



▪ report

Whangarei Coastal Management Strategy – Structure Plan: Waipu Cove/ Langs Beach

Adopted by Council 11 February 2009

■ report

Whangarei Coastal Management Strategy – Part III: Waipu Cove / Langs Beach

Prepared for
Whangarei District Council

By
Beca Planning

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Document Acceptance

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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).

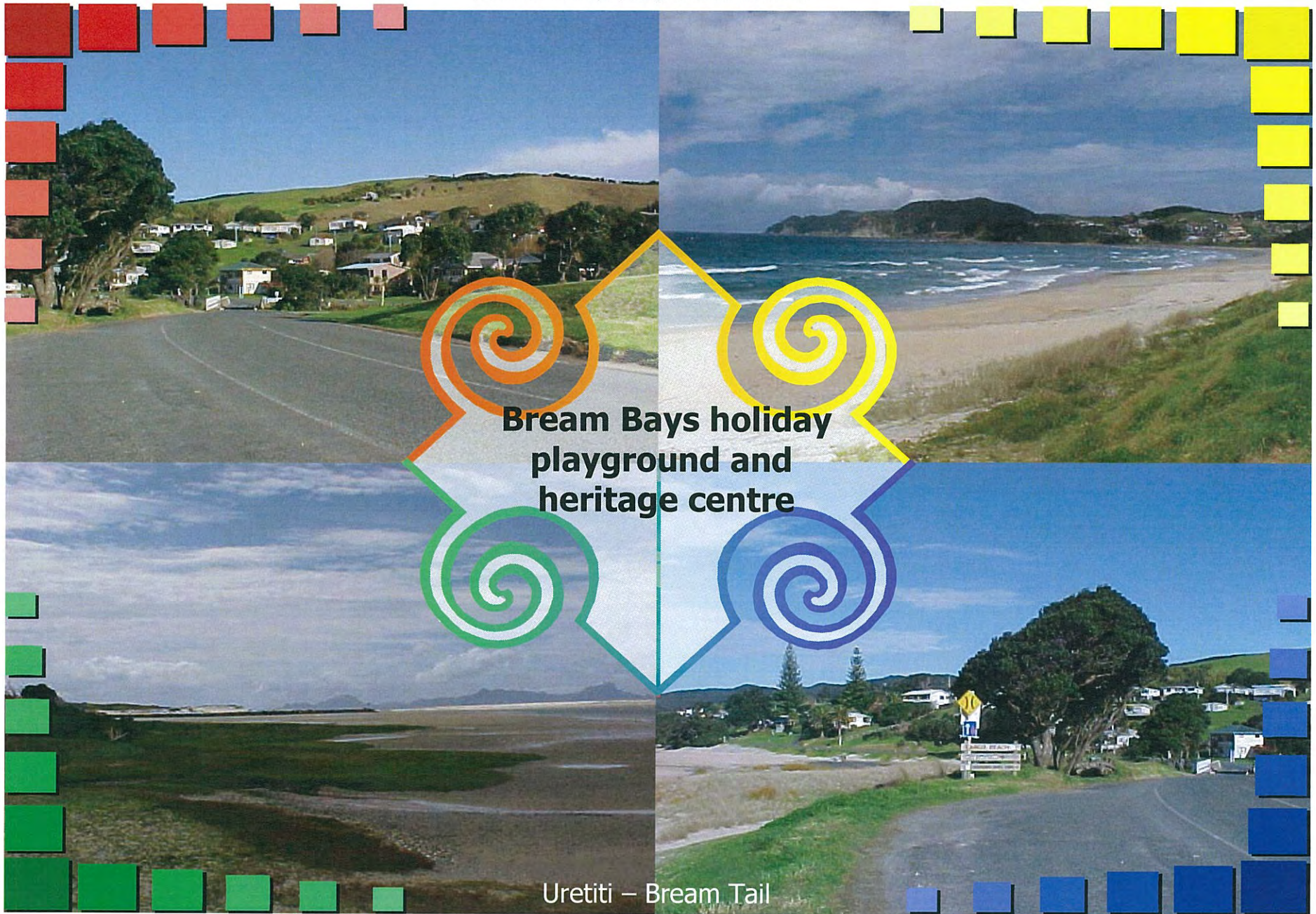
This Structure Plan is intended as a concept for the local Waipu Cove / Langs Beach area, integrating the protection, use and development of land and resources and setting out how to implement the Coastal Management Strategy vision and mission statements at a local level. In other words, it is a broad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

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 coastal settlements. The **Waipu Cove / Langs Beach Structure Plan** has been identified as a high priority planning area recognising the recent residential development and ongoing popularity of this area for holiday residential activity.



