



▪ report

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

■ report

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

Prepared for  
Whangarei District Council

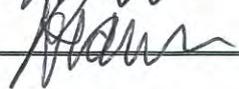
By  
Beca Planning

November 2008

## ***Revision History***

<b><i>Revision N°</i></b>	<b><i>Prepared By</i></b>	<b><i>Description</i></b>	<b><i>Date</i></b>
A	Amelia Linzey	Draft	July 2003
B	Beca / WDC Staff	Final	August 2003
C	Warren Kreft	Draft following 2008 Consultation	October 2008
D	Warren Kreft	Final	November 2008

## ***Document Acceptance***

<b><i>Action</i></b>	<b><i>Name</i></b>	<b><i>Signed</i></b>	<b><i>Date</i></b>
Prepared by	Warren Kreft		28.1.09
Reviewed by	Amelia Linzey		"
Approved by	Rupert Hodson		"

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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). Structure Plans were finalised in 2003. Structure Plans were finalised in 2003.

This Structure Plan is intended as a concept for the local Ngunguru 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.

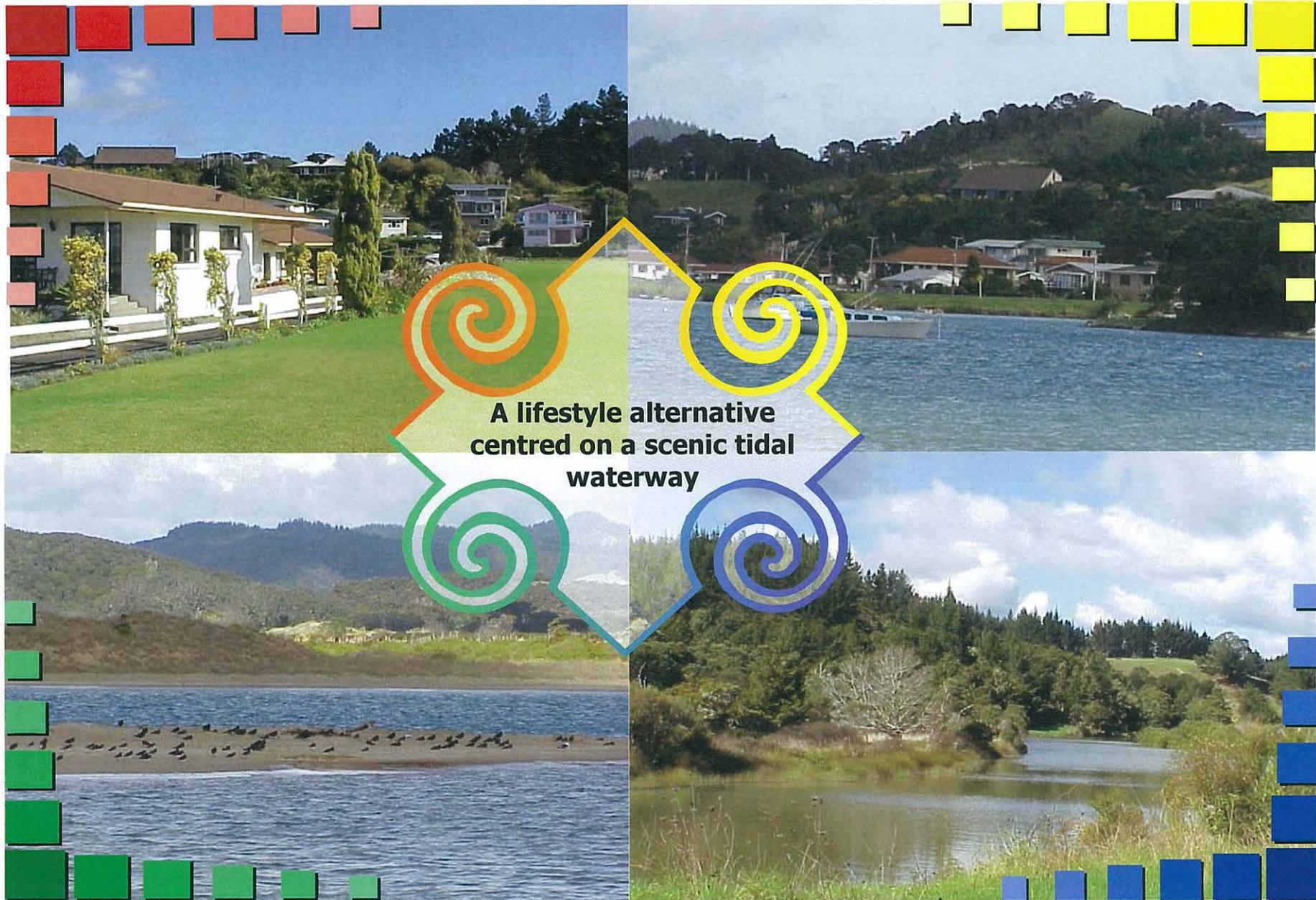
Since the Structure Plan was finalised in 2003 there have been a number of changes to the Whangarei coast. This Structure Plan has therefore been reviewed and updated, where necessary, in 2008 to reflect the changes that have occurred in the preceding years. No changes have been made to the overall vision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

