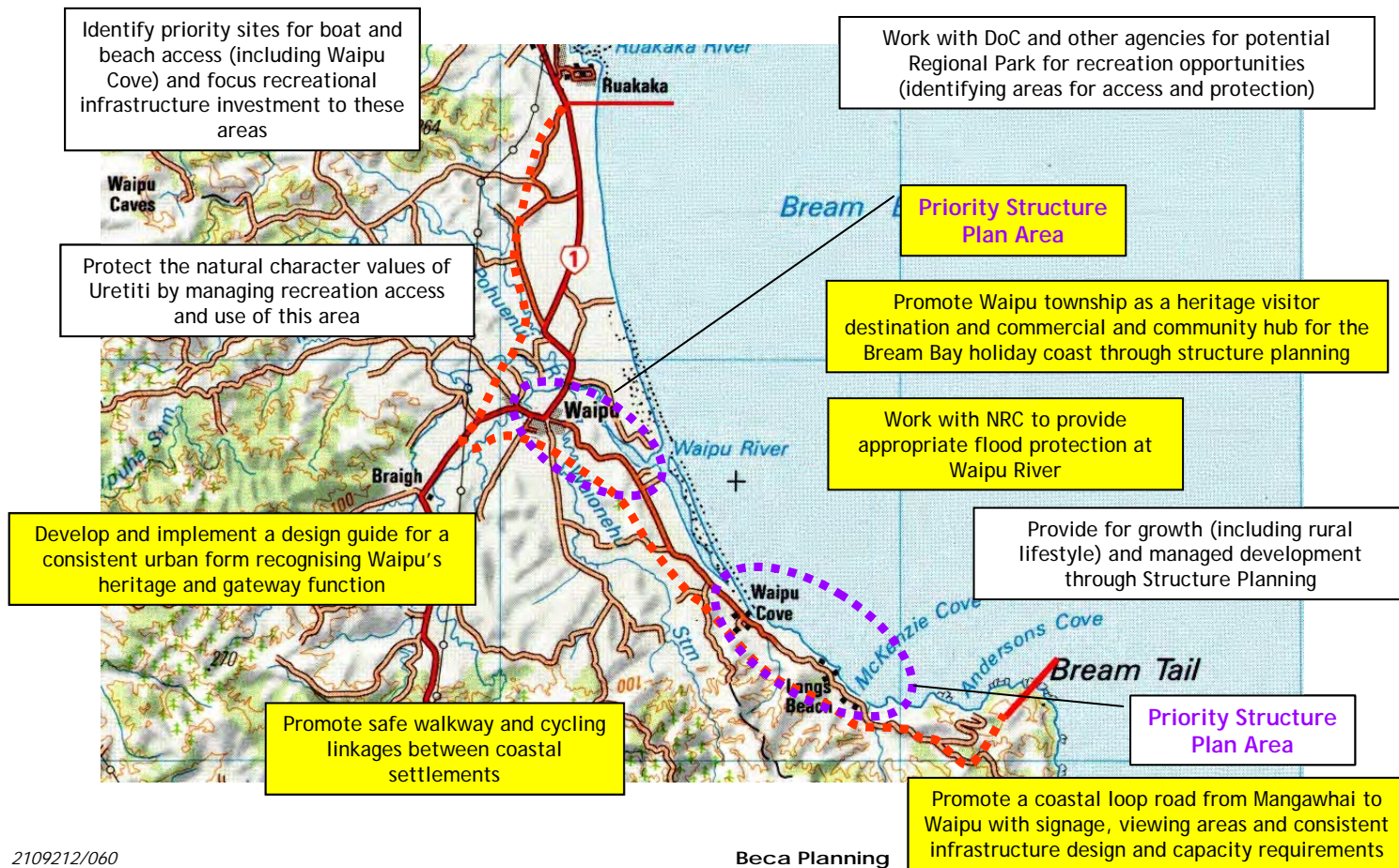
Bream Bays holiday
playground and
heritage centre

Uretiti – Bream Tail

1.2 Coastal Management Strategy - Policy Area Implementation Map

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

Uretiti – Bream Tail: *Bream Bays holiday playground and heritage centre*



1.3 Local Outcomes - Direction for the Vision

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

1.3.1 *Live in Waipu Township by...*



- Providing for ongoing development at Waipu centre whilst recognising the heritage character;
- Promoting development that provides for protection of vegetation and landscape values along river and out to the coast and has regard to existing flood hazard;
- Using natural and physical features and topography to define living boundaries; and
- Encouraging pedestrian (non-motorised vehicle) friendly settlement.
- Establishing a long-term urban limit and highway buffer to contain sprawling growth.

