



OAKURA STRUCTURE PLAN



AUGUST 2006

NEW PLYMOUTH DISTRICT COUNCIL

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The New Plymouth Coastal Strategy provides a framework for developing structure plans in New Plymouth District. A structure plan is a broad physical plan (or map) with supporting text that identifies areas of land use, protection, parks and other infrastructure and community requirements over the next 20 years. The purpose of the Oakura Structure Plan is to integrate the protection, use, management and development of land and resources in the local area. The Structure Plan describes how to implement the vision of the New Plymouth Coastal Strategy at a local level. Consultation with the community and iwi groups, combined with the review of numerous reports and studies have contributed to the development of the Oakura Structure Plan. The following is a summary of the Oakura Action Plan found in Section 5 of this document, and how the actions are related to the Oakura Structure Plan map.

- Residential development will be directed to the south of existing residential area. There is an opportunity to develop a new “Coastal Community” Environment Area in the District Plan that reflects the unique values of Oakura. The future residential areas are indicated on the map.
- The views and character of the areas between the Kaitake Ranges and sea will be retained. The coastal area overlay and the inland area overlay, as indicated on the map, will place controls on the height, scale and form of developments in these areas to ensure they fit into the landscape character.
- Indicative roads and green spaces have been identified throughout the future residential areas, and along the state highway, in order to improve connectivity for vehicles and pedestrians and integrate the new area with the existing community.
- The commercial area should stay in its current location, on the landward side of the state highway, while incorporating a few small businesses near the beach. Both of these areas are indicated on the map.
- There is a desire to develop recreational opportunities and beach front access. Alternative recreational and community facility areas are discussed in the Structure Plan to meet future demand. Two possible locations for this include the west side of Timaru Stream, or in green space within the future residential area.
- Preserve and develop pathways throughout the Structure Plan area. Existing and future pathways are indicated on the map and include areas along the coast, along the Oakura River, and within future residential areas. The existing and potential reserves, esplanade strips and protected open spaces have also been indicated.
- Develop a comprehensive strategy to effectively manage coastal erosion on the Oakura foreshore.
- Escarpment enhancement areas are indicated on the map, which will create a buffer of bush-covered cliffs between residential activities in the rural area and the beach.

I. Introduction

I.1 Coastal Strategy Aims

New Plymouth Coastal Strategy

In October 2004, New Plymouth District Council (council) commissioned Beca Carter Hollings and Ferner (Beca) to help them prepare a Coastal Strategy for New Plymouth District. The Coastal Strategy was adopted in April 2006. The New Plymouth Coastal Strategy establishes a strategic, integrated framework for managing the protection, use and development of the coastal environment within New Plymouth District. The draft vision for the Coastal Strategy is:



To achieve this vision, the Coastal Strategy is made up of goals and actions, and implementation plans. Seven coastal communities including Oakura are identified in the Coastal Strategy, with their own local vision, goals and actions.

A key part of the local implementation of the Coastal Strategy is to provide for more detailed planning within local communities according to the identified priorities. Structure plans are one of the tools used to implement planning at a community level.

I.2 Structure Plan Aims

The council have commissioned Beca to prepare a Structure Plan for Oakura and its surrounding area. The Structure Plan will reflect the community vision, which was formulated in the Coastal Strategy process. This vision is a guiding image for the future and provides direction for the community. Oakura’s vision is:

What are Structure Plans?

“... where the sun lingers ... to be a vibrant and distinct community celebrating links from mountain to sea”

A structure plan is a broad physical plan (or map) with supporting text that identifies areas of land use, protection, parks and other infrastructure and community requirements over at least the next 20 years. The purpose of a structure plan is to integrate the protection, use, management and development of land and resources in a local area. The Structure Plan describes how to implement the vision of the New Plymouth Coastal Strategy at a local level.

1.3 Structure Plan Implementation

Structure plans can be implemented by incorporating the community's visions and ideas into the existing policy and plans of the council and other stakeholders, including the Department of Conservation (DoC) and Taranaki Regional Council (TRC). Future management direction is given statutory weight in documents such as the District Plan and Reserves Management Plans. All changes to policy and rules will need to follow statutory timeframes and processes that are prescribed in the relevant legislation such as the Resource Management Act 1991.

New Plymouth District Council and its key partners will provide the main sources of funding for structure plan implementation. Funding of recommended actions in the Oakura Structure Plan, that are outside existing council budgets, will need to be considered further as part of the Long-Term Council Community Plan (Community Plan) process.