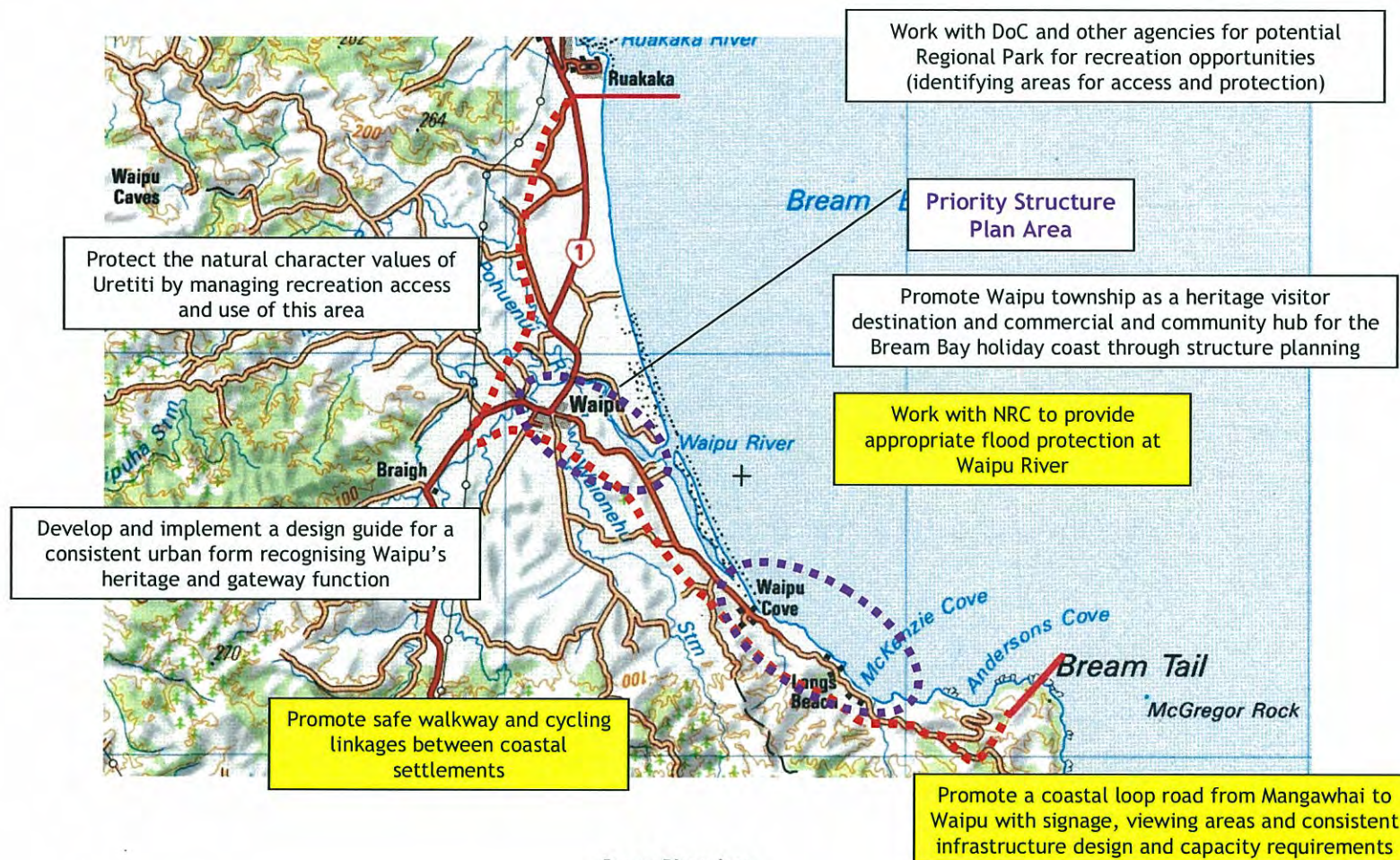
**Bream Bays holiday
playground and
heritage centre**