## 1.1 Vision for Ngunguru

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 Ngunguru Policy Area extends to include the existing Ngunguru residential settlement and surrounding rural and estuarine environments. The **Ngunguru Structure Plan** has been identified as a high priority planning area recognising the role this particular settlement has to support and impact on the Policy Area environment and as a

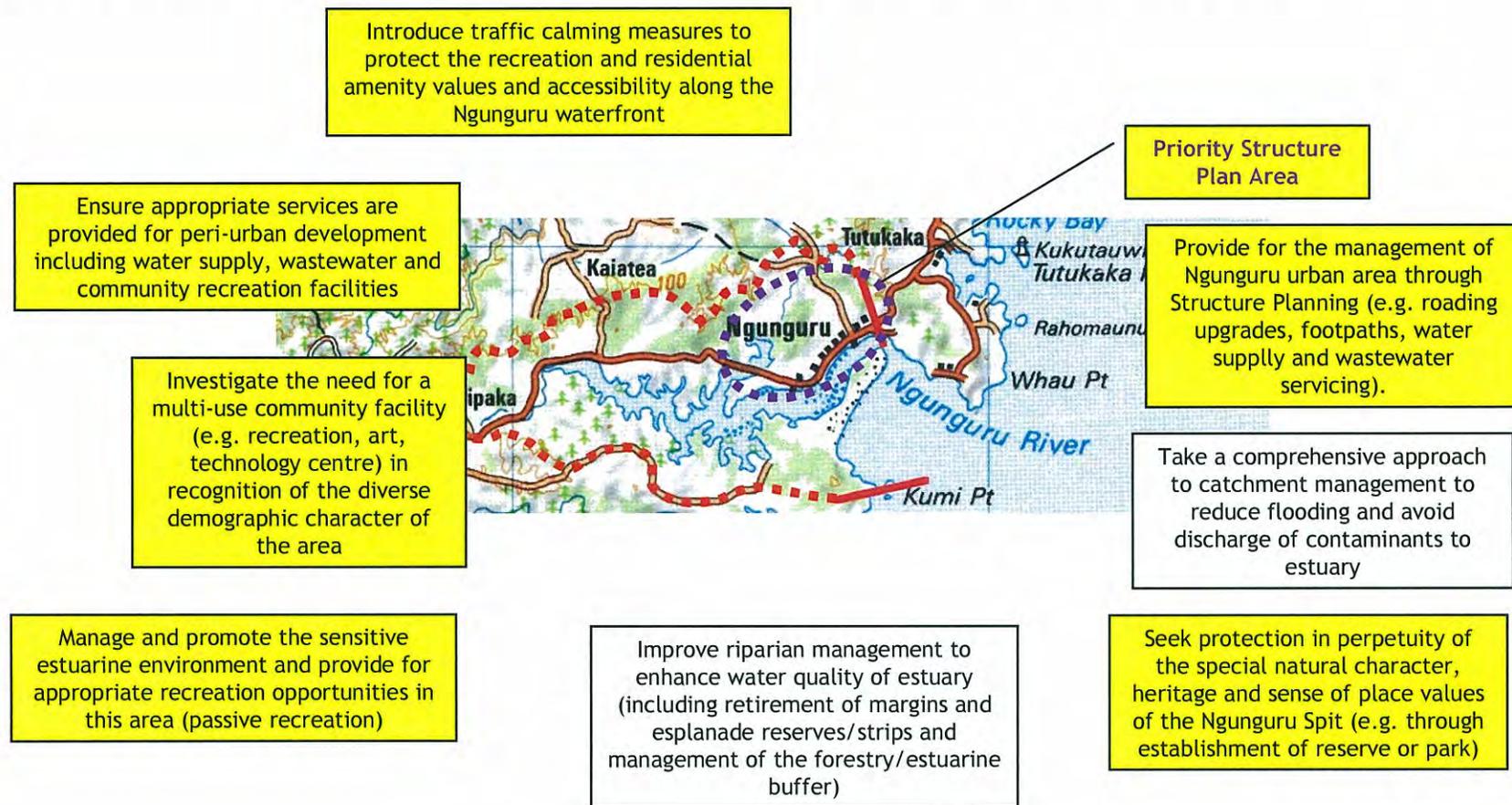
service centre for settlements along the Matapouri coastal road (e.g. Tutukaka through to Woolleys Bay / Sandy Bay in the north).