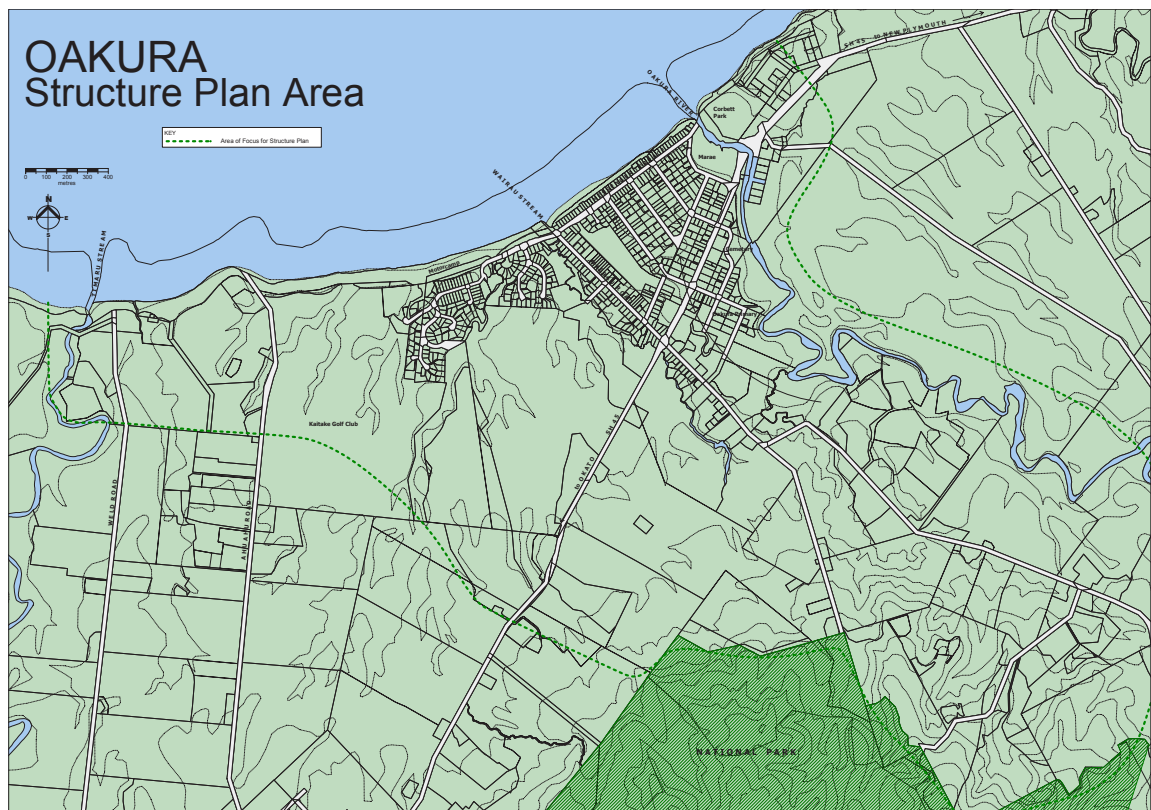
2. Oakura Structure Plan

2.1 Community Background

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

What area is covered by the Structure Plan?

Oakura is a growing and popular coastal community located 12km south of New Plymouth city. Oakura boasts numerous recreational opportunities related to the natural environment including boating, fishing, hiking, camping, surfing, and horse riding. These recreational opportunities can be attributed to the coastal setting, rural atmosphere and the community's proximity to Egmont National Park.



Oakura had a population of approximately 1,200 residents in 2001, and on average has grown at two per cent per year. There has been demand for new dwellings in Oakura, and for lifestyle development within the rural area. The population of Oakura encompasses a diverse group of people that represent a variety of views on pertinent issues. There is a deep-seated sense of identity amongst the people in the community, who share a strong vision for the future.

Ngāti Tairi hapū, is mana whenua for the structure plan area. The whakapapa of this hapū is closely intermingled with that of Ngā Mahanga and both groups are represented by the Board of Te Kotahitanga o Ngā Mahanga a Tairi. The home of Ngā Mahanga is Tarawainuku Marae, Puniho Pā.

The spiritual, historical and cultural significance of this area to Ngāti Tairi has been established and developed over the last 1,000 years. Their relationship with the whenua (land) and moana (sea and waterways) is based on the fundamental understanding and knowledge of the concept and role of kaitiakitanga to ensure balance is maintained in the natural coastal environment.

The council has committed to extending its wastewater network to the Oakura township in 2008/09. Although the Structure Plan is a separate process from the wastewater reticulation project, the implications on future development in Oakura as a result of the wastewater extension has been taken into account in the Structure Plan.

2.2 Key Challenges and Opportunities

In developing a vision for Oakura, the community identified its key challenges and opportunities. These include:

- There is demand for residential growth within Oakura and the surrounding areas. At the same time there is a desire to retain the lifestyle values and community identity. The community identified that retaining a greenbelt around Oakura, and maintaining an atmosphere of relaxed holiday living would enhance their lifestyle values.
- The community are concerned that the location of future infrastructure within the coastal environment could have an impact on the values important to the community.
- There is demand for tourism within Oakura, which may impact on natural, cultural and social values.
- There are recreational activities that are impacting on Oakura's coastal environment, particularly from high numbers of day visitors.
- The community consider that there are significant cultural sites that are not currently mapped in the District Plan.
- There is concern over the impacts of coastal erosion on community assets and infrastructure, and as more development in Oakura takes place the risk to the community is likely to increase.

Oakura is identified as a high priority community in the New Plymouth Coastal Strategy. Community, cultural and natural character values in and around the settlement need to be appropriately managed from emerging pressures and demand. The community can best deal with these pressures by using sound planning practice, including the use of a structure plan.

The following provides a summary of the key stages involved in developing this Structure Plan.

2.3 Background Research

Background research was undertaken as part of the development of the New Plymouth Coastal Strategy. This included a review of technical information and consultation with technical experts in various topic areas relating to coastal planning, as well as consultation with local communities. This information has provided the groundwork for developing the Oakura Structure Plan.

