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(Unless otherwise referenced, photos are the property of GWRC.)

The Wairarapa Coastal Strategy was designed by Swirl, Masterton, 2004.

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FOREWORD

I am pleased to introduce to you the Wairarapa Coastal Strategy

It provides a long-term vision for the Wairarapa Coast and recommends actions that we, as a community, need to take to achieve that vision.

The Strategy is based on one of the most extensive consultation processes I have ever been involved with. Through discussions with landowners and the community, consultation days, surveys, submissions and feedback, the Coastal Strategy Group has been able to determine what people love about the Wairarapa Coast.

From the rugged beauty and isolation, to recreation opportunities and family associations, the Wairarapa Coast is unique and precious. People told us they want their children to be able to enjoy those same things for years to come. This is reflected in the special qualities and the vision of the strategy.



The Strategy recognises that our actions today can either detract from or enhance the special qualities of the coast. It provides clear policy and direction so that we can adopt a strategic approach to development and management of our coast and its communities.

I encourage you to read the Wairarapa Coastal Strategy, and the Coastal Guidelines *Caring For our Coast – A guide for coastal visitors, residents and developers*. It gives advice and includes handy hints on how we can enhance the Wairarapa Coast through day to day activities and actions.

With your help to implement the policy in the Strategy and the ideas in the Coastal Guidelines we will retain the special qualities of the Wairarapa Coast for generations to come.



John Read
Chairperson
Wairarapa Coastal Strategy Group

Acknowledgements

I would like to thank the other members of the Wairarapa Coastal Strategy Group:

Mayor Martin Tankersley, Councillors Ian Buchanan, Gavin McLachlan, Rick Long, Mike Gray, Michael Blundell, Chris Peterson, David Lowes, Gary Daniel, Patricia Taylor, and Tom Paku and Dane Rimene

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I would also like to thank the district council staff, the community, and the interest groups who have given valuable time and ideas to the project by attending workshops, meetings and making submissions.

INTRODUCTION

What is the Wairarapa Coastal Strategy?

The Wairarapa Coastal Strategy is a joint initiative of the Masterton, Carterton, and South Wairarapa District Councils, Rangitāne o Wairarapa, Ngāti Kahungunu ki Wairarapa, and Greater Wellington Regional Council. It has been built on strong community input and provides a long term vision and guidance for management of the coast.

The Strategy was produced in response to increasing pressure for development on the coast and in recognition that our actions today can impact on the opportunity for future generations to be able to use, visit and enjoy the coast.

It is a *non-statutory* document, which means it has not been prepared as a requirement under law and does not have the power of legislation. It considers the many and varied issues of coastal management which are not all covered by one piece of legislation, and includes a range of innovative, community-based solutions to address a number of these issues.

The Strategy was developed through comprehensive public consultation over a two-year period. This process is detailed in the Appendix (pages 66-67).

How does it fit in with other documents?

While the Strategy is non-statutory, it has been written with existing legislation and policies in mind. The legislation includes the Resource Management Act (RMA) and Civil Defence Emergency Management Act (CDEMA). The national policy includes the New Zealand Coastal Policy Statement (NZCPS). The Strategy builds on the guidance provided by these national documents to provide a local context. It incorporates community feedback and addresses specific local issues.

The New Zealand Coastal Policy Statement seeks to encourage *appropriate* subdivision, use or development in areas where the natural character has been compromised and to *avoid* sprawling or sporadic subdivision, use or development in the coastal environment. The Strategy builds on this guidance, with policies to help define what is *appropriate* and guidelines on how to *avoid* sprawling and sporadic subdivision.



The Wairarapa Coastal Strategy has also taken into consideration existing District and Regional Plans and it is intended that parts of the Strategy will be incorporated into these plans. Any proposed changes to District and Regional Plans will go through the normal statutory process including public consultation and submission.

How will it work?

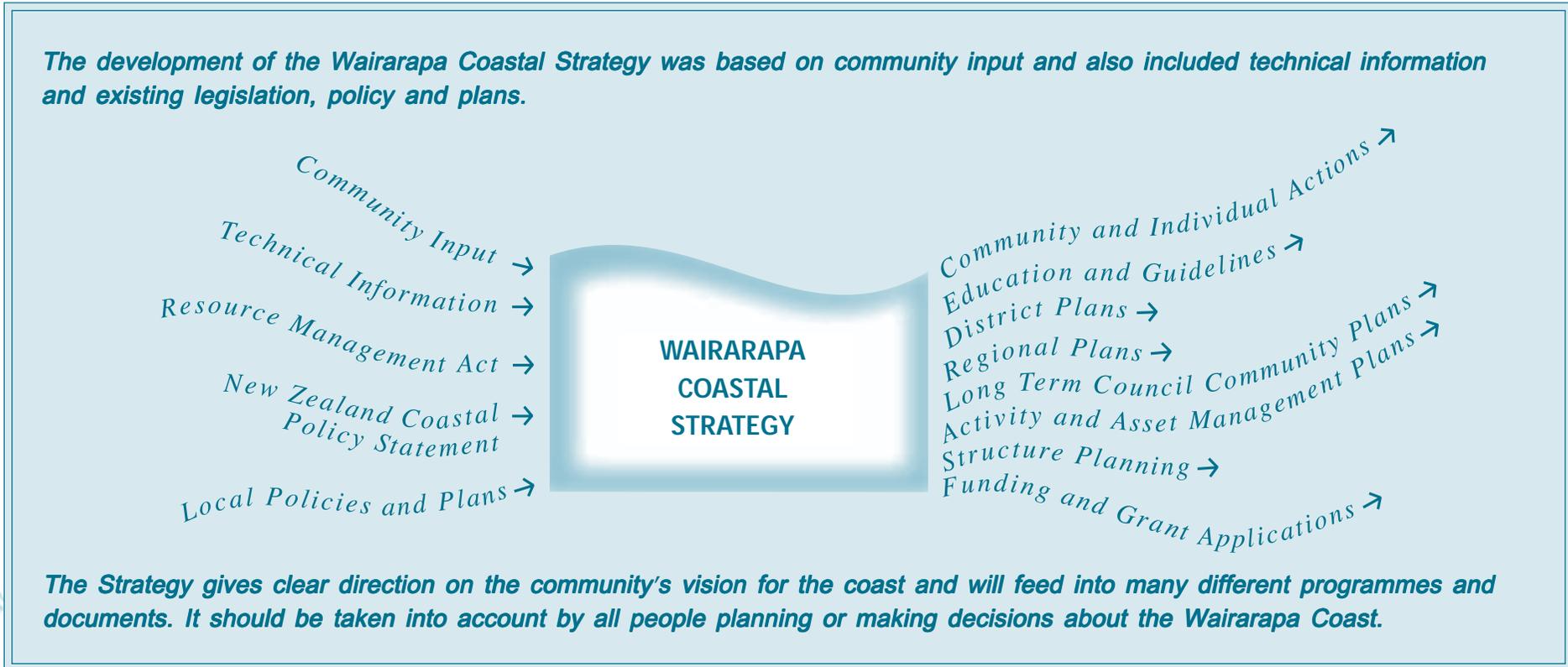
The Strategy is a community document. Its implementation does not rely on any one individual or organisation. It recognises that many individuals and organisations are already taking steps to retain the special qualities of the coast, and that the community should work together towards the same vision and goals to ensure this continues.

One of the key recommendations from the Strategy that has already been implemented is the provision of guidelines on how the community can manage activities and enhance the coastal environment. The Coastal Guidelines should be read in conjunction with the Wairarapa Coastal Strategy but can also 'stand alone' as a first point of reference for people living, working

and visiting the Wairarapa Coast. The Coastal Guidelines provide specific guidance about the Wairarapa Coast and have handy hints on how to minimise your impact on the coast whether you are planting a garden, going camping or making a subdivision application.

In time, the community's goals for the Wairarapa Coast may change and the

Wairarapa Coastal Strategy will need to respond to this. As a community we will need to monitor whether the Strategy is being implemented and is effective in retaining the special qualities of the coast. Fortunately many of the recommendations from the Strategy will be monitored through existing processes like District and Regional Plans.



VISION AND SPECIAL QUALITIES

The vision of the Wairarapa Coastal Strategy recognises that to many people the Wairarapa Coast is a special place

Vision:

“To provide for sensitive, sustainable development and management of the Wairarapa Coast which recognises and retains its special qualities.”

The vision carefully balances the needs of people today against the needs of future generations, recognising that we have to manage our actions today to ensure our grandchildren can enjoy the coast in the future. It allows for our communities to develop and grow and supports initiatives and methods that help retain the special qualities of the Wairarapa Coast.

In order to achieve this vision the special qualities of the Wairarapa Coast needed to be identified. To do this we asked the communities what *they* felt is important about the Wairarapa Coast. The process and public consultation that determined these special qualities is outlined in the Appendix (pages 66-67).

The special qualities in the Strategy reflect how the community feels about the Wairarapa Coast, their past and current association with it, and their hopes for the future. We will know we have achieved the vision if, in years to come, the Wairarapa Coast still has these special qualities and is still able to be used and enjoyed by the whole community.

- The Wairarapa Coast has a rugged, isolated, natural beauty and iconic landscapes with special geological features such as Kupe's Sail and Honeycomb Rock. People have an almost spiritual attachment to the landscape. It provides people with a sense of place and local definition.
- Each coastal village has a unique character. The form, style and size of development and infrastructure within each village, along with the traditional associations like commercial fishing or bach accommodation help define the character of that settlement.
- Integral to the character of the Wairarapa Coast are the large tracts of undeveloped land between settlements and the high level of natural character. Farming and the lack of development help create the "working landscape" and even areas of lower natural character have the potential to be enhanced.

- Unlike some more intensively developed coastlines, the Wairarapa Coast has a "public" and "available" feel. People value being able to "get lost in the landscape" and walk on a beach without feeling that it is exclusively for the use of adjoining residents.
- The native ecosystems that remain on the Wairarapa Coast have intrinsic values as they represent our natural heritage. They include regionally threatened plants and animals, some of which are found nowhere else in the world.
- The Wairarapa Coast has a special feeling of wildness and naturalness due, in part, to the lack of seawalls and other protective structures. The presence and health of natural dune systems provide protection from erosion and can avoid the cost of hard engineering solutions.
- The variety of development, public space, access and recreational opportunities including camping, enables a wide cross section of the community to experience the Wairarapa Coast.