## 1.2 Coastal Management Strategy – Policy Area Implementation Map

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

### *Ngunguru: A lifestyle alternative centred on a scenic tidal waterway*



### 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 Ngunguru by...*



- Promoting development that provides for protection of vegetation and landscape values in hills and backshore;
- Providing for clustered residential and commercial settlement at Ngunguru;
- Managing stormwater and flooding through the catchment;
- Promoting the special lifestyle and character of area.

#### 1.3.2 *Work in Ngunguru by...*



- Promoting eco-tourism and coastal recreation activities at Ngunguru;
- Promoting pedestrian activities in the community / commercial centre;
- Encouraging economic rural activities in surrounding Countryside and Coastal Countryside; and
- Recognising the importance of the natural character and quality of the coastal marine area for tourism and eco-tourism

#### 1.3.3 *Play in Ngunguru by...*



- Providing a network of walkways, unformed tracks, recreation access points and linkages through the area and the coastline north and south;
- Enhancing opportunities to 'stop and stay' in Ngunguru by providing enhanced recreation and tourism facilities on the foreshore;
- Recognising the active recreation and boating function of the Ngunguru area;
- Recognising the vulnerability of the beach system to erosion;
- Recognising and maintaining the recreation values of the coastal marine area; and
- Maintain the coastal road as a 'scenic' experience, promoting pedestrian friendly access.

#### 1.3.4 *Protecting Ngunguru by...*



- Enhancing water quality in the Ngunguru River and estuary;
- Maintaining and enhancing important bush and habitat areas;
- Promoting the long term protection and maintenance of Ngunguru spit as a reserve;
- Protecting significant outlooks and coastal margins viewed from the sea and other key public vantage points (including the road);
- Managing land use and infrastructure to enhance coastal water quality; and
- Protecting and managing impacts on waahi tapu and other sites of significance to tangata whenua.

## **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 Ngunguru Structure Plan Area.

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

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

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

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

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

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

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

A review and update, where necessary, was undertaken of the Structure Plan in 2008 to reflect any significant land use or infrastructure changes to the Ngunguru 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 Ngunguru 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 Ngunguru**

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

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

Throughout the original consultation with the community and stakeholders, there has been recognition given to the special sense of place of this area. Values have been attributed particularly to the distinctive landscape features, and in particular Ngunguru Spit. The desired outcome to protect these values is considered consistent with the vision for the wider Whangarei Heads area and the other structure plans developed for settlements of the Heads (e.g. McLeod Bay, Reotahi, Taurikura and Urquharts Bay).

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;
- Establishing bush protection in subdivision, use and development, recognising the contribution that this bush has to the natural character and sense of place of the area;
- Providing planting guides to encourage use of appropriate species in revegetation, including issues of eco-sourcing. It is recommended that **voluntary** planting guides are used (in comparison to introduction of 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 along coastal margins.

##### **(b) Clustered residential and commercial settlement at Ngunguru**

In Ngunguru there was a general recognition that an area of urban residential development (e.g. Living 1 type Environment) was appropriate. However, concern was expressed that these

boundaries were clearly defined, that development did not adversely impact on the values of the environment (particularly landscape, vegetation and sense of place, which are addressed in more detail in (a) above and (c) below), and that such development has adequate servicing.