1.3.2 *Work in Waipu Township by...*



- Promoting tourism and the heritage settlement at Waipu;
- Recognising Waipu as a significant commercial centre for the coastal environment;
- Protecting the village atmosphere through traffic management;
- Providing for local service businesses to support the village and wider coastal environment;
- Recognising the importance of tourism and recreation;
- Encouraging economic rural activities in surrounding Coastal Countryside

1.3.3 *Play in Waipu Township by...*



- Recognising the active recreation and boating function of the Waipu area;
- Recognising and maintaining the recreation values of the coastal marine area;
- Providing a network of walkways, recreation access points and linkages through the area and to the coast;
- Maintaining the coastal road as a scenic experience; and
- Promoting the coastal heritage experience.

1.3.4 *Protecting Waipu Township by...*



- Protecting and promoting the heritage values of the area;
- Managing land use and infrastructure to enhance coastal water quality; and
- Protecting significant outlooks to the coast viewed from the key public vantage points (including the road).

1.4 Structure Plan Development

The Structure Plan has been prepared in a philosophy of partnership between Council and the community as well as consultation/participation with other key stakeholders. Appendix A provides detail on the structure plan development, including key consultation and community inputs received in the plan's evolution.

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

1.4.1 *Technical Investigation and Constraints Mapping*

On the basis of the Coastal Management Strategy and investigations already undertaken by Whangarei District Council and other agencies (in particular Department of Conservation, New Zealand Historic Places Trust and Northland Regional Council), base information was collected on the key technical issues and 'constraints/opportunities' for use and development in the Waipu Township Structure Plan Area. (See the section 3 of Appendix A).

1.4.2 *Community Participation – Constraints and Opportunities*

In addition to the base information review, consultation was undertaken with the community and key stakeholders asking them to identify key constraints and opportunities. Specifically, this phase sought from the community identification not only of 'technical or physical constraints' but also identification of particular significant issues and outcomes sought by the community for the long term development of the Structure Plan area (the future social, economic, environmental and cultural well-being of how the community will live, work, play and protect the area). This process in particular assisted in development of the Structure Plan (section 3 of this report).

1.4.3 *Draft Structure Plan – Key themes and prioritisation*

Following identification with the community and stakeholders of the key constraints and desired outcomes, the Study Team developed a Draft Structure Plan and a summary of the key themes or principles of the plan. The community and other stakeholders were asked to provide their opinion on the relative importance or priority to the key structure plan outcomes, which has assisted in development of the Structure Plan Priorities and Critical Path (section 4 of this report). (See the section 3 of Appendix A).

1.4.4 *Integration of Structure Plans*

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

2 *Implementing the Vision in Waipu Township*

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

2.1 Key Elements of Structure Plan Concept

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

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

2.1.1 *Outcomes for Living in Waipu Township to 2025*

(a) Clustered settlement at Waipu Township

In Waipu Township there was a general recognition that an area of urban residential development (e.g. Living 1 type Environment) was appropriate. The community identified the importance of steady and well managed residential development and growth. Included in this, was a desire for residential development to be clustered (for example, *Residential growth should be set in clusters, the closer to town centre the smaller the section*, and comments seeking to maintain the rural and conservation areas surrounding the township).

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

- Maintaining, with limited expansion, the Living 1 environment clustered at the centre of Waipu Township, providing for residential growth in a concentrated area rather than continued or uncontrolled 'sprawl' across the rural areas. In particular, this environment is considered appropriate around service and community facilities, including the school, commercial hub and recreation facilities;
- Providing for 'large lot' residential development in a ring surrounding the Waipu Township, contained within 'urban limits' defined largely by existing and future road networks, the river and streams, and topography. While there was general support for providing residential expansion through larger lot Living Environments, concern was identified by the community to acknowledge rural land use and conservation issues of land surrounding Waipu (for example '*the current farming area seaward bordered by the river mouth, the river itself [should] be preserved as is ...*', and '*the unique area called the river estuary is home to birdlife... it is also rich in variety of fish and shellfish species, indicating it is an important nursery area*'). A balanced approach to such development has been put forward, with some future 'large-lot' residential expansion in conjunction with vegetation controls and setbacks from sensitive environments.