- The Wairarapa Coast has some of the oldest recorded archaeological sites in the country. There is almost 1000 years of history spread along the entire length of the Wairarapa Coast, much of which remains in good condition due to the absence of development.
- There are a large variety of heritage sites along our coastline that relate specifically to Wairarapa Maori, early Wairarapa settlers and farming communities. They represent *our* history, and provide a valuable opportunity to learn more about our past.
- The Wairarapa Coast has a high wave and wind energy environment, is exposed and is geologically active. While such factors contribute to the natural hazards of the coast they also combine to give the coast its wild and rugged appeal.
- The Wairarapa Coast can support a wide variety of uses and developments. It is important to landowners that they can take advantage of the opportunities to diversify and increase their incomes.

LAND USE AND DEVELOPMENT



Why do we care about Land Use and Development?

The way we use and develop the Wairarapa Coast influences the way we experience it. All of the special qualities of the coast; the ecological, physical, spiritual, historic, intrinsic and aesthetic values can be shaped, enhanced or lost through land use and development.

The way we use and develop land is also important economically and socially. People value a particular working or recreational connection with the coast, and landowners seek a living from their land.

Until now there has been a lack of Wairarapa-specific guidance for developers, landowners, decision-makers and the community on what the special qualities of the coast are, how subdivision, land use and development can impact on those qualities, and ways to manage those impacts.

This section draws together many of the issues raised in the other sections, highlighting the potentially widespread impacts that subdivision and changes in land use and development can have. It

provides guidance on ways to avoid or manage those impacts. Further guidance is provided by the Coastal Guidelines produced alongside this Strategy.

By taking into account the special qualities of the Wairarapa Coast when planning subdivision, land use and development, we can ensure that people are able to enjoy the coast for many generations to come.



Issues

1. Poorly designed and located subdivision, land use and development are resulting in a loss of the special qualities of the Wairarapa Coast.
2. Subdivision and changes in land use and development are occurring in an ad-hoc fashion. This makes it difficult to ensure we are making the best use of the coast and are retaining the special qualities for generations to come.
3. The rate of development occurring on the Wairarapa Coast is accelerating, even when only a few additional lots are created with each subdivision proposal. The cumulative impacts on the undeveloped nature of the coast and other special qualities are large but can be difficult to identify and manage.
4. People value the remote and wild nature of the Wairarapa Coast and subdivision in relatively undeveloped areas can lead to the loss of this special quality.
5. Adopting innovative land uses and development can help best utilise the coast while retaining the special qualities for generations to come, but there are real and perceived obstacles to taking up such practices. People may be missing out on the long term private and public benefits innovative uses could provide.
6. Development in areas where there is the potential for coastal and/or land based natural hazards and coastal erosion increases the risk to people and development. It also increases pressure on public bodies to fund protection works such as seawalls.

Goals

1. The special qualities of the Wairarapa Coast, including its undeveloped, remote and wild nature, are retained for current and future generations to enjoy.
2. There is a strategic approach to subdivision and changes in land use and development.
3. People are better able to utilise the coast while retaining its special qualities.



Policies

As a community, we will:

1. Develop and implement community and location based strategic planning (structure plans).
2. Encourage and support the adoption of innovative land uses and development that will help retain the special qualities of the coast.
3. Manage subdivision, land use, and development to minimise their negative impacts and maximise their positive impacts on the special qualities of the Wairarapa Coast.
4. Ensure subdivision, land use and development is designed around and in harmony with the special qualities of the Wairarapa Coast.
5. Consider the long term impacts of subdivision, land use and development, and discourage subdivision, land use and development where it will contribute to cumulative negative impacts on the special qualities of the Wairarapa Coast.
6. Take into account any prepared and approved settlements plans, structure plans or other strategic management documents when considering changes in subdivision, land use and development.
7. Adopt a precautionary approach to new subdivision and development where there is insufficient hazard information.
8. Ensure subdivision, land use and development is avoided if it will significantly impact on the special qualities of the Wairarapa Coast or will degrade or destroy outstanding landscapes, significant native ecosystems, or significant heritage.





Recommendations

Education

1. Provide information on best practice for design of coastal subdivision, development and land use.
The Coastal Guidelines, produced in conjunction with this strategy, do this and should be used as a first point of reference.
2. Hold regular seminars and workshops for local developers, landowners and decision-makers on how to best address the issues associated with coastal development.
This will help people share ideas and encourage a better understanding of the issues and possible solutions.
3. Ensure people making decisions about applications for land use and development on the coast are up to date with resource management law, best practice information and coastal policies.
This could be done by local training courses or nationally run seminars.

4. Engage the community in the decision making process on coastal issues
This includes statutory processes (eg. resource consent and plan submissions) and community based processes (e.g. community structure plans). This could be done through the promotion of this Strategy, information brochures and workshops.

Co-operation

5. Define with the community the opportunities and constraints to land use and development in each coastal area. This should be done as part of community/area structure planning.
Key recommendations could include local guidelines for development and areas identified for growth or protection. They should be included in statutory planning documents.
6. Work with agencies such as Go Wairarapa and industry groups to encourage innovative land uses on the coast and identify constraints and opportunities.

7. Provide support for initiatives that enhance the coastal environment, including improvements to native ecosystems and natural character, and protection of outstanding landscapes.
This may include financial assistance for planting, rates relief for legally protecting significant areas, and provision of technical support.

Investigation

8. Work with landowners to secure land identified as having high value to the community, and to determine the most appropriate methods to compensate landowners for any loss of opportunity.
9. Investigate ways to equitably manage the public/private benefits and costs of retaining special qualities on the Wairarapa Coast.
This could include investigating the use of transferable development rights or other mechanisms so that landowners are not financially disadvantaged if they want to protect something on their property.

Regulation

10. Include key recommendations from community structure plans in statutory documents, including the District Plan.

11. Control subdivision using different controls within and outside identified settlements.

Subdivision outside of settlements (other than minor boundary adjustments) should be discretionary or restricted discretionary to allow unsuitable proposals to be declined. Subdivision within settlements may be able to be a controlled activity. The controls in the District Plan should be reviewed in response to any completed community structure plans.

12. Implement controls to minimise the impacts of new dwellings.

Dwellings should be a permitted activity if they:

- *are in a settlement, or*
- *designed in accordance with an approved structure plan, or*
- *are on lots that have existing controls on houses as part of the subdivision/land use consent, and*
- *meet all other district plan controls including yards, effluent and stormwater disposal.*

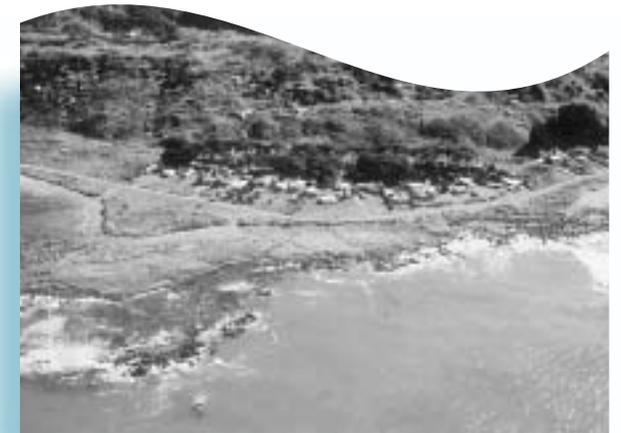
Dwellings that do not meet the permitted activity criteria should go through the resource consent process to ensure their impacts are minimised through location, design etc.

13. Use the most up to date information about the special qualities of the Wairarapa Coast to assess the information provided as part of a resource consent application.

The Wairarapa Coastal Strategy Technical Reports will be used as a first point of reference and could be expanded on by future investigations adopted by the Councils.

14. When making decisions about notification, recognise that some activities that require resource consent on the Wairarapa Coast may have a wider public interest.

15. Monitor and enforce consent conditions and provisions in plans to ensure their effectiveness.



COASTAL GUIDELINES

Our actions today will determine whether future generations can continue to enjoy the special qualities of the Wairarapa Coast

One of the key recommendations of the Wairarapa Coastal Strategy is to provide information on how we can minimise our impacts on the coast. To do this, Coastal Guidelines have been developed.

Caring for our Coast – a guide for coastal visitors, residents and developers provides a first point of reference for anyone who uses, lives at, or plans to undertake development on the Wairarapa Coast. The Coastal Guidelines contain handy hints on

everything from what plants are good for your coastal garden, to how to plan a subdivision or development, to what information to include in a resource consent application.

The guidelines provide a “one-stop shop” of Wairarapa-specific information and reflect the policies and goals of the Strategy. They give specific examples of what is sensitive and sustainable development so that we can all work towards achieving the vision of the



Strategy *“To provide for sensitive, sustainable development and management of the Wairarapa Coast which recognises and retains its special qualities.”*

By having information that is easy to read and understand, that is readily accessible, and that is specific to the Wairarapa, we can minimise our impacts on the coast and ensure that the special qualities of the Wairarapa Coast remain for generations to come.

ACCESS AND RECREATION



Why do we care about Access and Recreation?

For some people the Wairarapa Coast is a place of work, but for many people it provides an opportunity to “get away from it all”. For these people the coast is a place of recreation.

Some of the things we do at the coast like surfing, swimming or fishing can be easily identified as recreation. However, there are other things that are just as important to people’s recreational enjoyment of the coast that are sometimes overlooked. They may include visiting family or friends at their bach, watching the waves roll in, enjoying the scenery, or wandering along the beach.

For people to be able to enjoy the recreational opportunities of the Wairarapa Coast they need to be able to access it. On the Wairarapa Coast there are some areas where it is clear that the public can walk or drive to the beach, while in other areas there is no clear public access to the beach. Conflict and confusion can arise where the public is unsure about whether or not they can legally access the coast and have an expectation that they will be able to do so.

Many people use the Wairarapa Coast, particularly over the summer months.

They enjoy a wide variety of activities, but there is the potential for conflict or crowding to arise. If not properly managed, large numbers of people and some activities can also damage the environment, the very thing many people go to the coast to enjoy.

Being able to visit and experience the coast is something that is treasured by New Zealanders and, with the right approach, will be able to be enjoyed for generations to come.



Issues

1. At some locations there is private land between the road and sea and any public access relies on the goodwill of landowners. Informal public access can have a negative impact on farming practices, place demands on landowners for provision of services and lead to conflict and confusion.
2. An increase in development can result in the loss of informal access to the coast, especially if land ownership becomes fragmented. It can also impact on people's enjoyment of the coast if they feel that the coast is becoming exclusive or inaccessible.
3. Providing for access to, and recreational use of, the coast can impact on the other special qualities of the Wairarapa Coast. For example the creation of tracks can damage plants and heritage sites, and public facilities can impact on the way the coast looks.
4. In some places the use of vehicles, in particular four-wheel drive vehicles, quad bikes and trail bikes, can conflict with the experience of other coastal users who want a safe quiet beach. It can also impact on the natural environment by destroying plants and animals.
5. Camping in areas where no facilities are provided can damage the environment and place burdens on residents to provide water or clean up rubbish.
6. On the Wairarapa Coast there are limited places where the public can safely launch a boat, but there is an increasing demand for public boat launching access.
7. Reserves that were created for access and recreation have been eroded due to the dynamic nature of the coastal environment.