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 Cove / Langs Beach 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 Cove / Langs Beach by...*



- Providing a clustered residential settlement at Waipu Cove and Langs Beach;
- Promoting development that provides for protection of vegetation and landscape values along the coast and backshore hills;
- Using natural and physical features and topography to define living boundaries; and
- Infrastructure management to enhance residential amenity of settlement areas.

1.3.2 *Work in Waipu Cove / Langs Beach by...*



- Retaining Waipu Township as the commercial centre for the coastal environment;
- Promoting tourism and the 'Bream Bay' coastal experience;
- Encouraging economic rural activities in surrounding rural landscape;
- Discouraging use of the coastal road for forestry / commercial activity and advocate no further commercial forestry in the Structure Plan Area;
- Giving recognition to importance of the coastal marine area for tourism and recreation

1.3.3 *Play in Waipu Cove / Langs Beach by...*



- Recognising the active recreation and boating function of the 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 scenic coastal experience on the coastal road along Bream Bay.

1.3.4 *Protecting Waipu Cove / Langs Beach by...*



- Protecting and promoting important bush and habitat areas;
- Enhancing the open and rural values between coastal settlements;
- Managing land use and infrastructure to enhance coastal water quality;
- Protecting significant outlooks to the coast viewed from the key public vantage points (including the road); and
- Protecting the dunes and foreshore.

1.4 Structure Plan Development

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

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

1.4.1 Technical Investigation and Constraints Mapping

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

1.4.2 Community Participation – Constraints and Opportunities

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

1.4.3 Draft Structure Plan – Key themes and prioritisation

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

1.4.4 Integration of Structure Plans

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

1.4.5 2008 Review and Update of Structure Plan

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

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

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

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

2 Implementing the Vision in Waipu Cove / Langs Beach

This section provides the overall content of the Structure Plan for Waipu Cove / Langs Beach. It is important to recognise that the Structure Plan Concept Map provides a 20 year vision. Guidance on possible 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 Cove / Langs Beach 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 Cove / Langs Beach to 2025

(a) A clustered residential settlement at Waipu Cove and Langs Beach

In Waipu Cove / Langs Beach there was a general recognition that an area of urban residential development 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, *'No further small subdivisions between Langs Beach and Waipu Cove'*). However, a number of comments also identified that the settlement areas were at or near capacity and that growth should not be at the expense of the rural and conservation values of the area, for example *'...beach communities should not become 'suburban''* and *'There must be a recognition that we are now very close to capacity. Beach houses for peak periods of the year are well above normal capacity and this is impacting on the natural environment'*.

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

- Maintaining the Living 1 environment clustered at the existing settlement areas (Waipu Cove, Langs Beach and 'Langs Cove'. This included identification of strong 'urban' limits and maintaining these limits as well as adequate servicing and infrastructure for existing settlement areas (see below);
- Providing for 'large lot' residential development in a ring surrounding the Waipu Cove / Langs Beach, contained within 'urban limits' defined largely by existing and future road networks 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 Cove (for example the following types of comments were made with respect to growth in the rural areas: *Residential growth should be scattered between retained areas of natural life and coast. Growth should not dominate nature landscape. Coastal character shall be maintained.* In consideration of this feedback, the Structure Plan has taken a balanced

approach to rural-residential development, 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 Cove / Langs Beach was strongly supported in the consultation response and a wide mix of mechanisms to achieve this were also discussed (see section 2.1.2).

(b) Development that provides for protection of vegetation and landscape values along the coast and backshore hills

Throughout consultation with the community and stakeholders, there has been recognition of the coastal habitat and landscape values of the area. Values have been attributed particularly to the Uretiti area and backshore bush areas of the Brenderwyn hills. The protection of coastal foreshore vegetation along and between Waipu Cove and Langs Beach has also been identified as a matter of particular importance for the natural character and residential amenity of settlement areas.