- Maintaining coastal rural activities surrounding the development area. Maintaining the rural surrounds has been identified by the community as an important element of the 'living' environment, particularly for the special character or amenity of settlement areas. Retention of the rural surrounds to Waipu Township was strongly supported in the consultation response (e.g. see above).

(b) Recognising the heritage value and special sense of place of the area

A number of specific values were identified in the consultation as features contributing to the special heritage character of Waipu Township, particularly focussed on the Nova Scotian history of the area. Comments with respect to the heritage and special character of the area included: providing for a Celtic Village Theme in the settlement, and '*Waipu should obtain heritage status and create a character that would be like no other with the background and history of Waipu*'. The heritage value of the area for tangata whenua was also identified as important and it is acknowledged that the history of this area extends beyond the Scottish settlement.

In this regard, while recognising and providing for local residential demand in the area, it is considered that such development should be managed to provide and protect these heritage values. The following specific elements are identified for the Structure Plan to achieve maintenance of the 'sense of place' for Waipu Township:

- Voluntary design guides to development to promote or support the heritage values of the area, both with respect to Nova Scotian and tangata whenua history; and
- Traffic management in area to ensure that traffic generated activities (e.g. parking) do not detract from heritage values of settlement. Traffic safety, parking and traffic management were identified as key concerns throughout the consultation. With respect to heritage, parking on the cemetery site and around the Glebe were identified as particular concerns.

(c) Development that provides for protection of vegetation and landscape values along river and out to the coast;

Throughout the consultation with the community and stakeholders, there has been a recognition of the special habitat and landscape values of the area. Values have been attributed particularly to the Waipu River and river mouth, for example the river has been identified as an important habitat for bird species and nursery for fish stocks. The protection of riparian vegetation along the Waipu River was also identified as important – both for water quality of the receiving environment and as a habitat area.

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

- Providing for some Living 1 and Living 3 expansion around the settlement areas, retaining and expanding the Coastal Countryside Environments surrounding the settlement, particularly where there are identified vegetation and landscape values;
- Encouraging riparian vegetation protection and enhancement in subdivision, use and development;

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

(d) Natural and physical features and topography defining boundaries of settlement

Common to the themes above, this outcome focuses on 'clustering' settlement and maintaining the rural surrounds and values of the landscape setting of the Waipu Township. Throughout the consultation, concern was also expressed for recognition of the dynamic nature of the Waipu River, for example ensuring that development does not occur in flood prone areas.

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

- Maintaining 'Living 1' Environment in clustered 'centre' (see above); and
- Maintaining rural surrounds along the River and surrounding hills (also discussed above).

(e) A special lifestyle encouraging pedestrian (non-motorised vehicle) friendly settlement

As discussed above, traffic management was identified consistently in the consultation for the Waipu Township Structure Plan. The importance of maintaining the 'settlement' and pedestrian focus of the centre was identified with respect to 'living' in the Waipu Township area and with respect to 'work' and 'play'.

Key concerns identified in the community consultation for pedestrian friendly environments with respect to 'living' in the area included the need to slow traffic down to make walking and cycling safe, particularly across the main road of the village.

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

- Traffic calming and management on Waipu Road through the commercial area; and
- A longer term development for an alternative access road around community and commercial facilities. While speed restrictions through the centre of Waipu Township and around the school were strongly supported, some concern was expressed regarding a by-pass road, behind the existing settlement area as it was seen that such a road may take traffic away from the commercial facilities of the area. It is acknowledged that any such roading development would need to be undertaken with cognisance to residential and traffic growth in the area. However, on balance, the alternative roading access is considered an important long term element to provide for a pedestrian focussed 'heart' to the Waipu Township settlement.

2.1.2 Outcomes for Working in Waipu Township – 2025

(a) Promote tourism and the heritage settlement at Waipu

This outcome has been developed in recognition of the desire expressed from the community for recognition of the heritage values of Waipu and the potential for this heritage to promote the area for tourism and economic growth.