Investigations already undertaken by New Plymouth District Council, Beca and other agencies (in particular DoC, and TRC) have assisted in providing background research and reports on the issues within Oakura as listed in section 6.



2.4 Community Participation

There were two main rounds of consultation held during the Structure Plan process.

Round one of the consultation process focused on reviewing the issues, outcomes and visions identified in the Coastal Strategy. The Project Team held a community workshop at Oakura Town Hall in November 2005 to introduce the Structure Plan, and engage participants in a discussion of issues relating to land use, conservation, recreation, infrastructure, coastal hazard management and development. At this workshop the participants described what they saw as a desired future outcome for their community and used local maps as a spatial tool to indicate where particular activities/facilities should (or should not) be located. From this a Concept Structure Plan (February 2006) was developed. Over 70 community members participated in the first round of consultation.

The focus of round two of consultation, held in February 2006, was to gain feedback on the Concept Structure Plan for Oakura. The community gave their perspective on how the map and supporting text could be improved upon. The information gained at the workshop has assisted in making revisions to the Draft Structure Plan that was advertised for public submissions in May 2006. There were over 40 participants in the second round of consultation.

2.5 Mana Whenua Participation

Consultation with Ngāti Tairi took place at a hui in the Okorotua Marae, Oakura Pā on Monday 13 February. This initial meeting discussed the role of structure planning in the Coastal Strategy for New Plymouth District. At the hui there were several representatives from the Marae Trust who spoke and provided valuable input on iwi aspirations within the area of the Structure Plan.

As with other coastal hapū and iwi groups, a number of their pā and historical sites have been affected by development. It was determined that it would be appropriate to identify sites where there are waahi tapu on the Structure Plan map and that the Hauranga Pā is to be noted on the map. New and existing walkways and reserves should ensure that they do not interfere with the relationship of mana whenua.

Discussion included broader issues of infrastructure assets and transfer stations and stormwater buffer requirements. Of particular note was the desire to record on the map the location of the Okorotua Marae, Oakura Pā as a site of special importance within the Structure Plan. It was acknowledged that there needed to be further discussion on the activities and possible development opportunities that can occur within the Oakura Pā site.

Of considerable significance is continued and uninterrupted access to waterways, waahi tapu and other taonga and sites, with which they have whakapapa and historical links. Coastal areas have always provided the sustenance needed for the survival of these groups.

The Kaitake Ranges are important for their mana and tapu status, and contributes to a strong tribal identity. The unrestricted development of residential buildings on the sides of the Kaitake Ranges has been a source of much concern by iwi as it effects their spiritual and cultural relationship with this dominant feature. There is general support for the design controls that have been suggested in the Structure Plan. However, iwi would prefer no further development on the steep slopes as this compromises cultural and spiritual values.

2.6 Stakeholders

A meeting was held with members of the Stakeholders Liaison Group in November 2005. This meeting allowed key stakeholders, who have a wider interest in the region, to attend and hear about the process of structure planning and the role of structure plans in the Coastal Strategy. Representatives from the District Health Board, Methanex, Port Taranaki, Contact Energy and New Zealand Historic Places Trust attended the meeting. There was an opportunity for an exchange of views, however, it was determined that the structure plans would need to be discussed with the stakeholders individually where relevant issues arise. An individual meeting was also held with Transit New Zealand who has an interest in the structure plans.

After the development of the Concept Structure Plans, stakeholders were again asked to make comments on the progress of the plans. Letters of comment were received from the New Zealand Historic Places Trust, Taranaki Regional Council and Powerco Ltd. All the comments have been reviewed, and the suggestions have been taken into consideration in the Draft Structure Plans developed for submissions.

2.7 Draft Structure Plan

Following the identification of the key issues and desired outcomes and actions for Oakura, the Project Team summarised the key themes and presented a Concept Structure Plan for Oakura in February 2006 to the community. The community's perspective on the relative importance or priority of the key Structure Plan outcomes assisted in the development of the Oakura Action Plan (refer to Section 5 of this report). Following consultation with the community in February, a Draft Structure Plan for Oakura has been developed. This Draft Structure Plan for Oakura was released for public submissions from 20 May – 23 June 2006. Thirty three submissions were received to the Draft Structure Plan and a hearing of submissions was held on 24 July 2006. The Structure Plan was adopted by the council on 15 August 2006.



3. Consultation Overview

3.1 Coastal Strategy Topic Areas and Consultation Outcomes

There are a number of challenges and opportunities related to the management of the coastal environment in the Oakura area. These challenges and opportunities have been summarised under eight key topic areas. These topic areas overlap, but provide the ability to set the strategic direction and goals for the Oakura Structure Plan. Following is a description of the topic areas and a summary of the issues discussed during consultation as they relate to the above topic areas.