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

- Providing for some 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 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.

(c) 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 Cove / Langs Beach. .

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).

(d) Infrastructure managed and developed to enhance residential amenity of settlement areas

One of the key concerns identified in the consultation on the Waipu Cove / Langs Beach Structure Plan was the impact that lagging infrastructure management and development was having on residential amenity of the area. Infrastructure issues identified were broad in scope, ranging from roading, rubbish/refuse collection, wastewater and stormwater.

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

- Stormwater management to help prevent flooding of residential areas. In particular, upgrading of stormwater management was identified at Cove Road to help prevent flooding;
- The existing road and bridges need to be upgraded to cater for greater use and for provision for pedestrians; and
- Upgraded and improved management of rubbish / refuse collection. The consultation feedback identified that the current site, adjacent to the toilets at Langs Beach was 'awful' and that the smell, vermin and appearance of the bins spoils the beach.

2.1.2 Outcomes for Working in Waipu Cove / Langs Beach – 2025

(a) Waipu Township as the commercial centre for the coastal environment

Throughout the consultation a generally consistent opinion was expressed that commercial development along the coast should be restricted and that commercial activity should be concentrated to the Waipu Township. In particular, this comment was made in reference to the potential to enhance or expand the commercial centre at Waipu Cove. Community feedback indicated a preference instead for reliance on the town centre, indicating that the lack of commercial development was an important feature for the area. On balance, the Structure Plan supports the retention of the existing commercial and tourist facilities at Waipu Cove (the campground and shops) but does not provide for the expansion of commercial activity in this area.

(b) Tourism and the 'Bream Bay' coastal experience promoted

This outcome has been developed in recognition of the desire expressed from the community for recognition of the recreation values of the Bream Bay coast and the potential for these values to enhance tourism and limited economic growth.

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

- Creating a coastal route with provision for cyclists / pedestrians from Waipu Cove to Mangawhai;
- Enhancement of recreation facilities at appropriate locations (e.g. boat ramps, parking and protection of surf club at Waipu Cove);
- Maintaining Waipu Township as the 'commercial hub' for the coastal area (see above); and
- Discouraging aquaculture management in the area. As with commercial development, this marine industry was generally considered incompatible with the recreation and tourism

functions of the Waipu Cove and Lang's Beach areas.

(c) Maintain and Protect the Farming Surrounds

Throughout consultation, recognition has been given to the importance of the 'rural setting' to the special sense of place and character of the Waipu Cove / Langs Beach 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 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.

(d) Commercial forestry and similar 'industrial' activities discouraged in the coastal settlement areas

As discussed above, the community consultation identified that use of the area for 'industrial' activities such as aquaculture and forestry as incompatible with the recreation and tourism functions of the area, particularly with respect to traffic impacts and the visual/amenity impacts of forestry. Balance needs to be made between this desired community outcome and the need for economic development of the area.

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

- Planting guidelines and encourage indigenous planting rather than use of exotic and 'commercial' species. Consideration was given to inclusion of rules through the District Plan to restrict particular species of vegetation planting. However, on balance this was considered too onerous and unreasonably compromising the potential for economic wellbeing of the wider community. Instead the Structure Plan focuses on the promotion and advocacy of alternative planting and maintenance of indigenous vegetation coverage to enhance the amenity of the coastal environment;
- Maintain SH1 as heavy 'bypass' route and manage the Coastal Road as scenic, residential and tourist access. During consultation some recommendations were received for alternative heavy vehicle by-pass routes through the Structure Plan area. However, on balance it was concluded that the existing SH1 alignment provides the most appropriate alternative heavy vehicle route and that ongoing management of the existing coastal road could discourage use of the route by heavy vehicles (e.g. limited bridge up-grades and maintenance of speed controlled areas). This approach is also considered consistent with the outcomes for living and play in the Structure Plan area – where traffic calming and speed control through settlement areas have been identified as desired community outcomes.

(e) Recognising the importance of the coastal marine area for tourism and recreation

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

- Discouraging establishment of Aquaculture Management Areas or similar landside activities in the Structure Plan Area.