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

- Promote Waipu as a heritage centre of the coast. A number of specific heritage features were identified for protection and promotion of the heritage values of the area. In particular, these included the cemetery, glebe, museum, and old Manske. In addition, the Glebe was identified as a potential outdoor performance area and possibilities of expanding the Highland Games to include arts festival were identified as particular mechanisms to promote tourism and the heritage settlement of the area;
- Enhancement of recreation facilities at Waipu Township, for example kayak, picnic and boating facilities were identified to encourage tourism activities;
- Providing for commercial activities in Waipu Township including eco-tourism services (e.g. homestays, cafes, small scale restaurants etc) and 'low impact' industry. During the consultation, the ability for local initiatives for tourism and recreation were identified as important. Concern was expressed that heavier industrial activity, such as the Mill, would undermine this activity and would not be consistent with the overall vision for the area (see below).

(b) A community village atmosphere

As discussed above, the community consultation expressed a strong desire for speed restrictions on Whangarei Heads Road and traffic management to encourage greater pedestrian movement through the Structure Plan area.

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

- Adoption of traffic and parking management strategies to accommodate parking demand and reduce pedestrian and through-traffic conflicts at the Waipu Township commercial hub and the community facilities, including the recreation centre and school;
- In the longer term, investigation of a potential alternative road access to the commercial area and eastward on Whangarei Heads Road (e.g. to Pataua and Ocean Beach) (see 2.1.1(e) above).

(c) Waipu as a commercial centre for the coastal environment with careful road management

Throughout the consultation there was general recognition that Waipu Township provided a commercial centre for the surrounding coastal and rural settlement, and a gateway to the recreation areas of Bream Bay.

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

- Promoting the settlement as the commercial hub for the southern coast;

- Careful management and control of industrial activities in the area where they may compromise the 'service' and commercial function of the centre, promoting concentration of such activities to existing industrial corridors (e.g. Marsden Point).

(d) Provide for local service industry to support the village and wider coastal environment

During the consultation, there was general acknowledgement that Waipu Township is a 'hub' for the wider Bream Bay area, both as a community and service centre, particularly with the school, playschool, sports and recreation facilities and commercial service facilities. Overall, there was strong support for maintenance and enhancement of these particular facilities at Waipu Township, however concern was expressed that the development of the area and the through road function of Waipu Road resulted in conflicts. The community also identified that to achieve this outcome, consideration needed to be given to managing or controlling incompatible activities. In particular, examples of the Mill development and other heavy industrial uses were identified as a concern – potentially detracting from the heritage vision and the 'service hub' function of the Waipu area. It was suggested that heavy industrial activities would better be concentrated to areas of existing industrial investment, where supporting infrastructure was available. In particular, the Marsden Point area was identified as an appropriate alternative location.

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

- Provide an area for light service industry at Waipu Village with environmental controls;
- Traffic management (see above); and
- Directing heavy industry to other available areas of the District, particularly the Marsden Point area, where existing land use, infrastructure and facilities were considered to better cater for such activities.

(e) Maintain and Protect the Farming Surrounds

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

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

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

- Identification of 'buffers' between rural and residential areas, including generous building setbacks on Countryside and Coastal Countryside boundaries;

- Provide education and public awareness information on the nature of farming operations to improve understanding by 'residential' community of the needs and impacts of rural activities.

2.1.3 *Outcomes for Playing in Waipu Township – 2025*

(a) **Recognise and maintain the active recreation function of the area**

Boating in particular has been identified as an important recreation value in the Waipu Township area. The southern Waipu Township area, in particular the boat club was identified as a hub for active recreation activities that should be recognised and provided for. The water quality of the River was also identified as an important factor for recreation values of the area, for example the potential enhancement of recreation activities along the Waipu River and use of the area for activities such as swimming, kayaking and picnics on the banks.

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

- Stormwater / Catchment management for water quality for the Waipu River;
- Improve existing boat ramp facilities and parking adjacent to Waipu Boat and Fishing club river area.

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

Throughout the consultation, pedestrian linkages and walkways were identified as important for recreation values of the Township and for the coastal settlements beyond.

In recognition of the importance of these values to the character of the area, and reinforcing the recreation and tourism themes, the Structure Plan identifies a number of specific implementation elements to further develop recreation walkways and access points to be progressed with development.

In particular, these specific elements include:

- Expand reserve and open space network along river and between heritage features of Waipu;
- Provision for cyclists and pedestrians on Waipu Road to provide connectivity between the village and coastal settlements.

