

Oakura Structure Plan IMPLEMENTATION PLAN



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NEW PLYMOUTH DISTRICT COUNCIL

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The Oakura Structure Plan (OSP) was adopted in August 2006 and describes how to implement the vision of the New Plymouth Coastal Strategy at the local Oakura level. The OSP therefore identifies areas of land use, protection, parks and other infrastructure and community requirements over the next 20 years with respect to Oakura. The OSP includes a detailed programme of on-going work over a 20 year timeframe. The aim now is to set a desired vision for the future and start working on plans and actions to move consistently toward that shared vision.

It is important to remember that the OSP describes a partnership between the council and the community and implementation is the responsibility of all partners. The council is committed to the implementation of the OSP and will utilise the Long-Term Council Community Plan (LTCCP) process to achieve much of this. It is also important that regular monitoring of the proposed actions is undertaken and reviewed as the coast and activities within the coastal environment are dynamic and constantly changing. The OSP must be flexible enough to respond to these changes whilst remaining focused on the long term goals.

Implementation of the OSP will be at different levels. The main areas of focus will be:

1. Ongoing monitoring and review of internal processes to ensure that the OSP is taken into account in day to day recommendations and decision-making processes. Implementation progress will be reported to the Coastal Strategy Monitoring Committee every six months and the OSP will be reviewed in ten years from adoption (2016). An across council project team will be retained to ensure an across council approach to implementation.
2. Working in partnership with key stakeholders and the local community on OSP implementation, including the establishment of a Oakura Stakeholder Liaison Group to oversee implementation.

3. Implementation of the Action Plans identified in section 5 of the OSP. The actions are identified within this OSP Implementation Plan which will be updated with progress every six months.

Action Plan Implementation

There are a number of types of actions used to implement the OSP. These generally fall into the eight categories identified below:

PG 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.

SOP 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.

IN 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.

ED Economic development considers how people and business 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.

ROS 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.

MW Mana whenua considers the protection, enhancement and management of the coastal environment and resources with respect to mana whenua aspirations and cultural values.

EN Environment considers the importance of our ecosystems, green spaces, rivers, climate and flora and fauna and the values placed upon them.

CH 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.

Actions to achieve the vision of the OSP have been developed and are outlined in detail within this OSP Implementation Plan. Priorities have been identified for each action showing the timeframe that these should be completed and a lead agency or group has also been identified to take each action forward. Support groups have also been identified to recognise that active involvement will be required by others.

Over time further actions can be added as information becomes available or as a consequence of emerging challenges or opportunities.

Prioritisation of the actions

An important part of implementation of the OSP is prioritising the actions so that they can be planned and if necessary funding sought. The timing of actions needs to be carefully programmed and staged to make sure capacity and cashflow issues are addressed. Simple prioritisation criteria were developed with implementation methods and actions grouped into four periods based on the council's LTCCP process. These were:

U = Urgent– within next 1 year (01/07/06 to 30/06/07).

H = High – within next 2 - 3 years (01/07/07 to 30/06/09).

M = Medium – within next 4 – 10 years (01/07/10 to 30/06/16).

L = Low – beyond 10 years (01/07/17 to 30/06/25).

E = Existing projects currently underway.

O = Ongoing projects.

Through the council's LTCCP planning cycles it will be possible to focus on each action and define what will occur each year for these projects.

The following OSP Implementation Plan contains further details above what is included in the OSP to identify progress with implementation and the timing of the actions within the relevant financial year. This February 2008 OSP Implementation Plan version includes the existing and high priority projects from the OSP. There are currently no ongoing or urgent projects within the OSP. It is intended that the OSP Implementation Plan will be formally updated every six months to identify progress and those up and coming priorities. Many actions will run across financial years.

(E) Existing projects currently underway

Action Number	Action from the Oakura Structure Plan	Type	Lead Agency	Support Agency	Action Progress	Timeframes
ROS2	<p>Availability of pathways within the Oakura area, as well as along the coast and linkages between the coast and township.</p> <p>Provide for pathways that accommodate specific user groups, e.g. bridleways may not be compatible with cycling or walking paths, and need to be addressed separately.</p> <ul style="list-style-type: none"> Indicate in the Coastal Reserves Management Plan what types of recreational use would be most appropriate for different pathways. 		NPDC		<p>No action to date. Pathway along coast is being considered as part of the campground review. See also CSIP actions RA3 (review of Parks Asset Management Plans), RA4 (review of Coastal Reserves Management Plans) and RA2 (Coastal Access Action Plan).</p>	To be advised. Ongoing.

(H) High Programmes within next 2-3 years (01/07/07 to 30/06/09)

Action Number	Action from the Oakura Structure Plan	Type	Lead Agency	Support Agency	Action Progress	Timeframes
PGI	<p>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 areas 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. 		NPDC		No action to date. Awaiting outcomes and direction from the Land Supply Review 2007-2027 see CSIP action PGA3. Also see OSP action SOPI below.	Ongoing investigations/work to be scoped and prioritised in association with the next phase of the Land Supply Review which is to be initiated in 2008 – see CSIP action PGA3. To be considered within budgets for 08/09 financial year. Also see OSP action SOPI below.