Goals

1. People are able to access and enjoy the coast for generations to come.
2. People act responsibly when they use and visit the coast.
3. There is a suitable level of facilities to meet the needs of residents and visitors and avoid or minimise negative impacts on the environment.

Whakataki

Te Waewae

Rangiwahaoma

Otuhaumi

Waimimiha

Motukaitiaki

Okautetele

Kaunhata

Te Unuunu

Te Ngakau Oma Nara

Whatipu

Waikakeno

Ko te Kahu

Pahaora

Pukaroro

Policies

As a community we will:

1. Encourage responsible behaviour from coastal users and increase awareness of the impact that visitor activities can have on landowners and the environment.
2. Minimise conflict and enhance coastal users' experiences by clarifying where access and recreation opportunities are.
3. Encourage the provision of walking access to and along the Wairarapa Coast.
4. Formalise existing informal public access arrangements, where landowners are willing.
5. Ensure public facilities and access are provided and where necessary upgraded or rationalised to meet user demand and reasonable expectations, while minimising impacts on landscape and the environment.
6. Manage vehicle access and encourage the responsible use of vehicles so that impacts on native ecosystems and other beach users are avoided or minimised.

7. Ensure new development is designed and located so that it does not create an impression of privatisation or exclusivity of the beach.
8. Ensure new subdivision increases public access opportunities to and along the coast, using methods and in locations that do not have a negative effect on other special qualities and that will ensure the ongoing provision of access to the Wairarapa Coast.



Recommendations

Education

1. Improve information about legal access points to and along the coast.
This could include clear signage on site, route markers and information brochures.
2. Use coastal wardens to educate people about responsible use of the coast and the regulations in place.
These people would also be able to inform people about the history of the area, fishing regulations and other useful information.

Investigation

3. Investigate the demand and expectations for camping, boat launching, public toilets, shelter and water, and the best options for providing these facilities.
This should take into account the need to provide access and recreation opportunities while minimising impacts on the environment.



Co-operation

4. Pursue the establishment of reserves and walkways in the coastal environment to meet demand for recreational opportunities and to protect the special qualities.

This could involve working with willing landowners, councils and the Department of Conservation.

5. Work co-operatively with other recreation providers (eg. councils and the Department of Conservation) to facilitate access and recreational opportunities (including camping) and to provide information to coastal users.

6. Establish care groups to improve stewardship of recreation and access reserves.

This could include land care, coast care or community groups.

7. Define (with the community) the opportunities and solutions to constraints for access in each coastal area.

Key recommendations could include formalising access, purchasing land, rationalising or moving reserves and could be undertaken as part of structure planning.

8. Work with landowners, recreation groups and tourism providers when making decisions about managing access to the coast.

Regulation

9. Require coastal subdivision to increase and/or improve access on the Wairarapa Coast.

Improving access could be achieved by providing access or facilities in areas where this is lacking, or providing reserve contributions to improve access in other locations in accordance with reserves policies. This will require rules in the District Plan.

10. Where it is demonstrated that a higher level of access will have a negative impact on the other special qualities of the coastal environment, provision of walking access only (rather than vehicle) will be favoured.

This will require policy in District Plans.

11. Provide new or improved public access by esplanade strips rather than esplanade reserves in areas susceptible to coastal erosion.

This will require policy in District Plans.

12. Include key recommendations from community structure plans in statutory documents, including the District Plan and Reserve Management Plans.

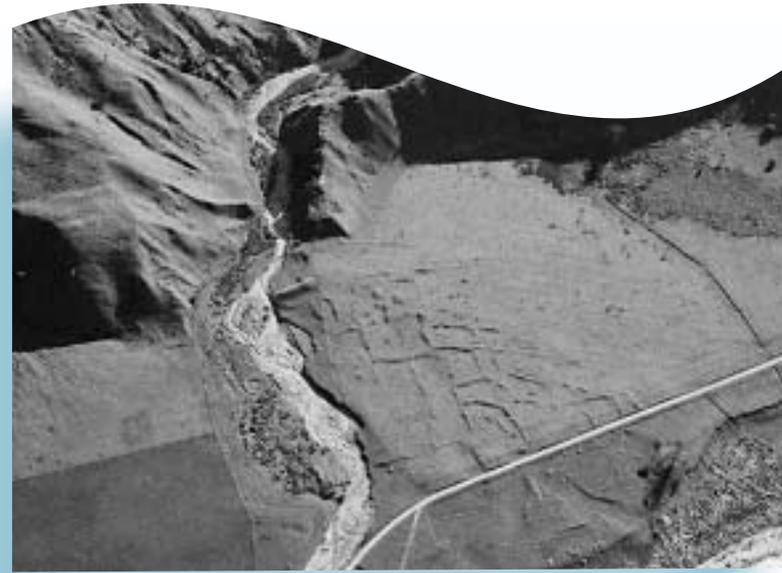
13. Identify where vehicle access and use is an issue and establish and enforce by-laws or rules in those areas to protect the other special qualities of the coastal environment.

During peak periods it may be necessary to employ someone to enforce the by-laws rather than relying on volunteers.

HERITAGE

What is Heritage and why do we care?

The Wairarapa Coast has a rich history of Maori and European settlement. People have lived and worked at the coast for hundreds of years and these associations contribute to people's 'sense of place'. The heritage on the Wairarapa Coast is unique and special because it represents *our* history. Unfortunately there has been limited investigation and documentation of our physical and cultural heritage. Much of it goes unnoticed because it is buried underground or can be lost because it relies on being passed on by word of mouth. We run the risk of losing our heritage without ever knowing where it is, what it can tell us, and how important it is. Both physical and cultural heritage contribute to our understanding and



appreciation of the past. Physical heritage includes the remains of middens, whare and garden stone walls. It also includes homesteads, shipwrecks and lighthouses. Physical heritage is a non-renewable resource. If we lose it, it is gone forever and cannot be re-established.

Cultural heritage includes stories, mythology and interpretation of our past. It tells us about how people lived, the food they cultivated, how they travelled, land they developed, and of sites where an important event took place. Cultural heritage can be lost if these stories are not documented or if traditional skills are lost through lack of use.

At the moment our knowledge about the physical and cultural heritage of the Wairarapa Coast is incomplete. This can lead to problems if people are not aware of or do not appreciate heritage values on their land until they want to do something that could impact on that heritage. It can contribute to the feeling by some that heritage is an impediment to development rather than an asset to the community.

We can help to change this by learning more about the physical and cultural heritage of the Wairarapa Coast, sharing knowledge and increasing our appreciation of heritage. In this way we will be able to retain our unique heritage for many generations to come.



Issues

1. Our current knowledge and documentation of heritage is uneven and some parts of the coast have had minimal or no heritage investigation. Without knowing where, or how significant, heritage is it is difficult to protect it.
2. There is insufficient support and incentive for landowners to protect heritage. This means heritage is often seen as an impediment to development rather than an asset to the community.
3. Often people's appreciation of heritage is low. Even district and regional councils who have heritage as one of their responsibilities often give heritage a lower priority compared with other core functions. This often means heritage is not protected.
4. Poorly designed and located subdivision, development, roads or tracks and changes in land use can destroy or degrade heritage. Activities like earthworks and forestry can damage heritage sites, which are often hidden underground.
5. Heritage is a limited resource that cannot be replaced. Future developments in archaeological research may be able to tell us more about the past, but this will not be possible if heritage sites are destroyed.
6. In recent times there has been limited investigation into physical and cultural heritage on the Wairarapa Coast. Lack of investigation reflects and reinforces the poor appreciation of heritage and hampers heritage protection, education and tourism opportunities.
7. Heritage sites that have been identified and verified are not always identified and protected in district or regional plans. This means people may not be aware of sites and may inadvertently damage them.
8. In some specific circumstances iwi or hapu are reluctant to reveal the location or information on certain heritage sites as release of this information may result in conflict with other hapu or desecration of a site.

Goals

1. Our knowledge about the location and significance of physical heritage is increased.
2. Our knowledge and understanding of cultural heritage on the Wairarapa Coast is increased.
3. Significant heritage of the Wairarapa Coast is retained for generations to come.

Policies

As a community we will:

1. Encourage and support investigation and documentation of physical and cultural heritage of the Wairarapa Coast.
2. Encourage and support stewardship and protection of physical and cultural heritage of the Wairarapa Coast.
3. Raise the profile of heritage within councils and the community and encourage and support programmes to increase people's appreciation of physical and cultural heritage.
4. Manage information that has been identified by iwi as sensitive, in a way that will protect the information, and the heritage it relates to.
5. Ensure subdivision, land use and development are designed to avoid negative impacts on heritage of the Wairarapa Coast.
6. Ensure the protection of significant physical and cultural heritage of the Wairarapa Coast, and avoid subdivision, land use and development that would destroy or degrade significant heritage sites.
7. Encourage and support investigation to verify recorded heritage sites and ensure verified sites are given adequate protection.

Recommendations

Education

1. Inform and educate visitors to the coast about heritage sites.
This could include the use of signs and brochures, heritage trails and reserves.
2. Develop education material and programmes for landowners, industry and schools.
This should be done in partnership with iwi and heritage agencies and could include exhibitions, open days, displays in libraries, books and brochures.

Co-operation

3. Promote best practice subdivision and development guidelines that include information on consultation with iwi and heritage organisations and heritage assessments.
The Coastal Guidelines provide this information and their distribution and use should be encouraged.
4. Work with and support other organisations to identify and verify heritage sites.
This could include: supporting work by iwi setting up waahi tapu databases; including heritage in iwi management plans; supporting the New Zealand Archaeological Association in verifying existing sites; and working with Historic Places Trust to identify significant heritage.



- 5. Share information on cultural and physical heritage with other agencies (unless it has been identified as sensitive and should not be shared) to enhance and add to existing historic records.
- 6. Work with iwi to develop protocols for council use of iwi information including its use in District Plans.
- 7. Actively pursue the establishment of reserves and walkways in the coastal environment to protect heritage sites, meet demand for access, and educate people about heritage.
This could involve working with willing landowners, councils and Department of Conservation.
- 8. Support physical and legal protection of heritage sites.
This could include providing a rates rebate for landowners who voluntarily protect a heritage site, or financial assistance to restore or fence a heritage site.