- **Population growth** - considers how the people of Oakura interact with their coastal environment and how changes in population distribution and settlement patterns will impact on the future management of this environment. The key issues from consultation include:
 - Maintain views of both mountain and sea, protecting the community from negative visual effects of the built environment.
 - Manage residential development so that 'village appeal' is enhanced and characterised.
- **Sense of place** - considers how the community values the coastal environment, the natural character of the area, and the special features that make Oakura a unique place. The key issues from consultation include:
 - Enhance the 'village appeal' of Oakura by promoting entrepreneurship, culture and the arts.
 - Recognise the key landscape features that give Oakura its unique quality and special sense of place as a coastal community.
- **Infrastructure** – considers the need for provision of services and facilities that support people living and working in the coastal environment. Infrastructure includes roads, water, electricity, telephone service, and public transportation. The key issues from consultation include:
 - Recognise that adequate infrastructure will be required to meet the needs of future residential growth and to accommodate visitors to the area.
 - Improve transportation linkages and connectivity in the development of new residential areas within the community.
 - Make provisions for a new or expanded cemetery in the community.
 - Maintain a high quality water supply.
- **Economic development** – considers how people and businesses of Oakura promote the economic prosperity of the district, building on the natural assets provided by the coastal environment, and how this will be managed in the future. The key issues from consultation include:
 - Manage commercial and industrial development so that 'village appeal' is enhanced and characterised.
 - Promote compact, non-linear commercial development in its current location, and make provisions for small-scale stores/cafes along the waterfront.
 - Encourage an entrepreneurial economy rather than promoting other forms of local employment, such as industrial parks.

- **Recreation and open space** – considers the management issues associated with the use of, and demand for, coastal resources, now and in the future, for recreation as well as for maintaining reserves and open spaces. The key issues from consultation include:
 - Maintain and enhance the motor camp facility in its current location to allow for public camping opportunities by the sea or provide for other alternatives.
 - Promote additional opportunities for the development of both active and passive forms of recreational activities and facilities.
 - Maintain and enhance the network of appropriately located walkways, cycleways, and bridleways available for visitor and community use.
 - Improve and create more green open spaces.

- **Mana whenua** – considers the protection, enhancement and management of the coastal environment and resources with respect to mana whenua aspirations and cultural values. The term mana whenua refers to people exercising their traditional status, rights and responsibilities of hapū (sub-tribe) as residents in their recognised territory. The mana whenua for the Oakura Structure Plan area are Ngāti Tairi. The key issues from consultation include:
 - Identify, protect, improve and enhance waahi tapu sites.
 - Identify the Okorotua Marae, Oakura Pā as a special area on the structure plan and consider the further development of the site. There was a desire to promote and enhance the marae and to recognise it as a separate community aspiration.

- **Environment** – considers the importance of our ecosystems, green spaces, rivers, climate and flora and fauna and the values placed upon them. The key issues from consultation include:
 - Maintain and enhance access to the coastal marine area, but take into account that dune lands are vulnerable to inappropriate public access.
 - Preserve, protect and enhance vegetation areas that are identified as significant to the region.
 - Promote re-vegetation of the sand dunes and encourage use of local flora and fauna for these purposes.
 - Conserve the existing environmental features that are unique to Oakura.

- **Coastal hazards** – includes both natural and man-made events that threaten the health of coastal ecosystems and communities. Coastal hazards include, but are not limited to, erosion, cyclones, tsunamis, oil spills, harmful algal blooms, and pollution. The key issues from consultation include:
 - Reduce impacts from coastal erosion on Oakura’s facilities and amenities.
 - Manage infrastructure to protect and enhance the coastal environment.



4. Action Plan

The Action Plan provides methods of implementation for achieving the directions set out in the Structure Plan for addressing the issues in the eight key topic areas.

It is important to recognise that there are a number of technical reports that are held by the council, which have also assisted in achieving the direction of the Oakura Structure Plan. The Oakura Structure Plan expands on the Coastal Strategy, and a number of technical reports written for the council. The consultation overview in Section 3, and the table in Section 5 provide a summary of key elements of the future actions sought for the protection, use, development and management of Oakura.

4.1 Prioritisation

To achieve the Oakura Structure Plan objectives, a timeframe must be developed for the actions to be carried out. Prioritising the actions has been done in consultation with the community and formed in conjunction with the Long-Term Council Community Plan in order for adequate funding to be available when it is required. Each action will be prioritised using the following methods:

High Priority	-	within next two to three years
Medium Priority	-	within next four to 10 years
Low Priority	-	beyond 10 years
Existing Priority	-	existing projects currently underway

4.2 Implementation

Implementing the Oakura Structure Plan is long term, as it is a 20 year programme of ongoing work. It is important to remember that the Oakura Structure Plan, in accordance with the Coastal Strategy, describes a partnership between New Plymouth District Council and the community. The implementation is the responsibility of all partners.

Regular monitoring of the Oakura Action Plan and implementation is important as the coast and activities in the coastal environment are dynamic and constantly changing. It is suggested that the following is put in place to guide the implementation of the Structure Plan to ensure its full potential is realised:

- An Implementation Plan will be developed that outlines expected timelines and responsibilities for the council to achieve recommendations in the Structure Plan as soon as possible following the plan's adoption.
- Structure Plan implementation should be considered as part of the Long-Term Council Community Plan review and updated every three years.
- A review of the Oakura Structure Plan should be undertaken in no later than 10 years time.