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

- Providing for some expansion of the 'Living 1' Environment in areas of existing settlement but only with provision of appropriate utility services (e.g. particularly wastewater);
- Providing for 'larger lot' residential development in surrounding areas, subject to stormwater & flood management. This lower density residential activity provides for expanded 'Living' opportunities in the area while recognising the importance of landscape and natural character in the values of the Ngunguru area, particularly in the bush clad hills surrounding the harbour and between coastal settlements in the bays;
- Provide Coastal Countryside for rural surrounds with focus on riparian management for water quality of rivers.

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

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

Several specific measures were identified in the consultation feedback to reduce flooding in the catchment. Comments included: *'Causeway to bridge west of Tongatu Rd: culvert needs replacement with bigger diameter pipe as at Percy Ginders place recently. Reason: dead mangroves killed by fresh water, catchment unable to drain during tide cycle. Stench created is an unpleasant on arrival at Ngunguru Boardwalk and mangrove protection'*.

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

- Stormwater management including reserves along stream / flood plains, increase culvert capacity and management of discharge at the beach.

**(d) Promoting the special lifestyle and character of area**

This theme was identified both with respect to 'living' in the Ngunguru area and with respect to 'work' and 'play'. Key concerns identified in the original community consultation included the need to provide for pedestrian friendly environments.

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

- Enhance pedestrian accessways (e.g. footpaths on at least one side of road).

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

**(a) Promote eco-tourism and coastal recreation activities**

This outcome has been developed in recognition that the key values of the Ngunguru area relate to the coastal resource, and that work opportunities should be focused to activities that reinforce these values. It was recognised that such activities would likely require supporting

commercial and community service facilities. Feedback received included the need to *replace Village Hall and incorporate community facilities eg: library, meeting rooms etc.*, and that this is provided for in the structure plan map.

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

- Provide facilities for people to 'stop and stay' in Ngunguru (not just on the road to Tutukaka);
- Discourage extension of coastal road north of Matapouri;
- Encourage recreation and eco-tourist activities in the area, including accommodation and recreation services.

**(b) Promote pedestrian activities in the community / commercial centre**

Throughout the original consultation, the need to maintain and enhance walkway and pedestrian linkages throughout the area was identified. This relates to specific measures identified in Section 2.1.1(d) and 2.1.3(a).

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

- Maintain the pedestrian accessways and footpaths on at least one side of streets; and
- Enhance walkway linkages between Ngunguru and Tutukaka (Whangaumu Bay).

**(c) Encourage economic rural activities in surrounding Countryside and Coastal Countryside**

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

The original consultation feedback on the issue of farming activities generally supported encouraging or maintaining some form of farming activity in the area, while enhancing or protecting the water quality in the area.

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

- Provide appropriate environment for 'rural' economic activities in surrounding hills while encouraging riparian management and protection of water quality.

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

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

water quality and resources of the coastal marine area. Strong support was given by the local community for the development of Ngunguru Spit as a reserve.

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

- Promote the development of a heritage area on Ngunguru Spit, with reserve status, improved signage and information on cultural sites and features.

### **2.1.3 Outcomes for Playing in Ngunguru - 2025**

#### **(a) Providing network of walkways, unformed tracks, recreation access points and linkages through the area and the coastline west and east**

Throughout the original consultation, special 'sense of place' values were identified with respect to the coastal marine area and the importance of being able to access this area. In addition, values were also identified with respect to bush and vegetation areas.

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

Throughout the original consultation process, strong community support was given to the protection of Ngunguru spit as a reserve.

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

- Formalise coastal walkway around Ngunguru;
- Expand reserve & open space network along foreshore;
- Develop Ngunguru spit as reserve recognising heritage feature.

#### **(b) Enhancing opportunities to 'stop and stay' in Ngunguru by providing enhanced recreation and tourism facilities on the foreshore**

This relates to the promotion of ecotourism and coastal recreation discussed above in Section 2.1.2a.

#### **(c) Recognise the active recreation and boating function of the Ngunguru area**

This outcome has been addressed in 2.1.2 above, particularly the eco-tourism focus for development.

The original consultation feedback expressed strong preference for providing stormwater management for the area. Strong feedback was also received relating to the desire to discourage Aquaculture Management Areas. While it is recognised that the District Council has a limited role in management of these resources, a number of specific elements have been identified in the Structure Plan to achieve this outcome (many covered in 2.1.1 and 2.1.2 above).

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

- Stormwater management for water quality in Ngunguru;

- Discourage Aquaculture Management Areas. During the original community consultation, concern was expressed that use and development of the coastal marine area for aquaculture management had the potential to compromise both the water quality of the coastal marine area and recreation values associated with the marine environment (particularly for the local community and tangata whenua access to shellfish and fish resources).