Investigation

- 9. Develop criteria for assessing and defining *significant* heritage.
- 10. Identify significant heritage through active investigation of sites, and protect these sites in the District Plan.
Investigations should include consultation with iwi, New Zealand Archaeological Association, Historic Places Trust and the public.
- 11. Investigate the purchase or other legal protection of highly significant heritage sites to ensure they are not destroyed or degraded.
- 12. Monitor the effectiveness of heritage protection measures.
This could include assessing the number and quality of sites legally protected or included in the District Plan, and the number of sites damaged or destroyed.

Regulation

- 13. Require resource consent applications to include an assessment of the likely impacts of the activity on heritage values of the site.
How to do this is outlined in the Coastal Guidelines, and in some cases is as simple as talking to your local iwi and Historic Places Trust.



NATIVE ECOSYSTEMS

What are Native Ecosystems and why do we care?

Ecosystems are the interaction between physical processes (rainfall, drainage, erosion, sunlight, wind etc) and biotic elements (plants, animals, fungi) Native ecosystems are those ecosystems that are primarily made up of plants and animals that were present at the time of European settlement. They include areas that are important feeding or breeding sites for animals or areas with a special community of native plants and animals.

People's enjoyment of the coast is often enhanced by native ecosystems. This includes bird watching, visiting the seals and the feeling of naturalness at sites that have native ecosystems largely intact. Native ecosystems also have an intrinsic value as

they represent our natural heritage and in some cases contain the last remnants of a rare or threatened species.

The number and total area of native ecosystems on the Wairarapa Coast have declined dramatically and what remains is precious. Much of what remains is on private land and only remains because of the ongoing stewardship of landowners. They need recognition and support to continue their care of these special areas.

The Strategy supports an increase in quality and quantity of native ecosystems. This approach is called "net gain". The community can enhance the quality of native ecosystems by removing weeds or pests, and/or increase

the quantity of native ecosystems by allowing areas to regenerate, or by revegetating areas.

The Strategy also focuses on protecting and enhancing a full range of native ecosystems that remain on the Wairarapa Coast in order to help retain its biodiversity. However, the Strategy also recognises that maintaining biodiversity through protecting a particular species may also be necessary in some instances.

Using a variety of methods, many of which will be voluntary or community-based, we can ensure that the native ecosystems and biodiversity qualities of the Wairarapa Coast are retained for generations to come.



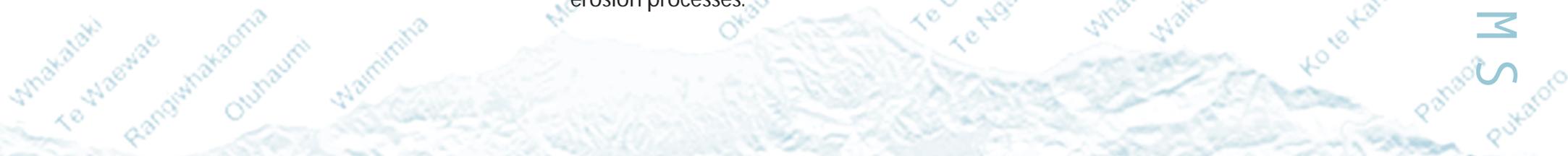


Issues

1. Sometimes people are not aware of the ecological values of a site, or of the impact some activities can have on those values, and inadvertently damage or degrade native ecosystems.
2. There is insufficient support and recognition for landowners to continue and enhance their stewardship of native ecosystems. In part, this is because a lack of co-ordination between groups means the full benefits from funding, education and community stewardship programmes are not achieved.
3. Introduced stock, domestic animals and pests are degrading native ecosystems by destroying native plants and animals.
4. People and vehicles are degrading native ecosystems by disturbing nesting birds, damaging plants and destroying or removing habitat.
5. Weeds and introduced plants are invading native ecosystems. Often these plants are “escapees” from people’s gardens in nearby residential sections or are dumped with garden and other refuse.
6. In some areas sewage disposal and fertiliser run-off are increasing nutrients in naturally infertile environments and degrading native ecosystems.
7. Poorly designed and located development is destroying or degrading native ecosystems. The end result may be direct removal of the ecosystem, or there may be off-site effects that degrade an adjoining native ecosystem.
8. Many of our native ecosystems occur in, or adjoin, reserves along the foreshore. Unfortunately these reserves were not created for ecosystem protection and are not always sufficient to allow ecosystems to respond to natural erosion processes.

Goals

1. The quality of existing native ecosystems is enhanced.
2. The number and extent of native ecosystems on the Wairarapa Coast are increased.
3. Significant native ecosystems are retained.
4. The biodiversity of the Wairarapa Coast is retained.



Policies

As a community we will:

1. Increase our knowledge and community awareness of the presence and value of existing native ecosystems.
2. Adopt a net gain approach to native ecosystems, and support and encourage land management practices that maximise positive impacts on native ecosystems.
3. Reduce the loss of native ecosystems and biodiversity by managing activities and threats that degrade or destroy them. Threats include: weeds, stock, domestic pets and pest animals, nutrient loads and activities that cause physical damage.
4. Support and encourage the ongoing stewardship, protection and enhancement of native ecosystems.
5. Work together as agencies, groups and individuals to maximise the protection of biodiversity; the enhancement of native ecosystems; and to encourage projects with integrated environmental outcomes.
6. Increase awareness of the on and off-site impacts some activities can have on native ecosystems, and of ways to manage those impacts.
7. Ensure new and existing individual and community sewage disposal systems are well designed, maintained, and do not cause negative impacts on the environment.
8. Protect highly and extremely significant native ecosystems by avoiding activities and developments that would destroy or degrade them.
9. Ensure residential developments do not contribute to the proliferation of weeds on the coast.
10. Work with landowners to explore opportunities to realign and/or rationalise existing reserves to better reflect existing native ecosystems and/or allow for erosion and other pressures.
11. Ensure when creating new reserves, that their width and location allow for future erosion processes and, if possible, fully protect existing native ecosystems.
12. Take a regulatory approach to protection of native ecosystems and biodiversity where education, support and voluntary protection are insufficient to stop their decline or loss.





Recommendations

Education

1. Talk with landowners about native ecosystems they have on their property.
2. Offer experience and technical support to landowners about native ecosystems, biodiversity, and the on and off-site impact that activities can have on these. Encourage landowners to share experiences and ideas about protecting and improving native ecosystems with others.
This could include seminars, workshops or field days.
3. Inform and educate visitors to the coast about native ecosystems.
This could include the use of signs, brochures and coastal wardens.
4. Develop educational programmes that actively involve children and students to increase awareness and stewardship of coastal ecosystems.
This should be done in partnership with other protection agencies and could include exhibitions, open days, displays in libraries, books and brochures.

5. Promote the use of suitable plant species for the Wairarapa Coast and educate people about plants to avoid using because of the environmental impact they can have.

The Coastal Guidelines do this and their distribution and use should be encouraged.

Co-operation

6. Work with other protection agencies and landowners to co-ordinate programmes and funding.
The work of the Wairarapa Land Protection Group is a good example of this, and support of this should continue and be expanded.
7. Establish care groups to improve and support the stewardship of native ecosystems.
This could include land care, coast care or community groups.
8. Provide support for initiatives that promote a “net gain” approach to native ecosystems in the coastal environment.
This may include financial assistance, rates relief and technical support.

Investigation

9. Define the boundaries of highly and extremely significant native ecosystems at a scale suitable for inclusion in District Plans.
10. Review whether existing reserves are at the right scale and location to protect native ecosystems.
If necessary reserves should be rationalised or purchased.
11. Investigate the impacts of residential development on the spread of weeds and introduction of domestic pets into native ecosystems.
12. Work with landowners to secure land that has been identified as having particularly high ecological and biodiversity values and determine the most appropriate methods to provide adequate compensation for any loss of opportunity.

Regulation



13. Include highly and extremely significant native ecosystems in the District Plan with controls to ensure they do not become degraded or destroyed.

This has been undertaken as part of this Strategy but through the District Plan process sites may be added or refined.

14. Ensure all activities that require resource consent include a site specific assessment of the impacts of the activity on native ecosystems and biodiversity.

This process is outlined in the Coastal Guidelines.

15. Ensure all activities that require resource consent contribute to the “net gain” of native ecosystems on the Wairarapa Coast.

A policy in the district plan that enables development contributions to be used to enhance native ecosystems would be one way to ensure a project contributes to the net gain approach. Alternatively, there may be on-site opportunities to enhance the quality or quantity of native ecosystems.

16. Use conditions on subdivision and land use consents to control the planting of species which are known weeds in the Wairarapa coastal environment.



NATIVE ECOSYSTEMS



Whakataki

Te Waewae

Rangiwhakaoma

Otuhaumi

Waimimiha

Motuk

Okauteri

Ka-whaka-

Te Unuunu

Te Ngakau Oma

Whatipu

Waikakeno

Ko te Kahu

Pahaora

Pukaroro

LANDSCAPE AND NATURAL CHARACTER

What is Landscape and Natural Character and why do we care?

Landscape is everything we can see. It is the result of physical and cultural processes. A landscape may be special because it includes structures like lighthouses, has striking geological features, or because of how “natural” it is. However, exactly how special a landscape is can be difficult to quantify. The value we place on a landscape relates to how it makes us feel and how it contributes to our experience of the coast.

The naturalness of an area is called “natural character” and it relates to how unmodified an area is. Modification includes the introduction of exotic plants or animals, the removal or degradation of native ecosystems, changes to the landform and changes to natural processes. An area with pristine

native ecosystems has higher natural character than a paddock, which in turn has more natural character than an area with buildings, roads or seawalls.

Some activities can degrade the special landscape and natural character qualities of the Wairarapa Coast. This is easy to measure when a single activity has a large effect but is harder to identify and manage when relatively small impacts of several activities combine to have a large effect over time.

Managing the effects on landscape and natural character is usually not a matter of simply saying whether a particular activity should or should not occur. Rather it is a case of deciding how and where it should occur.

There are some highly valued landscapes that could support a well-designed development and others where the impacts of the development would be too great. Even areas with lower landscape and natural character should not be sacrificed by poorly sited and designed development.

Communities can enhance landscape and natural character of the Wairarapa Coast by considering the impacts and benefits of their activities. Using a variety of methods, many of which will be voluntary or community-based, we can ensure that the special landscape and natural character qualities of the Wairarapa Coast are retained for generations to come.