5. Oakura Action Plan

5.1 Population Growth

Issue	Action/Implementation	Priority
<p>PG1 Residential growth should be located away from the sea to protect the natural character of the coast.</p>	<ul style="list-style-type: none"> • Develop a “Coastal Community” Environment Area that specifically addresses residential development in coastal communities, such as Oakura, in order to protect the natural character of the community. <ul style="list-style-type: none"> - This would require changing the current zoning of Oakura from Residential C Environment Area to “Coastal Community” Environment Area in the District Plan. - The criteria for the “Coastal Community” Environment Area will be different from other residential environment areas in the New Plymouth District Plan, and will recognise the uniqueness and special values of Oakura. The criteria for the new area would include: retention of existing site coverage rule (of 35 per cent), reduce the maximum height for building to less than nine metres, minimum lot size of 600m², and the use of permeability and landscaping rules. • Encourage future residential development on the land between existing residential areas in Oakura, the State Highway and the Kaitake Golf Course. Future residential development may also occur on the landward side of State Highway 45. <ul style="list-style-type: none"> - The “Coastal Community” environment area will also encompass the proposed extension described above (see also Structure Plan map). - Further specialist reports will be required prior to rezoning of land to take into account technical issues associated with rezoning, including, but not limited to, flooding, heritage and landscape issues. 	<p>High</p> <p>High</p>



5.2 Sense of Place

Issue	Action/Implementation	Priority
<p>SOP1 New development needs to recognise the uniqueness and special values of Oakura, and the views from the Kaitake Ranges to the sea and from the sea to the ranges should be protected.</p>	<ul style="list-style-type: none"> • Ensure that views and outlooks are preserved and building heights are consistent with the 'village appeal'. 	
	<ul style="list-style-type: none"> - Review the appropriateness of the existing height restrictions in the residential area and retain the urban view shafts in the overlay areas. 	Medium
	<ul style="list-style-type: none"> - Develop overlay areas in the rural areas to protect the views of the mountain and the sea and protect special values. These overlay areas are indicated on the Oakura Structure Plan map and include the Coastal Area and Inland Overlay Area. These areas propose to place controls on the height, scale and form of residential development, recognising the character of the rural area and its visibility from Oakura and the coast. A plan change will be undertaken to introduce a controlled activity requirement for the coastal area, meaning that resource consent must be granted by the council. This change will be undertaken via a plan change process in consultation with the community. In this review it is appropriate to use the existing Coastal Policy Area in the District Plan when considering the location of the Coastal Area¹. Consider within the context of the review under Coastal Strategy PGA8. 	Medium
	<ul style="list-style-type: none"> - Ensure that an effective implementation system is in place to monitor the effectiveness of the provisions controlling the development of buildings in this area. - Enhance the escarpment area between the motorcamp and the Timaru Stream by increasing planting in these areas and seeking protection for this landscape feature through either the District Plan or private covenant. Re-vegetation will create a buffer between any further development that may occur and the beach. 	High

¹ The Coastal Area on the Structure Plan is not the same as the Coastal Policy Area in the District Plan. Further investigations are required to confirm the location of the Coastal Area in the Structure Plan process.

Issue	Action/Implementation	Priority
	<ul style="list-style-type: none"> • Reduce the current minimum lot size to 600m² to promote sustainable growth in the community, whilst avoiding further expansion of the urban area. <ul style="list-style-type: none"> - The change in lot size from 700m² to 600m² would be addressed in the Coastal Community Environment Area. • Provide a small-scale commercial area to retain 'village appeal'. 	<p>High</p> <p>High</p>
<p>SOP2 Employment opportunities available in Oakura should provide for a variety of employment skills.</p>	<ul style="list-style-type: none"> • Encourage businesses that serve the local community. <ul style="list-style-type: none"> - Collaborate with Venture Taranaki to promote Oakura as a good location for small-scale businesses. • Entrepreneurial skills should be encouraged to address the issue of local employment. <ul style="list-style-type: none"> - Retain the District Plan rules that allow home-based businesses to operate in residential areas, if the adverse effects on the environment are appropriately managed. 	<p>Medium</p> <p>Low</p>
<p>SOP3 A regular market would enhance Oakura's 'village appeal' and promote community participation and interaction.</p>	<ul style="list-style-type: none"> • Promote a regular market for local produce, art and crafts to be exchanged. The market could be located indoors or outdoors in a permanent or temporary venue. <ul style="list-style-type: none"> - Encourage the community to participate in and develop a venue for a market. 	<p>Low</p>



5.3 Infrastructure

Issue	Action/Implementation	Priority
<p>IN1 Need for integration of the existing road network with any new residential development in the community.</p>	<ul style="list-style-type: none"> • As part of a Plan Change identify indicative roads on the District Plan maps to accommodate for additional growth in the community and to provide sustainable transport options. <ul style="list-style-type: none"> - As part of the Plan Change to extend the residential boundary (as indicated on the Structure Plan map), a traffic study should be undertaken on the details of the road network that will be provided for the future. This report should include provisions for parking and take into consideration the effects of day visitors to the community. Ensure that pedestrian and vehicular traffic are distinctly separated. • Manage the potential “reverse sensitivity impacts” on the state highway from adjacent residential development. <ul style="list-style-type: none"> - Develop a greenbelt along either side of the state highway through a Plan Change, where the proposed residential development is to take place. The greenbelt should create a buffer between residential and state highway activities. 	<p>Medium</p> <p>Medium</p>
<p>IN2 Need for integration of existing utilities with any new residential development in the community.</p>	<ul style="list-style-type: none"> • Manage the potential “reverse sensitivity impacts” from utilities within the proposed residential area. <ul style="list-style-type: none"> - Develop a buffer between residential development and utility stations within the proposed residential area. This buffer should be developed to minimise the visible appearance, noise levels or odours that may be associated with the utility. 	<p>High</p>
<p>IN3 Lack of space within the existing community cemetery.</p>	<ul style="list-style-type: none"> • Discuss with the community options for providing for the future cemetery needs of Oakura. 	<p>Medium</p>
<p>IN4 Lack of a daily form of public transportation between Oakura and New Plymouth.</p>	<ul style="list-style-type: none"> • Identify whether there is enough demand to provide public transportation between Oakura and New Plymouth. <ul style="list-style-type: none"> - Undertake a feasibility study into whether or not the community could sustain a form of public transportation in and out of New Plymouth on a daily basis. 	<p>Medium</p>