2.1.3 Outcomes for Playing in Waipu Cove / Langs Beach – 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 Cove / Langs Beach area. Facilities for boating and boat access were consistently identified as major issues for the community during both the Structure Plan and earlier Coastal Management Strategy consultation.

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

- Provide for boat ramp development at Waipu Cove and maintain beach access at Langs Beach;
- Identify landside facilities and reserves to support marine based recreation including new reserve areas off the beach

(b) Recognise and maintain the recreation values of the coastal marine area

Consistent with the approach above, this implementation outcome seeks to maintain the water quality and amenity of the coastal marine area in recognition of its importance for tourism and local recreation.

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

- Discourage Aquaculture Management in area in recognition of the potential impacts such activities have on local water quality;
- Stormwater and catchment management to maintain and enhance water quality of receiving environments.

(c) 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 coastal settlements. However, it was also noted that continuous access along the coast was not unanimously supported (or opposed). During the consultation some landowners along the coast expressed concern with respect to lost security and privacy if a coastal accessway were extended along their properties while others felt that public access should not be provided at the expense of vegetation and foreshore protection. In contrast, other respondents strongly expressed a desire for continuous coastal access for pedestrians and the importance of such access to the recreation and tourist development of the area. In developing the Structure Plan, the Study Team have given consideration to all the feedback received on the issue of walkway and accessway development. On balance, it is considered that improved access to and along the coast should be promoted, particularly given the direction set in the

Resource Management Act 1991 and New Zealand Coastal Policy Statement 1994. However, it is also acknowledged that such access should appropriately be restricted for public health and safety and for protection of natural character and the sensitive environs of the coast.

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:

- Formalise coastal and road walkway access between Waipu Cove and Langs Beach, encouraging expansion of the coastal access except where this is considered likely to compromise bush and vegetation protection or public health and safety;
- Expand reserve and open space network along the foreshore between Waipu Cove and Mangawhai; and
- Ensure that 'backshore' development maintains accessways to beaches through road and walkway network.

(d) Cove Road as a 'scenic experience'

Maintaining Cove 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 settlement areas and safety improvements. While some from the community identified desire for capacity upgrades of bridges and the road network, others identified that these 'pinch' points provided a natural traffic calming and control device for the network. Restricted upgrading of this route is also generally considered consistent with the outcome of promoting SH1 as the heavy vehicle route through the area and discouraging use of the coastal route for industrial traffic.

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

- Maintain road as a 'coastal scenic route' – allowing for safety and capacity upgrades e.g. bridge crossings; and
- Speed restrictions and traffic calming in settlement areas.

(e) A scenic coastal experience on the coastal road of Bream Bay

Consistent with the outcome above and the tourism focus for economic growth in the area, this outcome specifically seeks to promote the Bream Bay coastal road as a recreation and tourism experience.

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

- Improved signage to reserves and information about the area; and
- Protection of view points on the scenic route.

2.1.4 Outcomes for Protecting Waipu Cove / Langs Beach – 2025

(a) Important bush and habitat areas protected.

The bush areas and landscape of the Bream Bay and Brenderwyn area were identified by the community as having high ecological values. There was generally strong support for the protection and enhancement of these areas, both in terms of the vegetation and in specific recognition of the habitat these areas provide for significant indigenous fauna.

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

- Encouraging pet control and pet management. Uncontrolled pets (e.g. dogs and cats) are recognised as a key risk for indigenous species such as kiwi. Further information and education material on appropriate management of pets in areas of known kiwi habitat will contribute to maintaining and enhancing kiwi and other indigenous fauna populations;
- Encouraging bush protection on private land. As well as enhancing the sense of place and natural values of the Living Environment, protection of habitat was identified as important for maintaining and enhancing important wildlife in the area. This element was strongly supported in the consultation feedback, indicating that the community was generally willing to accept both private and public responsibility for bush protection;
- Extend reserve network and linkages of bush.

(b) Maintain the open rural values between coastal settlements

Also discussed above, the importance of retaining individual settlements as discrete residential communities has been identified as an important outcome for the area, both shaping how we live in the area but also the protection of rural areas and 'spaces' between settlements.

