

# What are some of the options ?

## The Options



- Continue with current case by case assessment of subdivision and development applications. ⇒ *Each case is assessed individually, but there is no strategic direction*
- Identify and express the areas distinctive landscape character, qualities and values within district plans, and the Regional Policy Statement. This could include policies and/or rules. ⇒ *This could incorporate the communities desires and give decision makers guidance*
- Develop and implement best practice guidelines for developments (housing colour, height, location, design guidelines) and landscape management practices for specific activities on the coast and incorporate into plans (these could be rules in plans or voluntary guidelines) ⇒ *These could be voluntary, and give guidance to landowners, developers and decision makers, or they could be a requirement of new activities.*
- Carefully control subdivision to prevent urban like sprawl. ⇒ *This could be done by restricting new development to existing developed areas or by encouraging or requiring new development to be inland rather than on coast*
- Require consent for all new dwellings on coast to ensure they meet standards (as currently applied in South Wairarapa)
- Identify appropriate and inappropriate areas for subdivision, through the development of 'structure plans' ⇒ *A structure plan is a 'future plan' for the growth and development of an area. Structure plans (implemented through district plans) can be effective in managing land use changes in a way that takes account of landscape, existing communities and infrastructure, and areas valued by the community.*
- Offer financial incentives in the form of rate relief, reduction in consent fees, land swap or purchase, financial assistance, fencing for the protection of landscape features or riparian margins, weed and pest management or conservation and amenity planting costs.
- Facilitate voluntary protection on an informal or formal basis. ⇒ *These 'non regulatory' methods can be very effective at protecting the things we value. However they do rely on the good will, and in some cases require ongoing funding.*
- Encourage and facilitate information sharing, training and education about the values of the coast and techniques to minimise impacts



# Landscape

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 the 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 major 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.

## A Special and Unique Landscape

The Wairarapa coast is a landscape of, outstanding, diverse and distinctive scenery and geology. It includes rugged bays, beaches, sand spits, rocky shorelines, offshore reefs, estuaries, wetlands and windswept vegetation.



The recent landscape study of the Wairarapa Coast concluded that the Wairarapa landscape is of a high quality, and other than the influences of farming, is relatively undeveloped.

The "wild nature" of the coast, its dramatic climate extremes, the extensive tracts of relatively unspoilt "natural scenery", and its high recreational and cultural values and opportunities all combine to create a special and unique landscape of considerable significance.

Changes in land use and increasing development can threaten landscape values if the changes are 'inappropriate'. Whether an activity is appropriate relates to its nature, extent and issues associated with site planning, design and management. Often it is not a question of "should this happen on the coast" but "where and how should this happen on the coast."

This theme sheet contains a summary of some of the information contained in the 'Landscape' 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.