Action Number	Action from the Oakura Structure Plan	Type	Lead Agency	Support Agency	Action Progress	Timeframes
SOP1	<p>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"> - 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. Revegetation will create a buffer between any further development that may occur and the beach. • 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’. 		NPDC		As for OSP action PGI above.	As for OSP action PGI above.
IN2	<p>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. 		NPDC	Transit NZ	Will be taken into account as an integral part of OSP actions PGI and SOP1 above. All new facilities for new sewage scheme designed in accordance with IN2. All existing water facilities already comply.	Ongoing.

Action Number	Action from the Oakura Structure Plan	Type	Lead Agency	Support Agency	Action Progress	Timeframes
IN6	<p>The local primary school's ability to cope with future population growth.</p> <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. - Consult with Ministry of Education on the needs for additional school facilities. 		NPDC	MoE	No action to date.	Aim for NPDC to consult with MOE in 2008.
IN7	<p>The sewer capacity and location within Oakura.</p> <ul style="list-style-type: none"> • Align the sewer connection strategy to the Structure Plan actions. - Ensure that there is adequate sewer provided to all residential areas as part of the rezoning process. 		NPDC		Currently the key project being undertaken in Oakura. Timeframe for residents to request connection extended from 30 November 2007 to 20 December 2007. Work progressing: 4 contracts underway, tenders received for 3 more, and final one out to tender.	The bulk of the work to be completed within 08/09 financial year.
IN8	<p>Consider the stormwater capacity in Oakura and the effects on the existing and proposed residential areas.</p> <ul style="list-style-type: none"> • Study the current and proposed stormwater catchment system in Oakura and identify options for stormwater disposal. - Consider the use of permeability rules in the Coastal Community Environment Area to reduce the impact of stormwater runoff. 		NPDC		NPDC recognise the need to update stormwater catchment management plan for Oakura. Some upgrade works to be undertaken concurrently with the sewer works – see OSP action IN7 above. Works identified as necessary in stormwater management plan being undertaken at same time as sewer installation to avoid multiple disruption – included in current tender – see IN7	Ongoing and after Oakura sewerage commissioning.

Action Number	Action from the Oakura Structure Plan	Type	Lead Agency	Support Agency	Action Progress	Timeframes
EDI	<p>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. - Rezone land on the landward side of the state highway to commercial, and disallow commercial activities on the other side once existing business 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. 		NPDC		No further action to date.	To be considered within budgets for 08/09 financial year.
ROSI	<p>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 (RA1 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. 		NPDC		Part of campground review. See also CSIP actions RA3 (review of Parks Asset Management Plans), RA4 (review of Coastal Reserves Management Plans) and RA2 (Coastal Access Action Plan).	Ongoing.

Action Number	Action from the Oakura Structure Plan	Type	Lead Agency	Support Agency	Action Progress	Timeframes
MWI	<p>There are significant sites for mana whenua that are not currently mapped in the District Plan and thus not afforded the protection needed.</p> <ul style="list-style-type: none"> • Work with Ngati 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 Ngati Tairi. 		NPDC	Ngati Tairi	Currently being dealt with through the Wahi Tapu Project. This project is to confirm existing sites and identify new wahi tapu sites in the District Plan. Once these sites have been identified, other aspects of the District Plan will be considered with regard to providing the best protection of these sites. This will include consideration of other mechanisms.	Ongoing.

Action Number	Action from the Oakura Structure Plan	Type	Lead Agency	Support Agency	Action Progress	Timeframes
CHI	<p>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 road to Wairau road.</p> <ol style="list-style-type: none"> 1. Offshore 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 both 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 the preferred option in future Community Plan processes. 		NPDC		Small community plantings of native sand binders have been carried out along the length of the beach to take advantage of the sand supply. Partially linked to OSP ROSI above. Also refer to CSIP actions CHA1 (coastal hazards review) and CHA2 (coastal hazard register).	Ongoing.

Action Number	Action from the Oakura Structure Plan	Type	Lead Agency	Support Agency	Action Progress	Timeframes
CH2	<p>There is concern about the threat of coastal erosion on private facilities and amenities 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). 		NPDC		<p>Most Messenger Terrace properties protected by minor toe protection boulder seawalls in accordance with TRC coastal permits. Also refer to CSIP actions CHA1 (coastal hazards review) and CHA2 (coastal hazard register). Private issue. Council policy is no public money to be spent to protect private property.</p>	Ongoing.
ENI	<p>Existing public access to the coast should be retained.</p> <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. <ul style="list-style-type: none"> Make sure that current access locations are sign posted and managed appropriately. 		NPDC		<p>Good public access currently provided and will be maintained and improved as required. Access-ways have been maintained and further ones added where dune plantings have been implemented, signage on using access-ways has been implemented.</p>	Ongoing.

Action Number	Action from the Oakura Structure Plan	Type	Lead Agency	Support Agency	Action Progress	Timeframes
EN4	<p>It is important to maintain high standards of water quality and adequate supply.</p> <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. 		NPDC		<p>A new Oakura bore water supply was commissioned in 2004, providing a high quality water supply to Oakura. Oakura is supplied from a high quality groundwater source, now deemed secure, and which is compliant with the NZ Drinking Water Standard. A second bore now successfully commissioned in 2008. Oakura water is Aa1 grade and meets NZDWS 2005. No restrictions imposed during current dry spell.</p>	Ongoing.