

Other issues and options

Issues and Options

Tourism

- Tourism can bring a diversification of income and increased revenue into the community
- Increased visitors and access may lead to disruption to farming practices eg. lambing or increase in theft, litter, property damage
- ⇒ Coastal managers could work closely with tourism providers to encourage/provide for tourism opportunities on the Wairarapa Coast and address issues of access and impacts.

Off-shore Industries

- There is the potential for off-shore industries such as fishing, aquaculture and possibly even mining to increase in the future.
- Off-shore industries require on-shore infrastructure and services and may have on-shore impacts

Change in land use and development is not restricted to the increasing amount of subdivision and housing on the coast. There are other changes, and with each come potential impacts, limitations, opportunities and options to address such issues. When planning for Wairarapa Coast we should also keep this in mind.

Forestry

- Better soil conservation and sustainable land management
- Diversification of income and product
- Large areas of land removed from agricultural production
- Potential increase in frequency and ferocity of wild fire

On-shore Aquaculture

- Associated development and potential increased pressure on infrastructure
- Diversification of income, employment opportunities and product
- Potential for; land use conflict, spread of disease to natural populations and the fact that it is not a large, well established industry on the Wairarapa coast, may all limit expansion
- ⇒ Interested landowners/industry representatives may wish to form an industry group to encourage information sharing and to promote the industry

Infrastructure and Services

- Lack of infrastructure and services may limit the growth potential of settlements, which in turn limits the funds available for upgrading infrastructure.
- Inadequate infrastructure can lead to deterioration of the environment, contamination of ground and surface water and discharge to the sea and impact on existing land uses.
- ⇒ Investigate and prioritise where infrastructure upgrading is required.
- ⇒ Ensure new developments provide adequate infrastructure, OR, share the cost of infrastructure upgrade across new and existing residents.

Land Use and Development

Theme sheet



The Wairarapa Coast is noted for its rugged beauty and isolation and is largely undeveloped; but it may not stay this way forever. You may have noticed that coastal sections are becoming sought after and property values are soaring. This development may have some positive spin-offs for the Wairarapa but could equally have negative implications for the character of our coast and how we enjoy it if not managed well.

The development of a Wairarapa Coastal Strategy will enable our community to come up with a management approach to retain the special qualities of the coast we value.

This theme sheet contains information on some of the issues facing our coast, and outlines some of the options for dealing with those issues. The issues and options are a mixture of technical information and views of the community. We want to know what you think the important issues are, and how you think they should be managed.

Your comments will be used to help develop a draft strategy that will be released for further comment mid-year.

This theme sheet contains a summary of some of the information contained in the 'Land Use and Development' technical report.

If you are interested in finding out more information about the Wairarapa Coastal environment, this report can be read at all Wairarapa councils, Iwi offices and libraries.

Changing Land Use and Development on the Wairarapa Coast

Land use refers to the predominant activity that an area is used for. There may also be development associated with a particular land use. For example land may be used for residential purposes and developed with a bach or house.



The term "subdivision, use and development" is often used when considering potential impacts on the coastal environment. Subdivision is a process that leads to a change in use that then results in development.

Because of the link between subdivision, land use, and development it is not practical to treat them in isolation when considering their impacts.

The relatively recent and rapid increase in the amount of subdivision of the Wairarapa Coast is having an impact on existing land use and development. Along with these changes in use and development are the impacts that these changes can have on things such as heritage, landscape and ecology. Such 'flow on' effects (discussed in the other theme sheets) should also be kept in mind.

What are the subdivision and development issues?

The Main Issues

While there have been various changes in land use, for example from pastoral use to forestry or from residential to tourism (discussed overleaf), the most significant change has been a shift from pastoral to residential use through the subdivision of large lots in to smaller lifestyle or residential lots.

How many new lots?

Over the past ten years 485 new lots have been created. This is equivalent to a settlement approximately twice the size of Riversdale Beach.

How many new houses?

