

Spatial Planning for the Coast

Coromandel Peninsula Blueprint and the District Plan Review

EDS Conference
2 June; Leigh Robcke



What the presentation covers ...

TCDC experience with:

- Spatial plans in the past
- Recent growth and development pressures
- Coromandel Peninsula Blueprint
- Local Area Blueprints
- District Plan review
- Lessons learnt



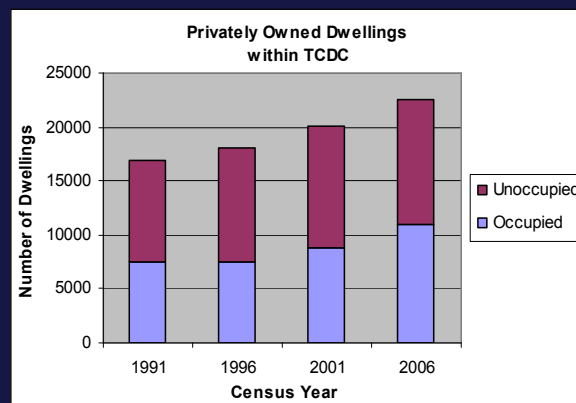
Spatial Plans in the Past

Elements found in:

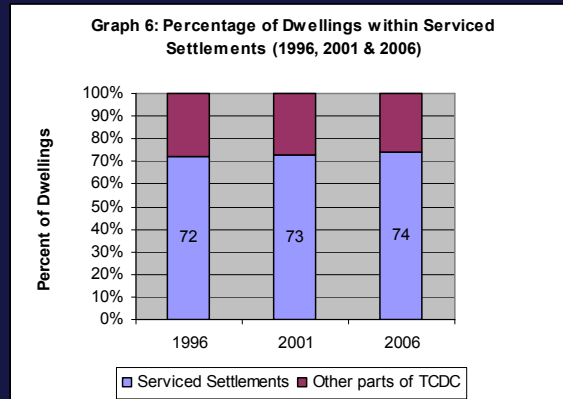
- District Plan (maps and zones eg. coastal zone)
- Asset Management Plans (roads and pipes)
- Strategic Plans (often with reference to the work/projects of other agencies) implemented through Annual Plans
- Presentation, communication and integration was not as 'sophisticated'
- Implementation (& integration) of plans is the key



Growth & Development - pressures



Growth & Development - outcomes



Growth & Development – coast

- **Perception:** there has been lots of coastal growth (negative)
- **Reality:** there has been some coastal growth but assessed against current District Plan provisions (subdivision <20ha non-complying; conservation lots: up to 2 discretionary in coastal zone)
- Structure plans – result of post 1998 council decisions to reduce appeals (on the current District Plan)

Growth & Development – coast

- Coastal Zone Review 2011:

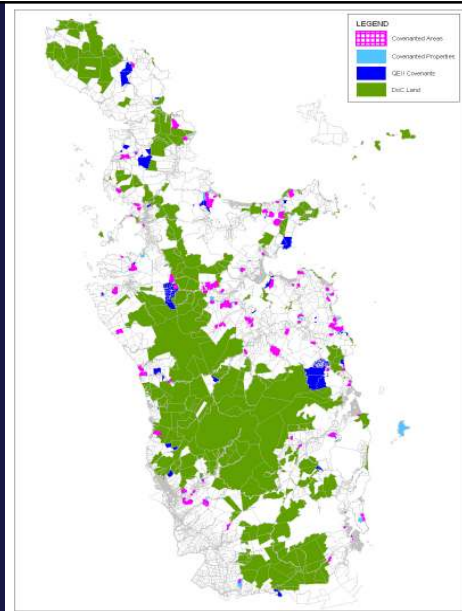
“... the Coromandel still has large areas of coastline in rural land use or coastal forest with little evidence of coastal development ... significant additional development has mostly been within the areas designated by the current District Plan.” (Hugh Forsyth, Site Environmental)

- Coastal Zone Subdivision Monitoring:

- 390 additional lots in coastal zone from 2000-2010
- Almost 90% of the additional lots are in places where planned for (ie. Coastal Village/Residential Policy Areas or within Structure Plans)



Growth & Development - outcomes: QEII & TCDC covenants



Coromandel Peninsula Blueprint – Why?