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

- Establishing a strong 'urban fence' or limit for residential expansion areas. While some mixed support was given to this element of the Structure Plan, with around 60% support, it is noted that providing these limits is considered integral to other elements which were very strongly supported (particularly maintaining the special character of discrete settlements and protecting bush and habitat areas between settlements). It is also noted that only a small proportion of respondents (less than 20%) identified that they did not support this outcome;
- Reserve / Open Space linkages along coastal margins; and
- Coastal Countryside Environment between settlement areas.

(c) 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;

- Reticulated wastewater in settlement area.

(d) 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, were identified as an important outcome for the future of the Waipu Cove / Langs Beach 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;
- Encouraging coastal vegetation protection and enhancement on private property (discussed above).

(e) The dunes and foreshore protected

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

- Managed recreation / pedestrian accessways over dunes; and
- Protection of pohutukawa and other coastal vegetation.

2.2 Structure Plan Concept Map

The attached plan provides an overall development and management vision for the Waipu Cove / Langs Beach area for 2025.

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Waipu Cove & Langs Beach 20 Year Structure Plan Concept

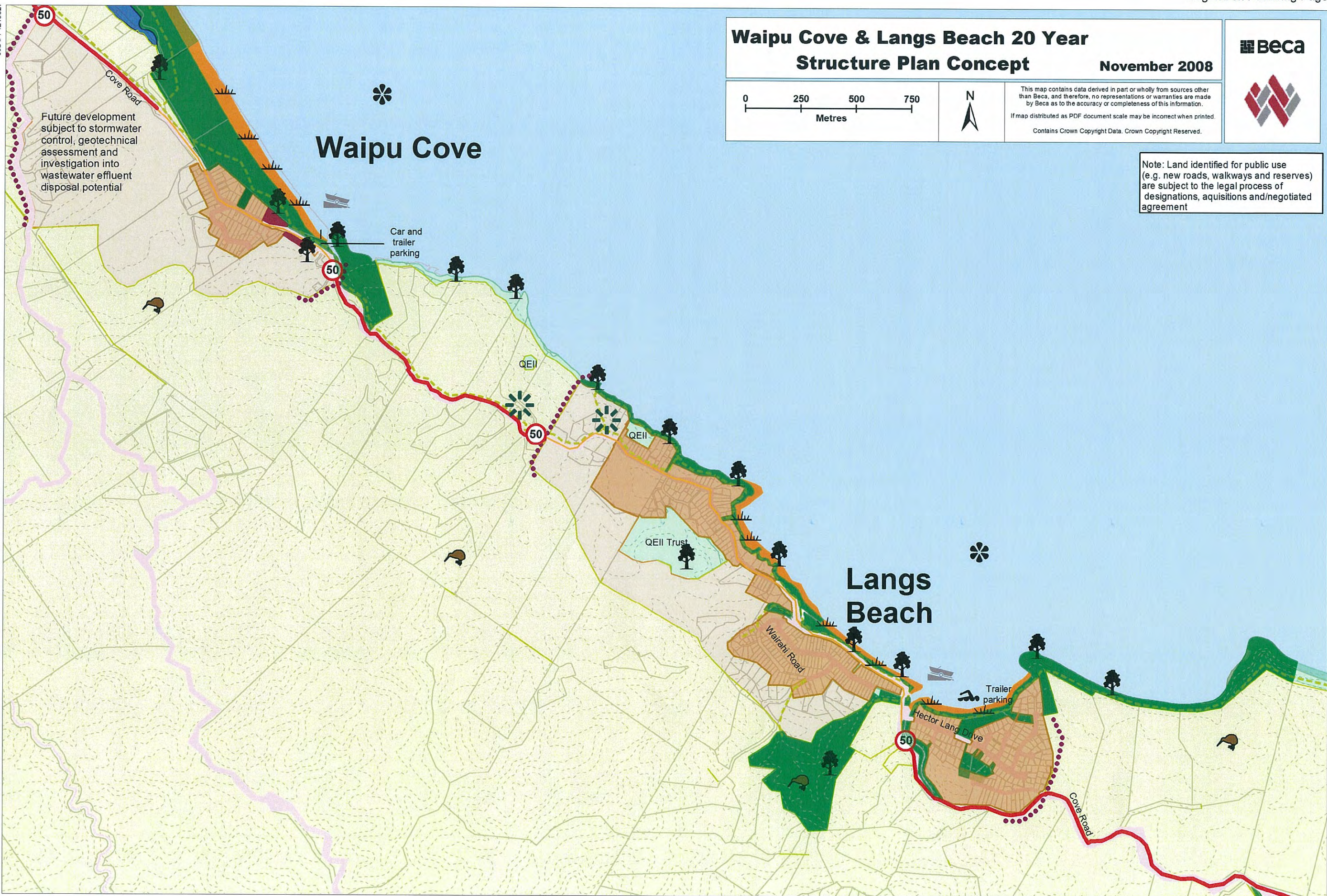
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