**(d) Recognising the vulnerability of the beach system to erosion.**

As discussed above, water quality and resources of the coastal marine area have been identified throughout the original consultation as important values for living, working and playing in the Ngunguru area. Maintenance of water quality and management of fish and shellfish resources were identified as important outcomes for playing in Ngunguru. While it is recognised that the District Council has a limited role in management of these resources, a number of specific elements have been identified in the Structure Plan to achieve this outcome (many covered in 2.1.1 and 2.1.2 above).

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

- Protection and maintenance of sea walls along Ngunguru, including management of stormwater discharge; and
- Encourage planting and revegetation of esplanade reserve areas.

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

Mixed response was received in the original consultation feedback regarding encouragement of active marine reserve activities in certain areas, with noise generated from jet skis identified as an issue. Generally however respondents were supportive of identifying specific areas for active marine activities, and these are identified on the Structure plan map.

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

- Provide for boat ramp development and trailer-boating at Ngunguru and identify required landside facilities (including parking); and
- Encourage active marine reserve activities (water skiing etc) up-river of settlement and mooring areas.

**(f) Maintain the coastal road as a 'scenic' experience, promoting pedestrian friendly access**

Throughout the original consultation process, the community has expressed high levels of concern over the traffic flows and speed on Ngunguru Road. This has been identified in the 'live', 'work' and 'play' themes.

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

- Speed restrictions within Ngunguru settlement area, through the development of a traffic management plan for the settlement area.

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

Protection of the natural environment in the Whangarei Heads Policy area is the prevailing principle guiding development of all other themes and concept elements for the local Structure Plan areas. In response to the importance of this 'Heads' area as an ecological and environmental 'unit', the Study Team have developed an overall Concept Plan for the Whangarei Heads area, from Ngunguru to Ocean Beach. The Concept Plan concentrates on the key elements of the natural and ecological values of the area in defining broad land-use patterns (rural, living and recreation activities) and ecological and landscape corridors that warrant recognition and protection in overall planning for this area. In addition to this overarching Concept Plan, the following specific outcomes have been identified with respect to the Ngunguru Structure Plan.

##### **(a) Enhanced water quality in the Ngunguru River and estuary**

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

- Reserve expansion along coast and river margins and encourage riparian planting;
- Coastal Countryside along estuary encouraging vegetation protection and earthworks control;
- Discourage development of AMA's in area;
- Comprehensive stormwater management planning & where appropriate low impact catchment planning for stormwater (e.g. grass swales and planting of the shoreline);
- Reticulated wastewater in residential areas.

##### **(b) Maintain and enhance important bush and habitat**

The bush areas and landscape of the Ngunguru area were identified by the community as having very high 'sense of place' value. There was strong support for the encouragement of pest management. The protection of Ngunguru spit was also identified as having strong community support and this is discussed further in Section 2.1.4(c).

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

- Encourage pet management through education and awareness campaigns, particularly for the control of cats and dogs in the area;
- Encouraging bush protection on private land and riparian management. 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; and
- Prioritise weed management along Council Roads (e.g. Ngunguru Road). Through the consultation weed species were identified as a particular problem along the road reserve. Weed management in the road reserve was identified as a particular measure to achieve

greater protection of important bush and habitat areas.

**(c) Promote the long term protection and maintenance of Ngunguru spit as a reserve**

Feedback received during the original consultation process, strongly supported the long term protection and maintenance of Ngunguru spit as a reserve. This issue has been addressed in 2.1.3(a) above.

**(d) Protect significant outlooks and coastal margins viewed from the sea and other key public vantage points (including the road)**

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

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

- Expansion of the reserve network
- Encourage bush protection / enhancement

**(e) Manage land use and infrastructure to enhance coastal water quality**

This issue has been discussed in some detail with respect to live and work themes, see 2.1.1(e) above.

**(f) Protect and manage impacts on waahi tapu and other sites of significance to tangata whenua**

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

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

- Increase consultation with tangata whenua and encourage the establishment of guidelines for protection of waahi tapu site and areas.

## **2.2 Structure Plan Concept Map**

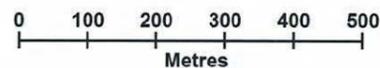
The attached plan provides an overall development and management vision for the Ngunguru area for 2025.