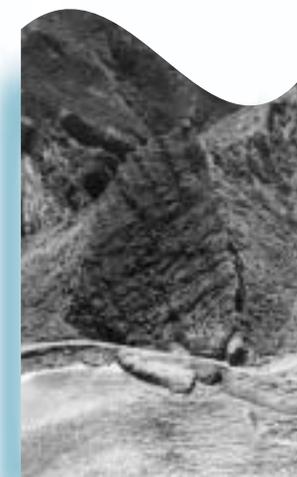


Issues

1. Poorly designed and located development and some land uses are resulting in the loss of the special landscape and natural character qualities of the Wairarapa Coast. Even highly valued landscapes and areas of high natural character are threatened.
2. There is a large cumulative impact on landscape and natural character from the gradual 'creep' of development. It is occurring on the fringe of coastal settlements and in undeveloped areas, but it can be difficult to identify and manage.
3. Subdivision in undeveloped areas decreases the natural character of that area and can impact on the remote and wild nature of the Wairarapa Coast.
4. Earthworks, roading and infrastructure such as toilets, boat ramps, erosion protection works and access tracks, often degrade natural character and can impact on landscape values.
5. There is insufficient support and recognition for landowners to continue and enhance their stewardship of landscapes and natural character.

Goals

1. Outstanding landscapes and areas of high natural character are retained.
2. Landscape values of the Wairarapa Coast are retained.
3. Natural character of the Wairarapa Coast is retained and enhanced.
4. The remote and wild nature of much of the Wairarapa Coast is retained.



Policies

As a community we will:

1. Increase and recognise the stewardship of landscapes and natural character.
2. Support and encourage the protection of landscape values and enhancement of natural character.
3. Increase our knowledge and the community's awareness of the unique and special landscape and natural character values of the Wairarapa Coast, and of the impact that activities can have on those values.
4. Adopt a strategic approach to development and consider the potential and actual cumulative and precedent effects on landscape and natural character.
5. Manage development and activities to minimise negative impacts and maximise positive impacts on landscape values and natural character.
6. Ensure public facilities such as toilets, walking tracks and boat ramps are designed and located to minimise negative impacts on landscape and natural character.
7. Reduce the negative impacts from existing infrastructure on natural character and landscape.
8. Retain outstanding landscapes and areas of high natural character by avoiding development and activities that would degrade or destroy them.
9. Avoid or minimise the need for hard engineering solutions that modify natural processes and ecosystems.

Recommendations

Education

1. Talk with landowners about the landscapes and areas of high natural character they have on their property.
2. Provide information on best practice for design of coastal development and land use.
The Coastal Guidelines prepared with the Coastal Strategy are a first point of reference.
3. Hold regular seminars and workshops for local developers, landowners and decision-makers on how to best address the issues associated with coastal development.
This could include information of what landscape and natural character are, and case studies of 'best practice' developments.
4. Offer experience and technical support to landowners. Encourage landowners to share experiences and ideas with others about protecting landscapes and improving natural character.
This could include workshops and field days.

5. Inform and educate visitors to the coast about landscape and natural character values.

This could include the use of signs and brochures.

6. Develop education material and programmes about landscapes and natural character for schools and the community.

This should be done in partnership with other protection agencies and could include exhibitions, open days, displays in libraries, books and brochures.

7. Provide co-ordinated advice about funding opportunities for protecting landscapes and enhancing natural character.

This may include a booklet or web site.

Co-operation

8. Define with the community the opportunities and constraints to land use and development in each coastal area. This should be done as part of community/area structure planning.

Key recommendations could include guidelines for development and areas identified for growth or protection. They should be included in statutory planning documents.

9. Establish care groups to improve and support the stewardship of landscapes and natural character.

This could include the use of land care or coast care groups or community groups.

10. Provide support for initiatives that protect landscapes and enhance the natural character of the coastal environment.

This may include financial assistance for planting, rates relief for legally protected areas and technical support.

Investigation

11. Work with landowners to secure land identified as having particularly high landscape or natural character values, and to determine the most appropriate methods to compensate landowners for any loss of opportunity.

Regulation

12. Identify outstanding landscapes and outstanding natural features and include them in the District Plan.

This has been done in part by the Landscape Technical Report but should be further refined by the community during the district plan process.

13. Control subdivision, earthworks and buildings that would impact on outstanding landscapes and outstanding natural features, to avoid, remedy or mitigate those impacts.

Once defined at a local scale this will require rules in the District and Regional Plans.

14. Require resource consent applications to include an assessment of the impacts on outstanding landscapes and how the proposal will preserve natural character values.

The Coastal Guidelines outline how to do this. Policy and assessment criteria will be required in the District Plan.



HAZARDS



What are Hazards and why do we care?

Hazards are events that could cause injury, loss of life, or damage to property or infrastructure. On the Wairarapa Coast there are many natural hazards including coastal erosion, tsunami, storm surge, storm wave attack, sea level rise, flooding, wind storms and landslides. There can also be technological hazards such as oil or chemical spills. This chapter focuses on the impact of natural hazards and our response to them.

While a hazard is an event that could cause an impact, the level of risk from that hazard relates to how large an impact it will have. Risk is measured in terms of likelihood and consequences. For example, a building in a highly eroding area is more likely to be damaged or may be more badly damaged

than a building outside of the hazard area and therefore is at a higher level of risk. Similarly, people living in an area where a tsunami could occur who are not prepared for an emergency response have a higher level of risk of being injured or killed than people living in the same area who are adequately prepared.

Due to the high social and economic cost of the impact of natural hazards on the coast, the community needs to reduce the level of risk from those hazards. It is possible to do this through good planning, education and emergency response.

On the Wairarapa Coast, the type of natural hazards we have and the undeveloped nature of the coast mean it is not usually practical to

use structures such as seawalls to lessen the effect of hazards. A better approach is to use careful planning to avoid placing people or new development in known hazard areas. For existing buildings or infrastructure we should explore the option of moving them away from the hazard area; consider “soft” engineering solutions like dune protection; and, only as a final resort, use “hard” protection structures to protect community infrastructure and public health and safety.

With sound research, careful planning and a community that understands the impacts of natural hazards and how to respond to them, we can continue to safely enjoy the Wairarapa Coast for generations to come.



Issues

1. There is the potential for loss of life and damage to property and infrastructure on the Wairarapa Coast due to the natural processes of coastal erosion, tsunami, storm surge, storm wave attack and sea level rise. Land based hazards such as flooding, wind storms, erosion, landslide or rockfall can also occur.
2. Poorly designed and located development on the coast may increase the level of risk to people and property by increasing the number of people and amount of development and infrastructure that will be impacted upon by natural hazards.
3. Current national and regional policy provide a guide to avoiding or reducing the effects of natural hazards. However, this has yet to be translated into working documents like hazard management plans, development controls, or guidelines, that effectively reduce the level of risk from natural hazards.
4. There is very little information on regional and local sediment transport patterns and wave climate in the Wairarapa. Without this information it is difficult to make decisions regarding hazard zones and the risk to development.
5. The social, economic and cultural costs of applying hazard mitigation and risk management measures such as set-back lines or construction of sea walls to protect new developments are unknown. The costs to communities of not applying these measures are also unknown.
6. Residents and users of the coast are inadequately prepared for rapid onset hazards such as tsunami, storm surges and storm wave attack, and are poorly informed on the nature and consequences of coastal erosion and sea level rise. This has implications not only for emergency response but also in gaining public understanding and support for long term responses to hazards through regional and district policies.

Goals

1. The risk to people, property and infrastructure from natural hazards is reduced to an acceptable level.
2. Our knowledge and understanding of natural hazards and coastal processes are increased.
3. Our knowledge and understanding of the social, economic, environmental and cultural impacts of hazards are increased.
4. Our knowledge and understanding of the social, economic, environmental and cultural cost of hazard mitigation and risk management measures are increased.
5. Our understanding of and readiness for emergency response is increased.

Policies

As a community we will:

1. Encourage and promote awareness of coastal processes, the hazards these processes create, and the levels of risk to people and development.
2. Adopt a hierarchical approach to manage the risk from natural hazards so that taking into consideration the social, economic, cultural and environmental costs, we:
 - i) Avoid placing people and property in areas that will increase the risk of loss of life or property damage from natural hazards,
 - ii) Manage the retreat of people and development from areas currently at risk from natural hazards,
 - iii) Use “soft” engineering solutions such as dune restoration to mitigate against hazards, and, finally,
 - iv) Limit the use of coastal “hard” protection measures to those areas where all other options have been exhausted and it is necessary to protect community infrastructure and/or public health and safety.
3. Encourage and support civil defence and emergency management programmes to increase response readiness and minimise the level of risk from natural hazards.
4. Investigate ways to minimise the level of risk to life and property, and the social, economic, environmental and cultural costs of applying risk reduction measures.
5. Implement recommendations from investigations into risk reduction. Some recommendations may include development standards, avoiding development in some areas, or civil defence responses.
6. Encourage and support investigation of natural hazards and coastal processes on the Wairarapa Coast and determine regional scale erosion zones.
7. Give priority to coastal hazard investigations in areas where there is a clear conflict between coastal hazards and existing development or areas identified for future growth.
8. Adopt a precautionary approach to new subdivision and development where there is insufficient hazard information to determine the level of risk.
9. Avoid subdivision and changes in land use and development where they will increase the adverse effects of natural hazards.
10. Take into account the effects of sea level rise and climate change when managing the risks from natural hazards.





Recommendations

Investigation

1. Work with other agencies to undertake research aimed at increasing our knowledge of coastal erosion, and use that knowledge to produce justifiable regional and local hazard and erosion zones. The results of the research should be mapped and where appropriate, incorporated into the District Plan.

Research should include:

- Long term wave and coastal profiles.
- Regional and local sediment transport patterns.
- Which hazards occur where, including areas susceptible to coastal erosion.
- How inundation and erosion hazards interact.
- The damaging potential of tsunami and storm surge including mapping of the 5 and 10m contour interval, and eventually the height above sea level at 0.5m contour intervals.

2. Work with other agencies to undertake research that can be used to effectively reduce the impact of hazards on coastal communities.

The research should investigate and determine:

- What is an acceptable level of risk?
- What are the social, cultural, economic and environmental costs of applying risk reduction measures?
- What is an acceptable level of social, economic and environmental hazard 'cost' for existing communities?
- How aware and ready are coastal communities for rapid onset hazards like tsunami, storm surge and storm attack?
- What are people's perceptions of hazard and risk?
- What are the different management options for development in different types of hazard areas?