Issue	Action/Implementation	Priority
IN5 Adequate public toilets located in the commercial area of Oakura.	<ul style="list-style-type: none"> • Ensure that public toilet facilities are available in an appropriate location. <ul style="list-style-type: none"> - Consider the feasibility of public toilets in the commercial area and take into account the Public Toilet Strategy. 	Medium
IN6 The local primary school's ability to cope with future population growth.	<ul style="list-style-type: none"> • Address the future needs of education for Oakura children and assess whether an additional school or expansion of the current school would be most appropriate. <ul style="list-style-type: none"> - Consult with Ministry of Education on the needs for additional school facilities. 	High
IN7 The sewer capacity and location within Oakura	<ul style="list-style-type: none"> • Align the sewer connection strategy to the Structure Plan actions. <ul style="list-style-type: none"> - Ensure that there is adequate sewer provided to all residential areas as part of the rezoning process. 	High
IN8 Consider the stormwater capacity in Oakura and the effects on the existing and proposed residential areas.	<ul style="list-style-type: none"> • Study the current and proposed stormwater catchment system in Oakura and identify options for stormwater disposal. <ul style="list-style-type: none"> - Consider the use of permeability rules in the Coastal Community Environment Area to reduce the impact of stormwater run-off. 	High

5.4 Economic Development

Issue	Action/Implementation	Priority
<p>ED1 The commercial shopping area should stay where it is currently located and provisions made for limited types of commercial activities near the beach.</p>	<ul style="list-style-type: none"> • Encourage commercial activities to locate in the central hub of the commercial area on the landward side of the state highway. Future road planning should ensure that safe intersection design and pedestrian safety is taken into account. <ul style="list-style-type: none"> - Rezone land on the landward side of the state highway to commercial, and disallow commercial activities on the other side once existing businesses relocate. - Allow for parking in the commercial area, on the landward side of the state highway, to prevent pedestrians from having to cross the state highway for shopping purposes. • Provide for small commercial activities near the beach such as boutiques and cafes. <ul style="list-style-type: none"> - Make the changes to the District Plan rules to allow for small-scale shops/cafes close to the beach. These changes may include controlling commercial floor space and further height restrictions. 	<p>High</p> <p>Medium</p>
<p>ED2 Local employment should be limited to small-scale businesses servicing the community.</p>	<ul style="list-style-type: none"> • Promote small-scale commercial activities to address the issue of local employment. <ul style="list-style-type: none"> - Promote and provide incentives for entrepreneurs to develop small-scale or home-based businesses (rather than large scale or industrial businesses). 	<p>Medium</p>

5.5 Recreation and Open Space

Issue	Action/Implementation	Priority
<p>ROSI The motor camp allows for affordable holiday accommodation near the sea, attracts tourists to the area and is an integral part of the identity of Oakura.</p>	<ul style="list-style-type: none"> • The community seeks to maintain opportunities for public camping along the foreshore in Oakura. <ul style="list-style-type: none"> - The council to investigate alternatives for maintaining public beach-front camping in Oakura in the face of land being lost to erosion. This could include: <ul style="list-style-type: none"> : Extending the waterfront camping area into adjacent reserve land to maintain the existing size of the campground footprint. : Locating alternative camping facilities in other parts of Oakura, e.g. further to the west or east. This could involve additional land acquisition, which will be evaluated as part of an open space strategy. (RAI Coastal Strategy). • In accordance with RA7 (Coastal Strategy) undertake a camping ground review that includes a review of existing motor camps, their location and activities within them. 	<p>High</p> <p>High</p>
<p>ROS2 Availability of pathways within the Oakura area, as well as along the coast and linkages between the coast and township.</p>	<ul style="list-style-type: none"> • Preserve and develop walkway linkages and walking tracks through the Structure Plan area and beyond. This includes linkages to Mount Taranaki, New Plymouth, St Georges Redoubt and along the Oakura River. <ul style="list-style-type: none"> - Areas are indicated on the Structure Plan map where the council should consider purchasing lands to be used for reserve purposes. • Provide for pathways that accommodate specific user groups, e.g. bridleways may not be compatible with cycling or walking paths, and need be addressed separately. <ul style="list-style-type: none"> - Indicate in the Coastal Reserves Management Plan what types of recreational uses would be most appropriate for different pathways. • Create new pathways in conjunction with new subdivisions and residential development in Oakura. <ul style="list-style-type: none"> - When new subdivisions occur, provide for pathways that build on the existing trail system. 	<p>Medium</p> <p>Existing</p> <p>Low</p>