- Concern that growth out of control (project established in 2006)
- Communities always in ‘reactive’ mode
- A plethora of plans and strategies:
 - **RMA:** District Plan, Regional Policy Statement, Regional Coastal Plan, Regional Plan
 - **LGA:** TCDC Ten Year Plan, EW Long-Term Plan, Activity/Asset Management Plans
 - **Other:** Hauraki Whaanui plans, Conservation Management Strategy, Regional Pest Management Strategy, Reserve Management Plans, Harbour Plans, Land Transport Strategies, Economic Development Strategies, Community Plans, etc



Coromandel Peninsula Blueprint – What?

- An umbrella project that:
 - ‘... plans where, what and how people can do things on the land and waters of the Coromandel Peninsula’
- Multi agency project (TCDC, Environment Waikato, DoC, Hauraki Whaanui) looking out to 2050
- Governance via a Political Steering Group supported by Technical Officers from each agency
- Two phased approach:
 - 1 Framework for our Future – the district approach
 - 2 Local Area Blueprints – the detail at the settlement and catchment level



Phase 1: Coromandel Peninsula Blueprint – How?

1. Collate the Facts:

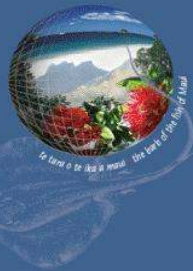
Settlement patterns (work, live, play), infrastructure, economy, cultural heritage, natural resources, natural hazards, biodiversity & habitat, natural character, landscape, open space, etc

2. Check what people want:

National, regional, district and local aspirations (via community plans)

3. Look at the options

4. Define the preferred future



Coromandel Peninsula Blueprint *Framework for our Future*

The Coromandel Peninsula Blueprint is about thinking for the future. In the Māori world, the Peninsula is seen as Te Tara o Te Ika a Maui – the jagged barb of Maui's fish. The name arises from Māori tradition which refers to the North Island as te ika a Maui – Maui's fish. Hauraki tradition likens the North Island to the whai – stingray.

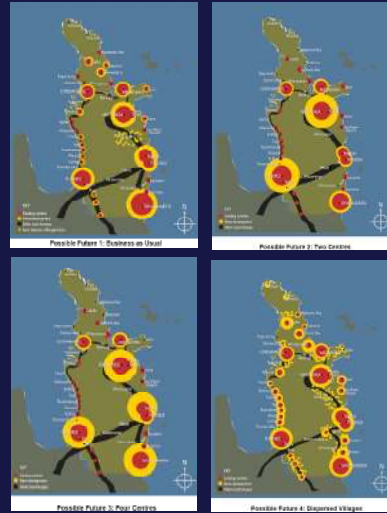


Looking at the Options

Identifying possible futures

A tool for ...

- presenting the issues
- visualising the future
- providing some options
- engaging our communities (1,915 feedback responses)
- getting direction



The Preferred Future...

The year is 2050.

The Coromandel Peninsula is a place:

- That embraces its natural taonga – treasures
- That has diverse and vibrant centres
- Where generations can live, work and enjoy
- That has resilient communities



That means...

- Concentrating development in **three main urban hubs**
- Preserving the **character** of smaller centres
- **Integrated** management of catchments
- **Control** of subdivisions in rural/coastal areas
- **Protecting** biodiversity and landscape values
- Fostering **economic** activity
- Managing development in **hazard prone** areas