3. Review sea level rise and climate change predictions at least once every five years and incorporate new information into risk reduction responses.
4. Review the state of coastal process knowledge in the Wairarapa at least once every three years and incorporate new information into risk reduction responses.

5. Identify infrastructure that is at risk from natural hazards and alternative locations for this infrastructure. This land should be secured so that 'retreat' is available as a first option.

Education

6. Educate people about the potential for rapid onset hazards and the consequences of natural hazards including coastal erosion and sea level rise.

This is to reduce the number of injuries and deaths from the next rapid onset event and increase support for risk reduction policies. This could be done through workshops, brochures, information packs for schools, and signs.

7. Provide information about how to design and locate buildings to avoid or withstand hazards.

The Coastal Guidelines are a first point of reference.

Co-operation

8. Standardise responses to hazards across the three District Councils including consistent signage across the Wairarapa.

This will require co-ordination through the Wellington Emergency Management Group Plan.

9. Support landowners and establish care groups to improve stewardship of natural dune systems and native ecosystems to allow for natural protection from coastal hazards.

This could include funding for fencing dune areas and land care, coast care or community groups.

10. Define with the community the opportunities and constraints to land use and development in each coastal area. This should be done as part of community/area structure planning.

Key recommendations could include better identification of hazard areas and infrastructure at risk from hazards. These should be included in statutory planning documents.

Regulation

11. When an application for resource consent is made where the subject site is:

- Within 50m of mean high water springs, or
- Less than 10m above mean sea level

the application should include an assessment of the hazard risk and proposed responses to deal with those hazards.

The Coastal Guidelines outline how to do this. Policy and assessment criteria will be required in the District Plan.

12. Incorporate coastal hazards in the Wellington Emergency Management Group Plan in accordance with the Civil Defence and Emergency Management Act 2002.

13. Incorporate key recommendations from community structure plans in statutory documents, including the District Plan and the Wellington Emergency Management Group Plan.

This could include more guidelines or different regulation for certain areas.

14. Incorporate key recommendations from research on infrastructure at risk from natural hazards into statutory documents, including Activity and Asset Management Plans.



STRUCTURE PLANNING

Each of the settlements on the Wairarapa Coast has a unique character and setting

People who live in and visit these settlements value the qualities that make each settlement special. These may be the bach accommodation, the association with commercial fishing, the relatively low level of infrastructure that gives a non-urban feel, or the surrounding landscape.

The Wairarapa Coastal Strategy gives policy direction for over two hundred kilometres of coastline, however there is a need to identify at a local level what people feel is important and special about their unique settlement. Community based structure plans provide a way to achieve this.

Structure planning is a vital tool to give the community an opportunity to say what they

value about their settlement, what they would like to see retained, and how they would like to see any changes managed. It also takes into consideration any constraints to future growth (e.g. lack of infrastructure, land at risk from hazards, impact on amenity) and identifies opportunities for enhancing the settlement (e.g. recreational use, community facilities, tourism opportunities).

One of the most important and beneficial things about structure planning is that the way it is developed, what it includes, and how it is used, is defined by each community and tailored to their settlement. It can also be applied to smaller communities or areas between



the settlements and is flexible enough to draw together a wide range of issues that may not always come up through other planning or legislative processes.

As structure plans are developed, the relevant parts can be incorporated into the District Plan, long term Council Community Plans and other management and planning documents and programmes.

Developing and implementing structure plans will provide more certainty for residents, landowners, the community and the councils about the direction for the settlements and other areas of the Wairarapa Coast.

COMMUNITIES AND SERVICES



What are Communities and Services and why do we care?

The people who live, visit and work at the Wairarapa Coast make up our coastal communities. Some of these communities are concentrated in larger settlements, and others consist of one or two farms or just a few baches. During summer the size of these communities swell with people coming to stay at their baches, go camping, visit friends, or just have a day at the beach.

People feel a strong connection and 'sense of place' with the settlements on the Wairarapa Coast. They value the existing unique character of their settlements. To retain this, each community needs to identify the key characteristics of their settlement. How we

can do this is outlined in the section on Structure Planning (page 37).

Whether within or outside of existing settlements, the people in our coastal communities require services for health, such as sewage disposal and water supply, and want other services such as telecommunications for social well being. Services can be provided collectively or individually.

The development that delivers services is called infrastructure. Infrastructure includes roads, electricity poles and wires, stormwater disposal systems (kerb and channel, soakpits, drains), water tanks, septic tanks, community sewerage systems and more. The level and

type of infrastructure, along with the form, style and size of other development, and the 'sense of place' within each of the settlements contributes to their unique coastal character.

As a community we are faced with the challenge of balancing what level of services to provide and maintain, the type of infrastructure to use, and how to share costs between councils, developers, and existing and future users. With the right balance we can retain strong, happy, and healthy communities for generations to come.



Issues

1. While the community recognises the unique character of settlements on the Wairarapa Coast, this special quality is vulnerable, as it is not acknowledged in statutory documents across the Wairarapa.
2. The increasing demand for development on the coast is putting pressure on existing infrastructure and/or will require the provision of new infrastructure. Infrastructure, including roads to the coast, can be costly to provide, upgrade and maintain, particularly if future growth is not taken into account.
3. Many recreation areas lack adequate public toilets, shelter and potable water supply for public use. Some existing facilities are degrading the environment.
4. Inadequate or poorly maintained sewage disposal systems are having negative environmental and public health impacts.
5. New and existing infrastructure such as street lights, electricity and communications poles and wires can have a negative effect on the way the coast looks.
6. At the coast there is limited cell phone reception and internet access. Also, the future provision of some other services, particularly electricity, is not guaranteed.
7. Coastal areas are particularly vulnerable to fire. An inadequate water supply, lengthy fire fighting response times and lack of permanent residents to raise the alarm can result in loss of property and vegetation, and damage to farms.
8. Ineffective disposal of the increased stormwater runoff from roads, roofs and paved surfaces can cause slope instability, erosion, contamination of natural watercourses and localised flooding.
9. Rubbish in public places has a negative impact on the environment and people's enjoyment of the coast.
10. Signs for different purposes and from different agencies are ad hoc in their design and location and are in various stages of disrepair.

Goals

1. Settlements on the Wairarapa Coast retain their unique coastal character.
2. There is a suitable level of services and infrastructure to provide for the social well being, health and safety of communities and coastal users.
3. There is a suitable level of services and infrastructure to avoid or minimise negative impacts on the environment.
4. The fire risk to people, property and vegetation is reduced.



Policies

As a community we will:

1. Develop and implement community and location based strategic planning (structure plans).
2. Identify and provide for the unique character of the coastal settlements in planning and decision making.
3. Support and encourage community care groups that help enhance the environment of our settlements and other coastal areas.
4. Take into account anticipated settlement growth, and the life span and capacity of infrastructure when making decisions about increased development and infrastructure choices.
5. Work with communities to find solutions and facilitate any up-grades or new systems to ensure individual and community sewage disposal systems are well designed, maintained, and do not cause negative impacts on the environment.
6. Ensure new infrastructure is designed and located to retain the character of settlements and, where possible, ensure telecommunication and electricity lines are located underground.
7. Ensure facilities and infrastructure are provided and where necessary upgraded or rationalised to meet user demand and reasonable expectations, while minimising negative impacts on the landscape and the environment.
8. Ensure new developments contribute to new or upgraded infrastructure and its maintenance, so that the cost of infrastructure is shared equitably between existing users, future users, councils and developers.
9. Encourage and support shared signage within and across organisations and ensure signs are well designed, located and maintained.
10. Manage waste collection and disposal to avoid rubbish accumulating in public places and to mitigate adverse effects on the environment.
11. Increase public awareness of fire risk and compliance with fire bans. Also support and encourage rural fire forces, and ensure they have access to on-site water supplies for fire fighting purposes.
12. Liaise with the relevant service providers and other interested agencies to upgrade cell phone communication and internet services, and encourage new development to include communication services.
13. Encourage settlements to consider alternative energy sources, (eg. wind or solar) to ensure that they will have adequate electricity provision into the future.
14. Ensure existing and new stormwater disposal does not cause slope instability, erosion, contamination of watercourses or localised flooding.
15. Ensure new development occurs only in areas where sufficient infrastructure is provided.



Recommendations

Education

1. Publicise and enforce existing fire bans and educate the community about the risk of fire.
This could include the use of coastal wardens, signs, advertising and the Coastal Guidelines.
2. Educate people about how to maintain their effluent and stormwater systems.
This could include use of advertising and publicity material and may be targeted to particular areas.
3. Adopt and promote a 'pack in, pack out' rubbish policy for short term visitors.
This could be done through signs, advertising and publicity material.
4. Use coastal wardens to educate people about responsible use of the coast and the regulations in place.
5. Promote best practice subdivision and development guidelines and low impact infrastructure design.
The Coastal Guidelines provide this information, and their distribution and use should be encouraged.

Investigation

6. Investigate the impact of effluent disposal in existing settlements and develop and implement the best practicable solutions to identified problems.
This investigation should be done with a joint Regional/District Council approach, to a robust standard and include community input.
7. Investigate the effectiveness of existing rules and policies in District and Regional Plans relating to stormwater and effluent disposal in the coastal environment.
If the rules are currently not ensuring the protection of the environment they may need to be changed.
8. Investigate the demand and expectations for public toilets, shelter and water supply in public places and the best options for providing these facilities.
9. Identify future needs for roading infrastructure.
This should include community input and could be linked to community structure plans. Key recommendations should be linked to financial contributions and regular works programmes.

10. Monitor the existing level of service for rubbish collection and disposal and, where it is not working, investigate options for dealing with rubbish problems in the coastal environment.
These options could include: making rubbish collection compulsory for all properties, working with willing landowners to manage rubbish in remote areas, and increasing enforcement and fines for dumping.

Co-operation

11. Define with the community the character of individual coastal settlements. This should be done as part of structure planning.
Key recommendations should be included in statutory planning documents.
12. Work with other organisations to improve electricity, cellphone and internet coverage in coastal areas.
13. Encourage co-siting of infrastructure, for example, electricity and phone lines, to reduce impacts on the coastal environment.

14. Rationalise and standardise signage within and between coastal areas and agencies.

This will require an investigation and development of standard guidelines, and include a maintenance programme.

15. Continue to support the work of rural fire forces.

Regulation

16. Incorporate key recommendations from community structure plans and roading studies in statutory documents, including the District Plan and Activity and Asset Management Plans.

17. Require all new infrastructure to be designed with minimal impact on the coastal environment using underground services wherever possible.

18. Change engineering standards to make them flexible enough to incorporate low impact design options where this will have positive environmental results.