(c) **Waipu Road as a 'scenic experience'**

Maintaining Waipu Road as a coastal route and scenic experience was generally supported by the community. Particular concerns identified in the consultation included reducing speed through the town centre and safety improvements. Many of the traffic management outcomes have been addressed elsewhere in this report. This aspect of the community outcomes is focussed on those measures for the road network that promote the route as a scenic experience and maintain the township as a 'gateway' to Bream Head and the coastal environment.

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

- Consistent signage and 'place marketing' in Waipu Township as a 'gateway' to the greater Whangarei Heads area;
- Maintaining road as a 'coastal scenic route' – allowing for safety and capacity upgrades (e.g. bridge crossings).

2.1.4 Outcomes for Protecting Waipu Township – 2025

(a) Manage land use and infrastructure to enhance river and coastal water quality

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

- Comprehensive stormwater management planning. Flooding and stormwater management were identified both as issues for the quality of the Living Environment and with respect to water quality. Setting aside of land along the margins of the Waipu River was identified as a key desired outcome, providing enhanced recreation linkages as well as providing a planting area for water quality management;
- Reticulated wastewater in settlement area.

(b) Significant outlooks to the coast viewed from the key public vantage points (including the road) protected

In consultation with the community, protection of viewpoints to the coastal marine area and river margins were identified as an important outcome for the future of the Waipu Township area.

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

- Expansion of the reserve network especially along river margins;
- Development of 'gateway' and other scenic lay-bys on Waipu Road; and
- Encouraging riparian vegetation protection and enhancement on private property (discussed above).

(c) Heritage values of the area recognised and protected.

Heritage of Waipu was recognised as an important part of the community identity and an integral aspect of the vision. This section identifies the particular values of the township that the community have identified for recognition and protection.

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

- Protect and enhance the Glebe;

- Protect and enhance the museum and surrounding environment including the cemetery, heritage monuments, Coronation Hall, Waihoihoi Park, Johnson Point Reserve and similar. One option for the management and protection of this area is to investigate the feasibility of establishing a living heritage park for the area;
- Promote Scottish heritage activities, including displays, and provide for the 'use' of these areas to promote heritage;
- Development of consistent signage and urban design (including public infrastructure) to promote the heritage values of the area (progress on the current Main Street project for example).

2.2 Structure Plan Concept Map

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

3 Implementation – Priorities and Critical Path

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

3.1 Residential Growth and Development

Method – Specific Implementation Measure	Priority	Trigger
<p>3.1.1 <i>Expanded 'urban' residential settlement surrounding the existing settlement / commercial area</i></p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Assessment of infrastructure capacity and flood hazard for provision of growth areas; ■ Identification of a long-term urban limit and highway buffer. ■ Change to the District Plan to provide for further residential growth. 	LOW	3.2.3
<p>3.1.2 <i>Expanded low-density residential settlement surrounding the existing settlement areas</i></p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation of land suitability to confirm appropriate boundaries for 'large lot' residential living environment ■ Confirmation of boundaries for 'large lot' residential on the basis of above; ■ Change to the District Plan to provide for 'large lot' residential, subject to above. 	MED	3.2.3

3.2 Infrastructure

Method – Specific Implementation Measure	Priority	Trigger
<p>3.2.1 <i>Traffic and Parking Management for Town Centre and Coastal Road</i></p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Development of traffic and parking management strategy to support the commercial and heritage 'hub' at Waipu Township; ■ Inclusion of implementation in asset management plans for road maintenance and capital works. 	HIGH	Nil
<p>3.2.2 <i>Pedestrian / Cycle provision in Road Reserve</i></p> <p>This would include:</p>	MED	

Method – Specific Implementation Measure	Priority	Trigger		
<ul style="list-style-type: none"> ■ Development and design of pedestrian and cycle facilities in road reserve; ■ Inclusion of implementation in road upgrade programme. ■ Investigation of alignment alternatives for ‘alternative road access’ ■ Assessment of traffic growth and demand; ■ Designation in District Plan; ■ Inclusion in asset management planning; ■ Intersection safety studies as necessary. 	MED - HIGH	3.1.1		
<p>3.2.3 Implementation of Stormwater and Catchment Management Planning</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Review living boundaries for compatibility with Waipu flood management plan; ■ Vesting of accretion area as reserve; ■ Investigation of existing permeability of ‘residential areas’ and assessment to whether limits or controls required in future development areas; ■ Potential amendment to District Plan for permeable surface coverage controls; ■ Include stormwater management plan in asset management programme for stormwater. 			MED	(District wide)
<p>3.2.4 Maintenance of Waipu Road as ‘Coastal Scenic Experience’</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Identification of future ‘lay-bys’ and viewpoints on the road reserve for ‘tourist’ traffic, including ‘gateway’ to Bream Bay; ■ Inclusion of implementation in road upgrade programme. 			LOW	