Issue	Action/Implementation	Priority
<p>ROS3 The adequacy of recreational facilities in Oakura.</p>	<ul style="list-style-type: none"> • Develop a Recreational Study to identify what types of demand the community will have for recreational activities and identify appropriate locations for them. - Use the recommendations from the study to implement an effective recreation plan for the community. 	<p>Medium</p>
<p>ROS4 Additional reserve land should be considered by the council to maintain open space and park space available to the community, and to enhance linkages between park areas.</p>	<ul style="list-style-type: none"> • Identify additional reserve land needs for the community. - When developing the Open Space Strategy (RAI Coastal Strategy) for the district include an assessment of needs and opportunities for reserve areas in the Oakura area. - Designate or acquire land for use as recreational and sporting activities. 	<p>Low</p>

5.6 Mana Whenua

Issue	Action/Implementation	Priority
<p>MW1 There are significant sites for mana whenua that are not currently mapped in the District Plan and thus not afforded the protection needed.²</p>	<ul style="list-style-type: none"> • Work with Ngāti Tairi and establish processes to identify any significant sites and establish processes for their protection, and where appropriate, managed use. • Use updated New Zealand Archaeological Association data to locate sites in the District Plan. • When developing new pathways and facilities take into account the effect on the significant sites of Ngāti Tairi. 	<p>High</p> <p>High</p> <p>High</p>
<p>MW2 Mana whenua have aspirations to develop further in the area.</p>	<ul style="list-style-type: none"> • Identify the Okorotua Marae, Oakura Pā on the map and discuss the future development aspirations for this area with Ngāti Tairi. 	<p>Medium</p>

² The same symbol is used on the Structure Plan map for archaeological and waahi tapu sites, as many sites contain values of both.



5.7 Coastal Hazards

Issue	Action/Implementation	Priority
<p>CHI There is concern about the threat of coastal erosion on public facilities, amenities and infrastructure located in Oakura. Erosion management areas are indicated on the Structure Plan map.</p>	<p>Geotechnical studies have indicated two preferred options to address erosion issues along the Oakura foreshore area from Ahu Ahu Rd³ to Wairau Rd. These options are:</p> <ol style="list-style-type: none"> 1. Off shore reef structure. An artificial reef used to optimise sand retention on the beach, resulting in a wider beach that will be managed as a natural dune area. 2. Natural realignment. The foreshore is left to realign as part of natural processes. Major implications are relocation of parts of the motorcamp and on-going maintenance of the dune area. <p>There are costs and benefits associated with both of these approaches, which require further investigation and analysis. Beach armouring is not considered a viable long-term sustainable option and will not be further assessed.</p> <p>Actions:</p> <ul style="list-style-type: none"> • Undertake an analysis of the geological, economic, social and environmental implications of the two erosion management alternatives identified above, based on the report by ASR Limited May 2005, Oakura Beach: An investigation of the shoreline erosion along the western beach. <ul style="list-style-type: none"> - Issues considered in the analysis should include the statutory guidance of the Resource Management Act and New Zealand Coastal Policy Statement, the costs of construction and maintenance of erosion structures and alternative treatments in the short and long term, costs to maintain public camping at its present capacity, cultural sensitivities e.g. of placing a structure offshore, and short, and long-term benefits to the community. - Consider funding of the preferred option in future Community Plan processes 	<p>High</p>

³ There is a privately constructed seawall along the foreshore from Wairau Rd to the Oakura River. This is discussed in CH2.

Issue	Action/Implementation	Priority
<p>CH2 There is concern about the threat of coastal erosion on private facilities and amenities located in Oakura. Erosion management areas are indicated on the Structure Plan map.</p>	<ul style="list-style-type: none"> • The land amenity and private land will be preserved and maintained by private landowners whose properties are affected by coastal erosion. The cost of erosion management on private lands will be borne by individual landowners. <ul style="list-style-type: none"> - Individual landowners will need to consider viable and sustainable protection options from coastal erosion on private lands. - Private works should not adversely impact public amenity, safety, environmental or cultural values and be consistent with regional council requirements. - Maintain existing hard protection structures that have been legally established by the council and have demonstrated effectiveness (include protection measures along the river). 	<p>High</p>



5.8 Environment

Issue	Action/Implementation	Priority
EN1 Existing public access to the coast should be retained.	<ul style="list-style-type: none"> • Maintain a good level of access to the coast but consider more appropriate public access points in accordance with the Coastal Access Action Plan. Inappropriate coastal access may affect dune lands. - Make sure that current access locations are sign posted and managed appropriately. 	High
EN2 Protect local vegetation and habitat along the coast.	<ul style="list-style-type: none"> • Investigate opportunities for voluntary protection of native bush and coastal vegetation with landowners. <ul style="list-style-type: none"> - Promote the council's incentives for landowners (e.g. heritage protection fund and rates relief). - Work closely with landowners and Department of Conservation. - Support the work of Coast Care dune protection and restoration projects. • Sourcing appropriate species for planting in the area and within the Escarpment Enhancement Area. <ul style="list-style-type: none"> - This could include discussions with the local community and public education. • Provide information on the preparation of planting guidelines and public information material. <ul style="list-style-type: none"> - Initiate discussions/consultation with Department of Conservation and Taranaki Regional Council. 	<p>Medium</p> <p>Medium</p> <p>Low</p>
EN3 Potential for adverse effects if sand mining were to occur in areas along the coast of Oakura.	<ul style="list-style-type: none"> • Keep a watching brief on activities seeking consent for sand mining in the Coastal Marine Area. <ul style="list-style-type: none"> - Within the constraints of the council's statutory role make information available to the public if appropriate. 	Low