Naturally any standards will have to meet safety and structural requirements but allowing flexibility will encourage site specific and innovative solutions for the provision of services and infrastructure.

19. Provide for the progressive undergrounding and upgrading of existing infrastructure within the coastal environment in Annual Plans and Activity and Asset Management Plans.

20. Require new developments to ensure rural fire fighting forces can access on-site water supplies.

The Coastal Guidelines provide more information on planning for fire safety. Any requirements could be implemented through a by-law in the District Plan.

21. Accommodate the provision of alternative power sources for settlements and new developments within the District Plan.

22. Require new houses and subdivisions to identify a suitable solution for sewage and stormwater disposal.

If a suitable solution cannot be found, the house/subdivision should not proceed. This will require specific rules and assessment criteria for houses and subdivision in the District Plan.



The following section contains the Wairarapa Coastal Strategy maps showing the inland coastal boundary

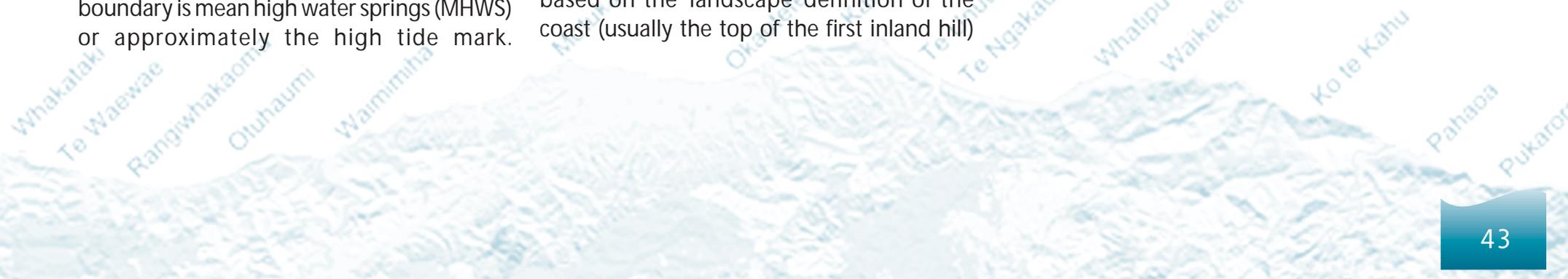


The inland coastal boundary is important because it indicates where the Strategy will 'stop' inland. In practice it means that the policies and recommendations from the Strategy will be implemented between this line and the seaward boundary. The seaward boundary is mean high water springs (MHWS) or approximately the high tide mark.

It is important to note that the inland coastal boundary does not indicate that there is public access, nor does it imply that development cannot occur in this area.

Generally the inland coastal boundary is based on the 'landscape' definition of the coast (usually the top of the first inland hill)

but in some places follows the 'ecological' boundary (where salt laden winds influence ecology). The important thing to ask when considering the inland coastal boundary is *"If something happens here, could it impact on the coast?"*





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Map 1

Legend

— Inland coastal boundary

1:50,000



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Map 2

Legend

 Inland coastal boundary

1:50,000



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Map 3

Legend

 Inland coastal boundary

1:50,000



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Map 4

Legend

 Inland coastal boundary

1:50,000



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Map 5

Legend

 Inland coastal boundary

1:50,000



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Map 6

Legend

 Inland coastal boundary

1:50,000



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Map 7

Legend

 Inland coastal boundary

1:50,000



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Map 8

Legend

— Inland coastal boundary

1:50,000



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Map 9

Legend

 Inland coastal boundary

1:50,000



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Map 10

Legend

 Inland coastal boundary

1:50,000



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Map 11

Legend

 Inland coastal boundary

1:50,000



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Map 12

Legend

 Inland coastal boundary

1:50,000



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Map 13

Legend

 Inland coastal boundary

1:50,000



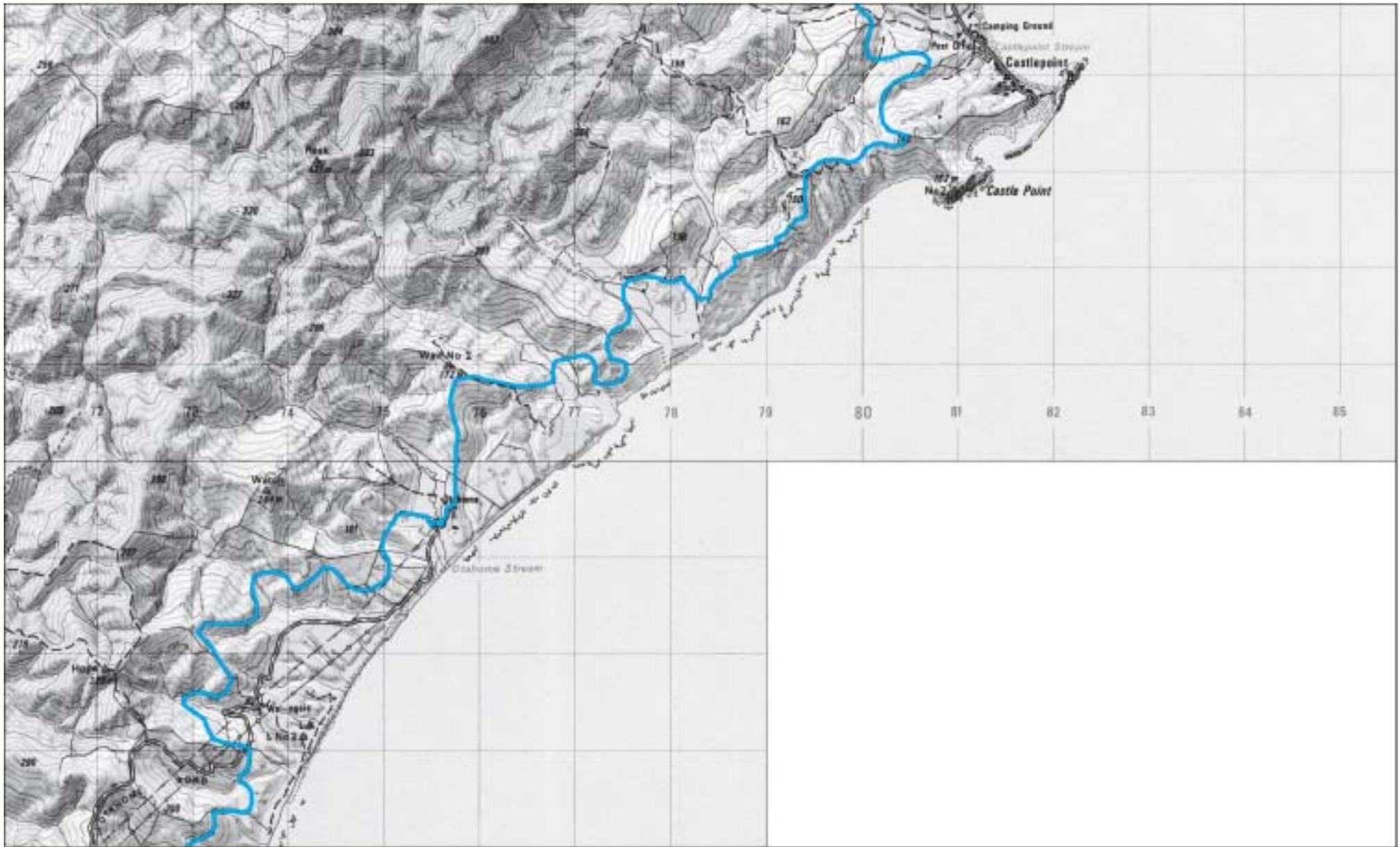
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Map 14

Legend

 Inland coastal boundary

1:50,000



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Map 15

Legend

 Inland coastal boundary

1:50,000



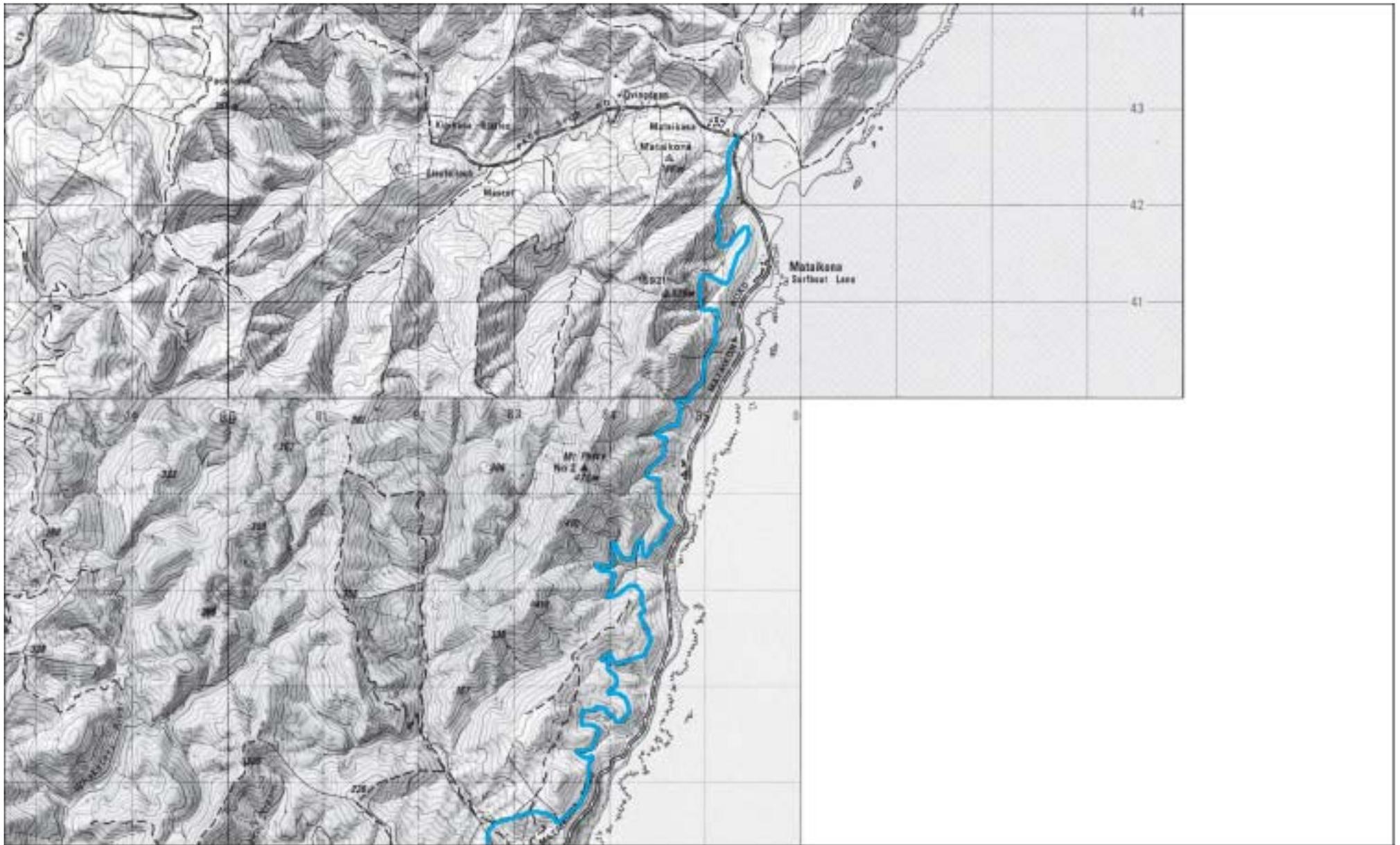
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Map 16