- Adopted by partner agencies in late 2009



Phase 2: Local Area Blueprints

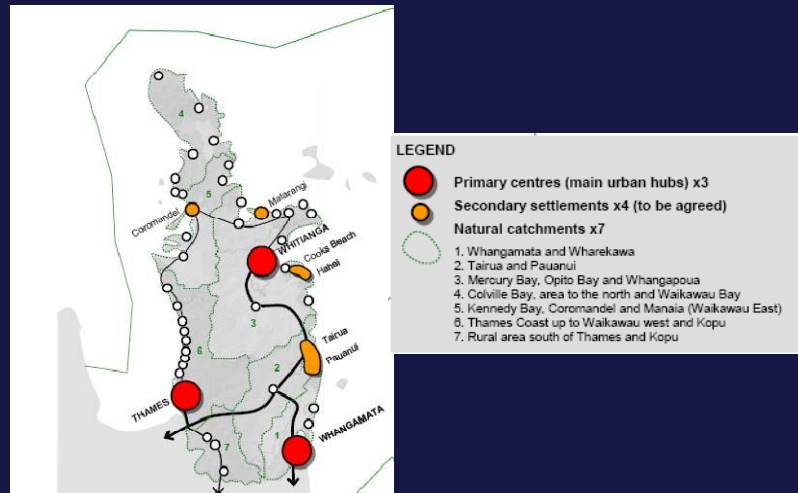
Purpose:

'... to move the Coromandel Peninsula Blueprint "Framework for our Future" forward into an action phase'

- LAB project initiated in early 2010
- Enquiry by Design process
- Intention was to 'zoom in' on local areas and apply the district-wide vision at a local level
- Was applied at both the catchment and settlement levels



Defining the Areas



A one year process ...

KEY STEPS leading to completion of draft LABs:

| | |
|----------------|---|
| January 2010 | foundations |
| May/June | public consultation (confirming the local issues) |
| June | natural areas process (technical input/information) |
| July | local area working studies (enquiry by design) |
| August | integration workshop (developing & testing options) |
| Sept | public feedback |
| Oct-April 2011 | documentation (draft LABs) |



LAB Outcomes

- Report and Maps
- Action schedules (short, medium & long term)
 - Ten Year Plan
 - District Plan
- Was not 'endorsed' by TCDC (indicative only) ... to be used (amongst other info) to inform the District Plan Review and the Ten Year Plan



District Plan Review

December 2009 TCDC resolve to undertake a 'full review and restructure' of the District Plan to:

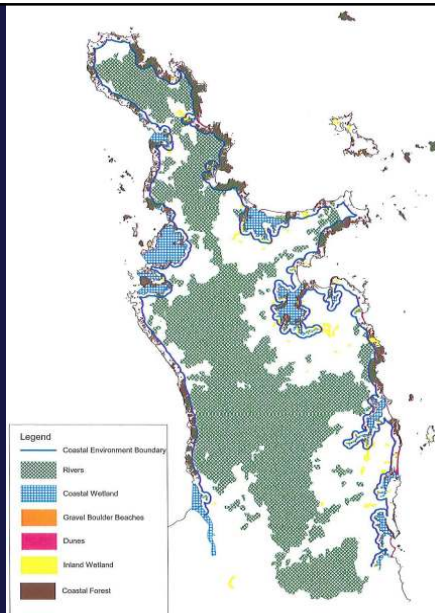
- give effect to RMA Amendments
- give effect to the reviewed Waikato RPS
- give effect to the Blueprint/Local Area Blueprint
- make use of monitoring and technical info now available around key resource management issues



District Landscape

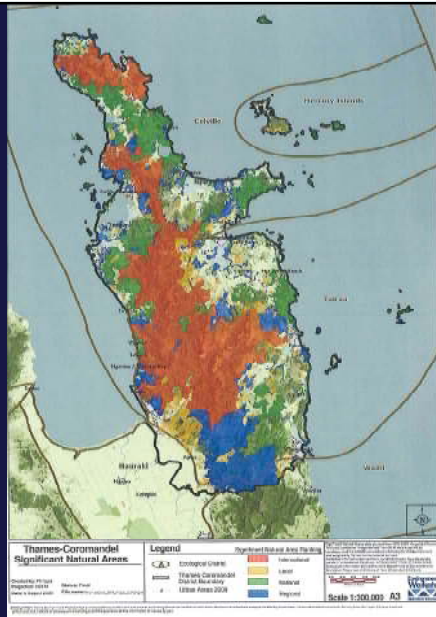


Natural Character



Significant Natural Areas

WRC License Agreement, disclaimers around accuracy, need for ground-truthing, etc