Job #: 4213327

# Ngunguru 20 Year Structure Plan Concept

November 2008

BECA



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# Ngunguru 20 Year Structure Plan Concept

November 2008

	Lengthen Road Bridge (See Report)
	Ferry Landing (possible future for harbour ferry)
	Boat Ramp Launching Facility (if grey, beach launch only)
	Natural Character/Water Quality Protection Area
	Significant Bush Areas
	Swimming
	Marina Mooring Area
	Views (with viewshaft protection)
	Kiwi Habitat Protection
	Community/Village Centre
	Pedestrian Orientated Area
	School
	Large Lot Residential Zone (Living '3' with bush protection and stormwater control)
	Community Zone (Living '1' or similar)
	Business/Light Industrial
	Strong Urban Boundary
	Coastal Route
	Village Road
	Walkways/Unformed Tracks
	Beach Recreation Area (Motorboat speed restricted area)
	Coastal Countryside Zoning (rural living with landscape and bush protection)
	Heritage Area
	Future Reserves or Open Space
	Existing Reserves
	Contour Lines (20 metre interval)
	Enhanced Connectivity

## Key Spatial Implementation Actions

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

- Change to District Plan to provide for 'urban and large lot' residential growth, subject to topography and land suitability (Action 3.1.1 and 3.1.2)
- Investigation of traffic calming devices and speed restrictions to develop Ngunguru as a commercial and recreational hub (Action 3.2.1)
- Investigate potential alignments and funding options of alternative access through Ngunguru (Action 3.2.2)
- Develop pedestrian and cycle facilities within the road reserve (action 3.2.3)
- Investigate existing wastewater systems and potential upgrades to cater for future growth (Action 3.2.5)
- Investigate opportunities to set aside reserve space to provide for car and boat trailer parking during summer months (Action 3.3.1)
- Investigate options to convert Ngunguru Sandspit to a Regional Park (Action 3.3.3)

### 3 Implementation – Priorities and Critical Path

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

#### 3.1 Residential Growth and Development

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

#### 3.2 Infrastructure

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.2.1 Traffic and Parking Management</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Development of traffic and parking management strategy to support the commercial and recreation ‘hub’ at Ngunguru;</li> <li>■ Inclusion of implementation in asset management plans for road maintenance and capital works.</li> <li>■ Further development of traffic and parking management strategy to support the commercial and recreation ‘hub’ at Ngunguru</li> <li>■ Investigation into traffic calming and speed restrictions specific to the Ngunguru area.</li> <li>■ Specific inclusion of implementation in Asset</li> </ul>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■ Nil</li> </ul>

<b>Method – Specific Implementation Measure</b>	<b>Priority</b>	<b>Trigger</b>
Management Plans for road maintenance and capital works.		
<b>3.2.2 Alternative road access through Ngunguru</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Investigation of alignment alternatives for ‘alternative road access’ and funding options</li> <li>■ Assessment of traffic growth and demand;</li> <li>■ Designation in District Plan;</li> <li>■ Inclusion in assessment management planning.</li> </ul>	<ul style="list-style-type: none"> <li>■ LOW</li> </ul>	<ul style="list-style-type: none"> <li>■ 3.1.1</li> </ul>
<b>3.2.3 Pedestrian / Cycle provision in Road Reserve</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Development and design of pedestrian and cycle facilities in road reserve;</li> <li>■ Inclusion of implementation in road upgrade programme.</li> </ul>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<b>3.2.4 Implementation of Low Impact Stormwater and Catchment Management Planning</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Investigation of existing hydrology of Ngunguru catchment and development of appropriate low impact stormwater management systems;</li> <li>■ Investigation of existing permeability of ‘residential areas’ and assessment to whether limits or controls required in future development areas;</li> <li>■ Potential amendment to District Plan for permeable surface coverage controls;</li> <li>■ Including of stormwater management plan in asset management programme for stormwater.</li> </ul>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<b>3.2.5 Investigation for Wastewater Servicing</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Investigation of existing wastewater systems and capacity improvements and upgrades required for servicing existing and future growth;</li> <li>■ Including of wastewater management plan in asset management programme for stormwater.</li> </ul>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<b>3.2.6 Heavy Traffic By-Pass on Kaiatea Road</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Investigation of capacity and safety improvements required to establish heavy vehicle bypass route on Kaiatea Road</li> <li>■ Inclusion of necessary capital works in asset and works programmes for roading.</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>