Legend

 Inland coastal boundary

1:50,000



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Map 17

Legend

 Inland coastal boundary

1:50,000

GLOSSARY



Archaeology	The study of people's past by scientific analysis of the physical remains of their culture.
Biodiversity or biological diversity	In relation to indigenous species, the variability among living organisms, and the ecological complexes of which they are a part, including diversity within species, between species, and of ecosystems. The amendment to the Resource Management Act in 2003 added the maintenance of indigenous biological diversity as a function of territorial authorities and regional councils.
By-law	A rule made by a local authority. By-laws are often used to control activities in reserves e.g. no vehicles allowed in esplanade reserves etc.
Care group	Groups (often consisting of volunteers) that look after an area of interest.
Climate change	Any significant change or trend in climate over time, either in the average state of climate and/or in its variability. It includes 'natural' change and that attributable to human activities.
Coastal environment	The coastal area from mean high water springs to the Inland Coastal Boundary (see maps)

Coastal Guidelines A document that provides information and a range of methods to help achieve the vision of the Wairarapa Coastal Strategy. It is available from council offices in the Wairarapa and is titled *Caring For our Coast – A guide for residents, holiday makers and developers*.

Coastal marine area The foreshore, sea bed and coastal water, and the air space above the water.

Controlled activity In a District Plan, an activity that requires resource consent but cannot be turned down provided it meets the environmental standards specified. Conditions may be imposed on the consent.

Cultural heritage The intangible stories, mythology and knowledge from our past.

Discretionary activity In the District Plan, an activity that requires resource consent (i.e. it can either be turned down or granted with conditions). It must comply with the environmental standards in the District Plan and all the environmental effects of the proposal will be considered.

District Plan Each District Council must have a District Plan. It assists the Council to carry out its functions under the Resource Management Act. Each plan describes the district's significant resource management issues, and sets out objectives, policies, and methods to address these issues. The District Plan must be reviewed every 10 years.

Earthworks Works that disturb the soil. This includes, but is not limited to, creating roads and digging foundations.

Ecosystems A dynamic complex of plant, animal and micro organism communities and their non-living environment, interacting as a functional unit.

Highly and Extremely Significant Native Ecosystems

A site that has been identified by the Wairarapa Coastal Strategy Group as being of highly or extremely significant for any of the following values;

- old native vegetation,
- new native vegetation,
- wildlife habitat, and/or
- coastal processes.

Exotic species Plants or animals that are not native to New Zealand.

Freedom camping Camping in areas that may have limited facilities and that are not highly structured camping grounds.

Groynes A wall or jetty structure built out from the shore to control erosion.

Hapu A Maori sub-tribe. Historically there have been many different hapu in the Wairarapa.

Hazard An event that could cause injury, loss of life or damage to property or infrastructure.

Informal public access arrangements	Situations where a landowner allows the public to walk or drive across privately owned land. The arrangements are at the discretion of the landowner.
Infrastructure	The means of delivering services. It includes roads, electricity poles, septic tanks, stormwater systems etc.
Integrated environmental outcomes	Where there are multiple positive impacts for the environment. For example combining revegetation of an area with pest control may help prevent erosion, improve stream quality and also enhance native habitat.
Iwi	A Maori tribe. In the Wairarapa there are two recognised iwi, Ngati Kahungunu ki Wairarapa and Rangitaane o Wairarapa.
Landowner	Any person or organisation that owns or is responsible for managing land, including private citizens, and local and central government agencies.

Landscape	The physical and aesthetic or perceptual qualities of area.
Outstanding Landscapes and Outstanding Natural Features	These terms are from the Resource Management Act. They refer to landscapes and natural features that have been identified as being particularly special. The Landscape Technical Report (November 2002) has identified landscapes and natural features that are significant from a technical, point of view. However, the value a <i>community</i> places on a landscape or natural feature, also determines whether it is outstanding. The community should identify what they consider as 'outstanding' through the district and structure planning processes.
Level of risk	(in relation to hazards) How much impact a hazard is likely to have on people or property. It relates to both the likelihood and consequence of an event.
Low impact design	Design approaches that minimise negative impacts on the environment and other special qualities.
Long Term Council Community Plan	Strategic planning document required to be prepared by district and regional councils under the Local Government Act 2003.

Managed retreat	The process of systematically moving infrastructure and development inland away from coastal erosion hazards.
Mean high water springs	The level of the average spring tides predicted around the full or new moon periods. Approximately the high tide mark.
Midden	An area that was historically used as a place to discard rubbish. Studied by archaeologists, middens provide important information about the way people lived.
Natural character	The degree of naturalness of an area. Natural character depends on the extent of modification of landforms, ecosystems and natural processes, and the presence of structures and buildings. All areas have some degree of natural character but the less modified an area is, the more natural character it has.

High Natural Character

Any area identified in the Landscape Technical Report (November 2002) as having high or high/moderate natural character, or any area identified by a suitably qualified person and adopted by councils as having high natural character.

Net gain	(in relation to ecosystems) An approach whereby the quantity of native ecosystems is increased and/or the quality of native ecosystems is improved.
New Zealand Coastal Policy Statement	A statutory document that sets out a series of principles for managing New Zealand’s coastal environment. It is an overarching national policy which guides all coastal management.
Permitted activity	In a District Plan, an activity that does not require resource consent, provided it meets the standards, terms or conditions specified in the District Plan.
Physical heritage	The tangible remains from our past.
Precautionary approach	A “better to be safe than sorry” approach. In regards to natural hazards it means considering what the potential impact of a hazard may be and planning to avoid it until a more certain level of risk can be determined scientifically.
Rapid onset hazards	Hazards for which there is little or no warning e.g. earthquakes.

Regional Plan	Regional Councils may prepare regional plans to address any issue relating to their functions under the Resource Management Act. They are required to prepare a regional coastal plan. <i>The Coastal Plan for the Wellington Region</i> is a statutory document and is not the same as the Wairarapa Coastal Strategy. It applies to the coastal marine area and not the land.	Soft engineering solutions	Methods that do not require hard structures to address a particular problem. For example dune restoration may be used to control erosion rather than using sea walls.
Resource Management Act	The main body of legislation for managing the environment and impacts on it. The purpose of the Act is to promote the sustainable management of natural and physical resources.	Special quality	An attribute (physical or intangible) that has been identified in this Strategy as one that people value and which makes the Wairarapa Coast unique.
Restricted discretionary activity	In a District Plan, an activity that requires resource consent (i.e. it can either be turned down or granted with conditions) but where the council has limited its discretion as to what matters it will consider.	Statutory planning documents	Documents that must be prepared under legislation, including District Plans, Annual Plans, Long Term Council Community Plans etc.
Rules	In a District Plan, the statutory requirements for activities and actions.	Stewardship	The act of guardianship or caring for a special quality of the Wairarapa Coast.
Sea level rise	An increase in the average mean sea level measured over at least two to three decades.	Structure plans	See the section on Structure Planning – page 37.
Significant impact	An impact or several impacts that degrade or destroy a special quality of the Wairarapa Coast to the extent where it is no longer available to be enjoyed by future generations.	Verified site	An archaeological site whose location and type has been confirmed and recorded.
		Wellington Emergency Management Group Plan	A statutory document required under the Civil Defence Emergency Management Act 2002. It outlines the major hazards for the region and how we will be able to respond to those hazards.

Details of consultation process

February 2001

Coastal Forum

Speakers on coastal Issues.

Brackenridge, Martinborough.
Attended by Wairarapa District and
Regional Councillors, Iwi
representatives and council officers.

November 2001 - January 2002

Key stakeholder Consultation

Vision and Process

130 key stakeholders contacted
including all major coastal landowners,
fishing clubs, residents associations,
Forest and Bird, Federated Farmers,
Department of Conservation

Meetings at Carterton, Tinui and Martinborough attended by 70 key stakeholders

17 written submissions received

May 02

Discussion Document

'What are the Issues?'

Sent to 130 key stakeholders

23 submissions received

June

- November 2002

Preparation of 8 Technical Reports

Planning Context and Methods
Landscape
Natural Environment and Ecology
Hazards
Access and Recreation
Built Environment and Infrastructure
Land Use and Development
Heritage

December 2002 - February 2003

Full Public Consultation

'What's Important to You?'

aratoi exhibition

Launch of consultation & exhibition of coastal art

Brochure

Delivered to every house, bach and farmhouse on the coast,
sent to key stakeholders, available in libraries, council offices,
coastal pubs and stores

Theme Sheets

Based around the seven themes from the technical reports,
also included public feedback to date. Requested by 300 people

Submissions

150 written submissions received

Surveys

378 surveys of beach users along the Wairarapa Coast over
the Wellington Anniversary weekend

March 2003

Summary of submissions and surveys
Sent to everyone on the mailing list

March – September 2003

Preparation of Draft

Including workshops with the Group and a District Council staff workshop to discuss recommendations

September 2003

Release of Draft Wairarapa Coastal Strategy

392 copies requested and provided

September 2003

Public consultation and submissions on the Draft

'Tell us your thoughts'

8 consultation days throughout the Wairarapa
7 meetings with landowners
8 submissions heard
Over 106 submissions received

November 03

Summary of changes to Draft

Sent to everyone on mailing list
Individual responses to submitters

October – December 03

Preparation of Second Draft

Incorporating decisions from submissions on the draft

December 03

Full District Council Workshop

To discuss the second draft.
Attended by 24 councillors and 8 council staff

March 2004

Release of Wairarapa Coastal Strategy

Incorporating changes from the workshop

Release of *Caring for our Coast – A Guide for Coastal visitors, residents & developers.*

Sent to all coastal landowners and key stakeholders. Available at Wairarapa Council offices