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



Waipu Cove & Langs Beach 20 Year Structure Plan Concept

November 2008

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

Key Spatial Implementation Actions

See Chapter 3 of the Waipu Cove / Langs Beach Structure Plan Report for the full list of implementation actions and priorities

- Change to District Plan to provide appropriate building and development setbacks for 'Living' environments, adjacent to Coastal Countryside environment (Action 3.1.2)
- Development of traffic calming strategy to support the speed restrictions at Waipu / Langs Beach settlement areas (Action 3.2.1)
- Development and design of pedestrian and cycle facilities in road reserve and inclusion of implementation in road upgrade programme (Action 3.2.3)
- Development of Catchment Management Plan to cover permeable surface coverage controls along with potential amendment to District Plan to incorporate these controls (Action 3.2.4)

3 Implementation – Priorities and Critical Path

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

3.1 Residential Growth and Development

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p>3.1.1 Expanded low-density residential settlement surrounding the existing settlement areas</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation of topography, land suitability and water supply 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	
<p>3.1.2 Protecting Coastal Countryside living on the rural areas surrounding development</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation of appropriate building and development setbacks for ‘Living’ environments, adjacent to Coastal Countryside environment; ■ Change to the District Plan. 	MED - HIGH	

3.2 Infrastructure

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p>3.2.1 Traffic Management and calming through settlement areas</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Development of traffic calming strategy to support the speed restrictions at Waipu Cove / Langs Beach settlement areas; ■ Inclusion of implementation in asset management plans for road maintenance and capital works. 	HIGH	Nil
<p>3.2.2 Alternative road access through Waipu Cove / Langs Beach</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation of alignment alternatives for ‘alternative road access’ ■ Assessment of traffic growth and demand; 	MED - LOW	3.1.1

Method – Specific Implementation Measure	Priority	Trigger
<ul style="list-style-type: none"> ■ Designation in District Plan; ■ Inclusion in assessment management planning. 		
3.2.3 Pedestrian / Cycle provision in Road Reserve		
This would include: <ul style="list-style-type: none"> ■ Development and design of pedestrian and cycle facilities in road reserve; ■ Inclusion of implementation in road upgrade programme. 	MED	
3.2.4 Implementation of Stormwater and Catchment Management Planning		
This would include: <ul style="list-style-type: none"> ■ Investigation of existing hydrology of local tributaries at Waipu Cove and Langs Beach catchment and development of appropriate stormwater management systems; ■ 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; ■ Including of stormwater management plan in asset management programme for stormwater. 	HIGH	
3.2.5 Maintenance of Cove Road as 'Coastal Scenic Experience'		
This would include: <ul style="list-style-type: none"> ■ Identification of future 'lay-bys' and viewpoints on the road reserve for 'tourist' traffic; ■ Focus on road programme to safety improvements only (as opposed to speed or capacity up-grades); ■ Inclusion of implementation in road upgrade programme. 	MED - LOW	
3.2.6 Upgrade / Develop Rubbish Transfer Station		
This would include: <ul style="list-style-type: none"> ■ Investigate potential enhancement or landscape plans for existing refuse station; ■ Inclusion of works in Asset Management programmes. 	MED	