Between 1989 and 2001 322 new houses were built. This is equivalent to a settlement approximately 3.5 times bigger than Ngawi. A third of these houses were outside existing settlements.



Impacts

The impacts of subdivision, residential use and development can vary:

- In some instances a single change in land use or development will have a large impact. For example it only takes one house for an area of the coast to go from being 'undeveloped' to 'developed.'
- At other times the impact can be relatively minor, for example a new house in an established settlement may go relatively 'unnoticed'.
- And at other times it can be the cumulative effects of many small changes that cause a large impact.

Threats

- Increased density of dwellings and loss of 'rural' or 'isolated' feel for existing residents and visitors
- Increased 'urban sprawl' along the coast
- Land is lost from agricultural production
- Increase in the number of people. Possible conflicts between existing agricultural practices and conflicting new residential use.
- Increase in community costs to build and maintain infrastructure and services such as roads, rubbish collection, effluent disposal etc.

Opportunities

- "One off" higher return for marginal or other farming land. In 2001 vacant lots of less than 1ha were on average \$20 000 more expensive on the Wairarapa Coast, than an equivalent lot in the Masterton Urban Ward
- A well designed subdivision may minimise loss of agricultural land, impact on landscape, ecology, heritage etc, and limit urban sprawl
- An increase in permanent residents provides impetus for provision of services and commercial opportunities and facilities.

How do we balance these threats and opportunities?

What are the subdivision and development options?

The Options

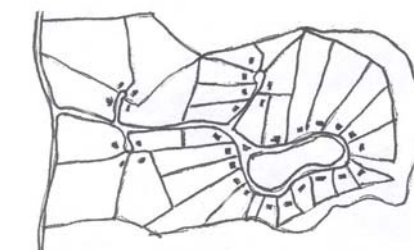
One option is to do nothing and continue to assess subdivision applications on a 'case by case' basis.

Existing plans are open to interpretation and this approach does not provide a strategic direction for use and development or strong guidance for developers and decision-makers.

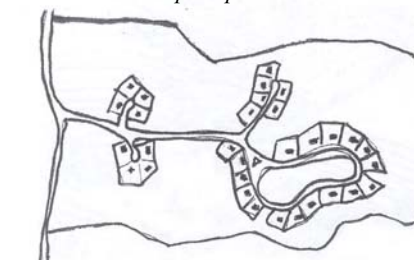
A strategic approach to subdivision, use and development of the Wairarapa coast will provide consistency, minimise adverse impacts of changes and ensure that many generations to come are able to enjoy its unique and special qualities

- Develop best practice guidelines for subdivisions on the coast to minimise the adverse impacts of future developments
- Develop siting and design guidelines for structures (development) on the coast

These guidelines could be voluntary and provide guidance to landowners, developers and decision makers, or they could be incorporated into district plans



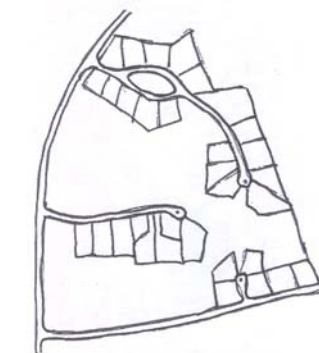
Above: Conventional subdivision layout, doesn't preserve productive land or land with conservation or open space value



Above and below: Examples of alternative site layout which could be encouraged through the use of design guides

Identify appropriate and inappropriate areas for subdivision taking into account physical, social, economic, legislative and environmental limitations. The assessment of these factors would help in the development of 'structure' plans for existing settlements (a strategic approach to the growth of a town) and in assessing future growth potential outside of settlements

Encourage information sharing and training for local professionals, landowners and decision makers about the impacts of subdivisions on the coast and techniques that minimise the impacts.



Limits to Change

Along with market forces there are other factors that limit the use and development of the Wairarapa Coast. Climatic factors and wind blown salts have limited the expansion into forestry. Physical factors such as the steepness and instability of land restrict residential development to a thin strip along most of the coast. The lack of existing infrastructure also limits the growth of towns and the density of development.