Soils

high fertility, wetness, erosion, etc

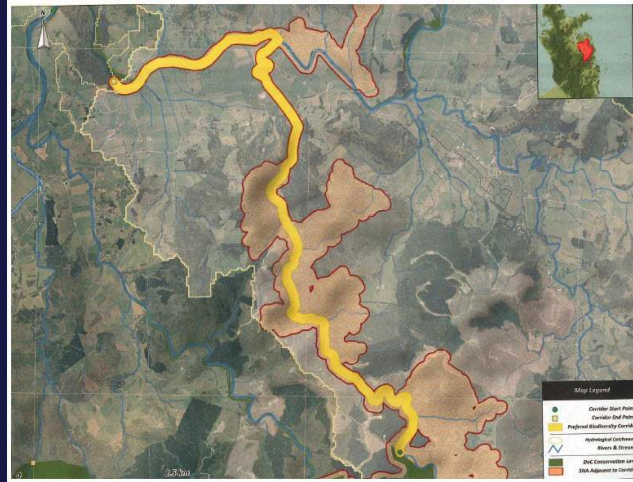


Plan Review - Pulling it Together

Possible 'Corridors'

- SNA's
- threatened envs
- ecology
- soils

From the Mountains
to the Sea



Summary: Coromandel Peninsula Blueprint

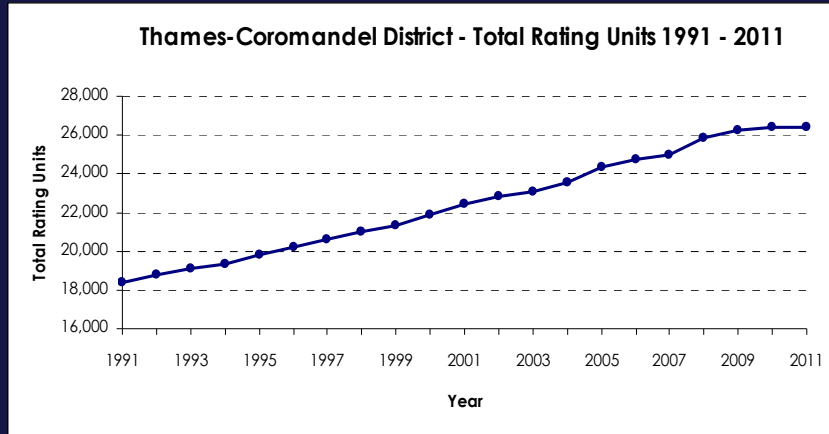
- timeframes long (4 years)
- good agency collaboration
- good community buy-in/high expectations (although some thought not radical enough – ie. “business as usual”)
- good political buy-in (ie. “adopted”)
- from the District Plan review point of view: high level but useful/informative (assimilated a lot of information)



Summary: Local Area Blueprints

- timeframes too short (1 year)
- good agency collaboration but unrealistic expectations (trying to be everything to everybody)
- opportunities for community involvement curtailed
- poor community buy-in (competition between communities)
- poor political buy-in (ie. not “endorsed”, poor timing [new Council])
- from the District Plan review point of view: extensive ground-truthing required (but seen as a good “starting point”)





Overall Lessons

- **Need to be very clear about intended outcomes** (eg. 'aspirational' vs 'directional', LGA v RMA – level of detail/analysis is relevant)
- **Need to customise process** (and information inputs) around intended outcomes
- If 'directional' then RMA Schedule 1 process (or equivalent) is still relevant (ie. s.32, formal submissions, etc)
- **Be clear about agency expectations** (make sure expectations compatible) and expectations of agencies
- **Be time conscious** (economic cycles, elections, etc)
- **Spatial plan is not a silver bullet - still needs to be implemented** (via Ten Year Plan, District Plan, other agencies - commitment and integration)