3.3 Open Space and Recreation

Method – Specific Implementation Measure	Priority	Trigger
3.3.1 Up-graded Boat Launching Facilities and Trailer Parking		
This would include: <ul style="list-style-type: none"> ■ Assessment of recreation requirements at boat ramp, including need for any new reserve areas; ■ Inclusion in asset management plans and capital works plans provisions for facility upgrades. 	HIGH	

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
3.3.2 Improved pedestrian and cycle access on Cove Road		
<p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation to increase understanding of community facilities use, demand and future provision and upgrading requirements. Funding options for additional community facilities to be considered as part of investigation ■ Designate or zone for additional community facilities if required as a result of investigation above ■ 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 	HIGH	3.1.1
3.3.3 New Reserves – Viewpoints and Linkages		
<p>This would include:</p> <ul style="list-style-type: none"> ■ Expansion of reserve network cognisant with population growth ■ Protection of viewpoints and visual catchment 	MED	Pop growth and reserve contribution

3.4 Coastal Hazards

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
3.4.1 Control vehicle and walkway access across dunes		
<p>This would include:</p> <ul style="list-style-type: none"> ■ Investigation of options for erosion protection methods in accordance with the Coastal Erosion Technical Paper (seeking 'soft' options over 'hard engineering' if practicable). ■ Manage points and means of beach access ■ Establish formal beach access / boat access point 	MED-HIGH	

3.5 Sense of Place

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
3.5.1 Bush Protection Provisions in District Plan		
<ul style="list-style-type: none"> ■ Preparation of District Wide bush protection in the Coastal Environment through preparation of a Plan Change ■ Completion of a Tree Strategy for tree protection 	HIGH	
3.5.2 Encourage Enhancement of Bush and Wider Bush Protection		
See section 3.9	HIGH	

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p>3.5.3 Consistent Signage and Place Marketing for Waipu Cove / Bream Bay as a Tourist Destination</p> <p>This would include:</p> <ul style="list-style-type: none"> Development of 'place identity' with community (through agencies such as Advance Whangarei); Inclusion of implementation with asset management plans and infrastructure programmes. 	LOW	
<p>3.5.4 Design Controls</p> <p>This would include:</p> <ul style="list-style-type: none"> Review existing building coverage and building height controls; Development of design guidelines and 'good practice' guidelines for development in the coastal environment; Inclusion of findings in amendments to District Plan etc for implementation of Structure Plan 	MED (District Wide)	

3.6 Rural Development and Subdivision

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p>3.6.1 Rezone Areas to Coastal Countryside</p> <p>This would include:</p> <ul style="list-style-type: none"> Rezone anomaly areas of Rural Living to Coastal Countryside. 	MED	

3.7 Economic Development

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p>3.7.1 Providing for Commercial Development at Waipu Cove</p> <p>This would include:</p> <ul style="list-style-type: none"> Capacity and needs assessment for boundaries of a local community commercial / service node at Waipu Cove. Change to the District Plan, including Business Environment provision. 	MED	
<p>3.7.2 Encourage 'tourist' route on Cove Road</p> <p>This would include:</p> <ul style="list-style-type: none"> Roading Upgrades to provide for cyclist / tourists 	LOW	3.2.5

3.8 Biodiversity

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p>3.8.1 Advocate good 'pet management' in areas of important habitat</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Encourage appropriate 'pet ownership' in areas of kiwi habitat (e.g. community information / pamphlet) ■ Animal / pet control (e.g. training) ■ Investigate potential for by-law controls on potentially dangerous pets (e.g. ferrets, stoats). 	MED	
<p>3.8.2 Earthworks and Sediment Management</p> <p>This would include:</p> <ul style="list-style-type: none"> ■ Change to the District Plan for controls on Earthworks and site management for sediment in subdivision and development. 	HIGH	

3.9 Integrated Management

3.9.1 Work with Department of Conservation on management of reserve areas	MED	
3.9.2 Work with NRC on stormwater and wastewater solutions	MED	
3.9.3 DoC, WDC and Community initiatives for kiwi protection	MED	
3.9.4 Encourage community initiatives for reserve and recreation management	MED	
3.9.5 Work with DoC and NRC for initiatives for improved pest control	LOW	