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

### 3.3 Open Space and Recreation

<b>Method – Specific Implementation Measure</b>	<b>Priority</b>	<b>Trigger</b>
<b>3.3.1 Improved land-side facilities for boat ramp at Ngunguru</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Assessment of recreation requirements at boat ramp, including investigations into opportunities to set aside reserve space to accommodate land side requirements of boating activities;</li> <li>■ Inclusion in asset management plans and capital works plans provisions for facility upgrades.</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■ 3.1.1, 3.1.2</li> </ul>
<b>3.3.2 Formalise reserve access to existing reserve areas of Ngunguru</b>		
<ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Works along the foreshore to maintain and enhance pedestrian access to reserve areas;</li> <li>■ Inclusion in asset management plans and capital works plans provisions for facility upgrades.</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<b>3.3.3 Reserve Expansion at Ngunguru</b>		
<ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Assessment of site requirements for future community reserve facilities (e.g. playing fields);</li> <li>■ Inclusion in asset management plans and capital works plans provisions for facility upgrades.</li> <li>■ Inter agency working party to consider options for purchasing land on Ngunguru Spit for conversion to a regional park</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■ 3.1.1</li> </ul>
<b>3.3.4 Walkways and Linkages</b>		
<ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Expansion of reserve network cognisant with population growth</li> <li>■ Protection of ridgelines and visual catchment</li> </ul>	<ul style="list-style-type: none"> <li>■ LOW</li> </ul>	<ul style="list-style-type: none"> <li>■ Pop growth and reserve contribution</li> </ul>

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.3.5 Community Reserve Development at Ngunguru</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Investigate options to establish a central community hub spanning the land/ water interface and linked to commercial facilities and existing reserves.</li> <li>■ Inclusion in asset management plans and capital works plans provisions for new community facility and other facility upgrades.</li> </ul>	<ul style="list-style-type: none"> <li>■ LOW</li> </ul>	<ul style="list-style-type: none"> <li>■ 3.4.1</li> </ul>
<p><b>3.3.6 Provision for access-impaired walkways (e.g. wheel chair access)</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Investigation of possible alignments suitable for wheelchair accessways;</li> <li>■ Potential negotiation with private landowners;</li> <li>■ Formal vesting as reserve and acquisition (as required);</li> <li>■ Inclusion of infrastructure requirements in capital works programme</li> </ul>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■ 3.1.1</li> </ul>

### 3.4 Coastal Hazards

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.4.1 Dune and foreshore protection</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ Encourage private landowners and reserve management to include dune protection and vegetation planting ('soft engineering') for erosion and sediment control;</li> <li>■ Inclusion of implementation in asset management plans for necessary capital works.</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.4.2 Foreshore protection</b></p> <p>This would include:</p> <ul style="list-style-type: none"> <li>■ In tandem with roading investigations and reserve formalisation, investigate potential foreshore protection works along coastal road, including planting and 'soft' engineering works in line with the Technical Paper for coastal hazards prepared for the Coastal Management Strategy;</li> <li>■ Inclusion of implementation in asset management plans for necessary capital works.</li> <li>■ Investigation into integrating foreshore protection works with possible cycle and walkways where appropriate</li> </ul>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■ 3.1.1, 3.2.1</li> </ul>

### 3.5 Sense of Place

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.5.1 Bush Protection Provisions in District Plan</b></p> <p>See section 3.9</p>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.5.2 Consistent Signage and Place Marketing for Ngunguru and the Tutukaka – Matapouri Coast as a Tourist Destination</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Development of ‘place identity’ with community (through agencies such as Advance Whangarei);</li> <li>■ Inclusion of implementation with asset management plans and infrastructure programmes.</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.5.3 Review landscape assessment for Ngunguru</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Review of landscape values for Ngunguru Spit to assist in determining future policy direction for management;</li> <li>■ Inclusion of policy direction in Structure Plan and other Council strategies and policies.</li> </ul>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■ Completed</li> </ul>
<p><b>3.5.4 Review ecological assessment for Ngunguru</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Review of ecological values for Ngunguru Spit to assist in determining future policy direction for management;</li> <li>■ Inclusion of policy direction in Structure Plan and other Council strategies and policies.</li> </ul>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■ Completed</li> </ul>
<p><b>3.5.5 Design Guides for development</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Review of existing development and development with community and others good design practice for development within the coastal environment;</li> <li>■ Inclusion of findings in amendments to District Plan etc for implementation of Structure Plan (if necessary).</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■ District Wide</li> </ul>