Issue	Action/Implementation	Priority
EN4 It is important to maintain high standards of water quality and adequate supply.	<ul style="list-style-type: none"> • The drinking water supply to the residential areas should be protected from contamination. <ul style="list-style-type: none"> - Ensure that drinking water supply is maintained above the New Zealand Drinking Water Standards. • The quantity of water available for supply to residential areas should be managed to allow for future growth of the community. <ul style="list-style-type: none"> - Make sure that reservoir capacity is adequate for the expected population. This should be done in conjunction with the council's Asset Strategy Team. - Ensure that an adequate water service can be provided to all residential areas, including the expansion area. 	High High
EN5 Consider the potential for Blue Flag accreditation of Oakura Beach.	<ul style="list-style-type: none"> • Investigate the feasibility of applying for Blue Flag accreditation for Oakura Beach. <ul style="list-style-type: none"> - Work with key stakeholders and Blue Flag to apply a pilot scheme to assist in determining the appropriateness for Blue Flag status. 	Medium



6. Documents

- ASR Limited, May 2005, Oakura Beach: An investigation of the shoreline erosion along the western beach.
- Beca Carter Hollings and Ferner Ltd, 2005, Camping Ground Survey 2004-2005.
- Department of Conservation, 1990, Coastal Resource Inventory.
- Mana Whenua Reference Group, 2005, Draft Paper Mana Whenua Mana Moana.
- New Plymouth District Council Parks Division, 1998, Coastal Asset Management Plan.
- New Plymouth District Council, 1992, Oakura Reserves Management Plan.
- New Plymouth District Council, 1994, Oakura Reserves Development Plan: Matekai Park and Shearer Reserve.
- New Plymouth District Council, 1995, Coastal Zone Management Plan.
- New Plymouth District Council, Aug 2005, New Plymouth District Plan.
- New Plymouth District Council, Dec 2005, Draft Coastal Strategy for Submissions.
- Ocel Consultants Ltd, 1998, Coastal Erosion Strategy.
- Taranaki Regional Council, 2003, Taranaki – Our place, our future; report on the state of the environment of the Taranaki Region.
- Taranaki Regional Council, 1995, Regional Policy Statement.
- Taranaki Regional Council, 1997, Regional Coastal Plan for Taranaki.
- Taranaki Regional Council, Cycleways and Walkways Strategy for the Region.

Appendix A

Coastal Erosion Alternatives

The issue of coastal erosion is an important issue in the structure plan area.

In 2005 the council commissioned a study on alternatives for managing erosion at Oakura Beach. The report on this study, entitled *Oakura Beach: An investigation of the shoreline erosion along the western beach (ASR, 2005)*, assessed a variety of approaches for the council to consider.

Two alternatives addressed in the 2005 ASR Report include natural re-alignment and an offshore reef. Despite it not being recommended in the report, beach armouring has been considered in the Structure Plan due to public interest in this as an alternative.

Alternative 1 – Natural re-alignment

The foreshore is left to realign as part of a natural coastal process. It will be necessary to incorporate an adequate dune area as a buffer between areas of use and the sea to ensure that the natural fluctuations of the dune and beach can occur.

Implications:

- A) The beach and dune area is retained as a natural and recreational resource.
- B) High likelihood of continued loss of part of the camping ground as far back as the landward side of the campground road.
- C) Other loss of foreshore land west of Messenger Tce is likely to be minimal.
- D) Long-term maintenance costs very low.
- E) Potential costs associated with campground relocation.

Alternative 2 – Off-shore submerged reef structure

Modification of the beach control mechanism to widen the beach and stabilise erosion. The use of an artificial reef, designed to impact on wave heights and direction, is used to optimise sand retention on the beach. The widened beach area is then managed as a natural dune system.

Implications:

- A) Beach area is enhanced.
- B) No significant down-coast impacts.
- C) Campground area maintained in its current size, but periodic renourishment may be required (although at a much reduced volume and rate than for Alternative 1).
- D) High costs of reef construction in the short-term as well as ongoing maintenance costs.
- E) Reef structure may be able to be designed to provide additional amenity value, e.g. for surfing or diving.

Alternative 3 – Beach armouring (seawall)⁴

Armouring the foreshore using hard structures, such as large rocks, to protect the land amenity. The structure would have to extend from the stream to at least the western end of the camping ground.

Implications:

- A) Campground area maintained at its present size.
- B) Localised down-cutting of the beach during storms.
- C) Likely loss of natural features of the beach.
- D) Potential for erosion elsewhere, especially at either end of the seawall.
- E) High cost of construction and ongoing maintenance costs.

Other Alternatives Assessed and their Implications

Beach renourishment

- This is not considered to be a long-term sustainable alternative.

Beach push-ups

- This alternative is currently used but will not provide a long-term solution to the erosion.

Dune management

- This alternative will not stabilise the beach because it has been reclaimed beyond its natural position.

⁴ Note: Beach armouring was also determined to be unsustainable over the long-term in the ASR (2005) report due to the potential for loss of recreational beachfront but is included here for consideration due to public interest in this as an alternative.