3.3 Open Space and Recreation

Method – Specific Implementation Measure	Priority	Trigger		
<p>3.3.1 Reserve and Community Reserve Expansion along Waipu River</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Assessment of reserve requirements along Waipu River; ■ Inclusion in asset management plans and capital works plans provisions new reserves and linkages with subdivision and population growth 			MED	

Method – Specific Implementation Measure	Priority	Trigger
<p>3.3.2 Improved pedestrian and cycle access on Waipu Road</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation of possible walkway / cycleway alignments and facilities required within road reserve ■ Formal vesting as reserve and acquisition (as required); ■ Inclusion of infrastructure requirements in capital works programme 	LOW	3.1.1
<p>3.3.3 Provide pedestrian access to groin of Waipu River</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Pedestrian Access; ■ Future reserve/esplanade reserve. 	LOW	3.1.1

3.4 Coastal Hazards

Refer stormwater management.

3.5 Sense of Place & Heritage

Method – Specific Implementation Measure	Priority	Trigger
<p>3.5.1 Design Guide for Heritage Values</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Development of urban and town planning (public infrastructure) design guidelines to promote heritage values of the area; ■ Assessment of need (or otherwise) for inclusion in District Plan 	MED	Already done
<p>3.5.2 Consistent Signage and Place Marketing for Waipu as a Heritage and Tourist Destination</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Development of 'place identity' and use of consistent signage and urban design; ■ Streetscape improvements for eastern gateway to village from Waipu coast; ■ Inclusion of implementation with asset management plans and infrastructure programmes. 	MED	

3.6 Rural Development and Subdivision

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
3.6.1 <i>Buffer 'Zones' between Living and Countryside Boundaries</i>		
3.6.2 <i>Education and Awareness Programme on Farming Operations</i>		

3.7 Economic Development

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p>3.7.1 <i>Protecting Coastal Countryside living on the rural areas surrounding development</i></p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Long-term urban limit to prevent sprawl. 	MED - HIGH	
<p>3.7.2 <i>Providing for Service Industry and Business in the Village</i></p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Provide for mixed use business areas to support commercial hub. ■ Assessment of infrastructure and access for potential areas for service industry expansion; ■ Down zoning to encourage Heavy Industrial activities to focus to other existing industrial areas (e.g. Marsden Point); ■ Change to the District Plan. 	MED	
<p>3.7.3 <i>Providing for Commercial Development at Waipu Township</i></p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Capacity and needs assessment to confirm boundaries of expanded community commercial / service hub. ■ Change to the District Plan, including Business Environment provision. 	MED	
<p>3.7.4 <i>Encourage 'tourist' route on Waipu Road</i></p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Roading Upgrades to provide for cyclist / tourists; ■ Gateway streetscape improvements to village. 	LOW	3.2.5

3.8 Biodiversity

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p>3.8.1 <i>Encouraging enhancement of vegetation and landscape values in development</i></p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation of appropriate species for planting along Waipu River ■ Preparation of planting guidelines and public information 	LOW	

Method – Specific Implementation Measure	Priority	Trigger
material.		
<p>3.8.2 Encourage bush / riparian / linkages</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Encouraging riparian revegetation and vegetation protection on private land as part of development process; ■ Reserve linkages and reserve expansion during subdivision and development. 	LOW	

3.9 Integrated Management

Method – Specific Implementation Measure	Priority	Trigger
3.9.1 Work with NRC on stormwater solutions	HIGH	
3.9.2 Liaison with DoC to develop habitat protection initiatives		
<p>3.9.3 Facilitate provision for under-grounding of power-lines with utility operators</p> <ul style="list-style-type: none"> ■ Advise Community Opportunities for individual underground power lines or communal finding of; ■ WDC to liaise with community on approach. 	LOW	