### 3.6 Heritage

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.6.1 Assessment and Inclusion of Archaeological Sites on Planning Maps</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Review and assessment of archaeological sites;</li> <li>■ Definition of archaeological areas for District Plan.</li> </ul>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>

### 3.7 Rural Development and Subdivision

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

### 3.8 Economic Development

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<b>3.8.1 Encourage ‘tourist’ route on Ngunguru – Matapouri Coastal Route</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Roading Upgrades to provide for cyclist / tourists;</li> <li>■ Consistent signage for ‘tourism’</li> <li>■ See 3.5 above</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■ 3.5.2</li> </ul>
<b>3.8.2 Providing for Service Industry Activities</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Capacity and needs assessment for boundaries of service / industrial activities.</li> <li>■ Change to the District Plan, including Business Environment provision.</li> </ul>	<ul style="list-style-type: none"> <li>■ LOW</li> </ul>	<ul style="list-style-type: none"> <li>■ 3.1 &amp; 3.2</li> </ul>
<b>3.8.3 Provide no landscape support for Aquaculture Management Areas in Ngunguru Settlement area.</b>		
<p>This would include:</p> <ul style="list-style-type: none"> <li>■ Liaison with NRC to advise area not considered suitable for Aquaculture Management Areas;</li> <li>■ District Plan review and if necessary amendment to District Plan.</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>

### 3.9 Biodiversity

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

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.9.2 Weed management along Council Roads</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Assessment of issue;</li> <li>■ Inclusion of weed management programme in Council road maintenance budget</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.9.3 Advocate good 'pet management' in areas of important habitat (kiwi)</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Encourage appropriate 'pet ownership' in areas of kiwi habitat (e.g. community information / pamphlet)</li> <li>■ Animal / pet control (e.g. training)</li> <li>■ Investigate potential for by-law controls on potentially dangerous pets (e.g. ferrets, stoats).</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.9.4 Earthworks and Sediment Management</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Review of current District Plan provisions for earthworks and sediment control;</li> <li>■ Consultation with NRC and landowners;</li> <li>■ As necessary, revision to the District Plan for sediment control and earthworks controls.</li> </ul>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.9.5 Encourage bush linkages</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Bush protection on private land as part of development process;</li> <li>■ Reserve linkages and reserve expansion.</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>

### 3.10 Community Resources

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.10.1 Development of Community Reserve / Recreation Facilities</b></p> <p>See 3.3 above</p>	<ul style="list-style-type: none"> <li>■</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.10.2 Provide Community Tourist Facility</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ In tandem with development of tourist route and place marketing, investigate appropriate site and information for tourism information centre;</li> <li>■ Inclusion of capital works/ asset management programme.</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.10.3 Up-grade refuse transfer station</b></p> <ul style="list-style-type: none"> <li>■ This would include:</li> <li>■ Investigation of alternative sites or landscaping / screening of existing facilities;</li> <li>■ Inclusion in capital works / asset management programmes.</li> </ul>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>

### 3.11 Integrated Management

<i>Method – Specific Implementation Measure</i>	<i>Priority</i>	<i>Trigger</i>
<p><b>3.11.1 Liase with community and other agencies on place marketing and development of consistent 'image' Ngunguru – Matapouri Tourist Loop</b></p>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.11.2 Work with NRC on stormwater solutions and on future management of Ngunguru Spit</b></p>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.11.3 DoC, WDC and Community initiatives for habitat protection</b></p>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.11.4 Work with Community Organisations to assist community lead management of fish and shell-fish stocks</b></p>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.11.5 Work with tangata whenua to encourage development of Hapu Management Plans</b></p>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.11.6 Work with DoC for management of existing reserve areas</b></p>	<ul style="list-style-type: none"> <li>■ MED</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.11.7 Work with NRC on management of surface water activity areas in the CMA</b></p>	<ul style="list-style-type: none"> <li>■ HIGH</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.11.8 Work with NRC and DoC for improved initiatives for pest control</b></p>	<ul style="list-style-type: none"> <li>■ LOW</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>
<p><b>3.11.9 Work with community and supply agencies to assist in community initiatives to underground powerlines</b></p>	<ul style="list-style-type: none"> <li>■ LOW</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>