



# Coromandel Peninsula Blueprint

*Framework for our Future*

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## Volume 1

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Ko ngā tapuwae o onamata he tirohanga ake mō apōpō  
*The footprints of the past – an eye for the future*

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Ngaa puke ki Hauraki ka tarehua, E mihi ana ki te whenua  
E tangi ana ki te tangata, Ko Moehau kei waho, Ko te Aroha kei roto  
Ko Tikapa te moana, Ko Hauraki te whenua, Ko Marutuahu te tangata, Tii Hei Mauri Ora

*The ranges of Hauraki are shrouded in mist. We acknowledge the land and people,  
To the shore stands Moehau, inland stands Te Aroha, Tikapa is the sea,  
Hauraki the land, the ancestor is Marutuahu*

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Walkers Pohutukawa Tree – Photo courtesy of Tourism Coromandel

Mana-whenua, mana-moana too mana, too tohu i mahue atu koe  
*The mana of the ocean and land – your legacy*

# The Coromandel Peninsula Blueprint – Shaping ‘Our Future’

For years you, our communities, have expressed concern about the impact change and development is having on the Coromandel Peninsula – particularly on our coastline and natural landscape. Growth projections tell us that demand for living opportunities on the Coromandel Peninsula mean that housing will continue to grow by approximately 15,000 properties. This growth, together with the popularity of the Coromandel as a tourist destination will continue to place a high demand on services and infrastructure.

The Coromandel Peninsula Blueprint brings together the many existing national, regional and community plans with all available information to guide sound and consistent planning for the Coromandel Peninsula looking forward to 2050. This Blueprint will provide a clear direction for the partners involved that we will use in our decision-making.

This Blueprint is about ensuring that we do the best we can to achieve the Coromandel Peninsula we want, rather than leave it to chance. The Blueprint has been driven and guided by a Political Steering Group (PSG), with elected members from the Thames-Coromandel District Council (TCDC) and Environment Waikato (EW), and representatives from Department of Conservation (DOC) and Hauraki Whānui. The project has drawn on a huge amount of information we have collected about our people, our water, our land and our economy. We also asked you what your priorities are for the future of the Coromandel's land, water and marine environment. We've taken your feedback and used it to help prepare a Blueprint for the Coromandel Peninsula – 'Our Future'.

Throughout the Blueprint process we have put considerable effort towards providing for tangata whenua spiritual values and attitudes to the natural world, Te Taiao. We have tried to recognise the holistic view taken by Māori, which is based on the interconnected nature of the environment, cultural heritage and all natural treasures. This holistic interpretation of the natural environment forms the basis for management of these resources.

## **This Coromandel Peninsula Blueprint is about:**

- Concentrating development and focusing services and infrastructure within three main urban hubs
- Maintaining services and preserving the character of smaller centres and rural settlements
- Improving the integrated management of catchments to protect water quality and physical resources
- More control of rural/coastal subdivision
- Protecting and enhancing biodiversity and landscape values
- Fostering additional economic activity to provide more work opportunities within the district
- Managing development and avoiding new development in hazard prone areas

This Blueprint will also look in more detail at how we can shape our individual catchments and settlements in a way that helps achieve our vision. It will also guide changes to our various statutory resource management tools (Plans) to provide more certainty. We will also work to align our own work programmes and services to this vision. This Blueprint should also help you see how use and management of the land, water and marine areas at a local level can help us achieve our district-wide vision.

The Coromandel Peninsula Blueprint is presented in two volumes. Volume One (this document) summarises the background and consultation ('Possible Futures') material and describes the four key Blueprint outcome statements, goals and a set of strategies for achievement of these outcomes. Volume Two gives a full description of how these strategies will be implemented ('actions'). A summary document is also available, which provides a simpler overview of the background to the project and the final outcomes and vision for the future.

# Development of the Blueprint

The Coromandel Peninsula Blueprint project developed from recognition that the increasing pressures of growth on the District's water, land, coast and marine use needed to be managed in an integrated manner. The Political Steering Group (PSG) has worked together to develop a strategic framework for managing growth and the associated development of our land, water and the coast.

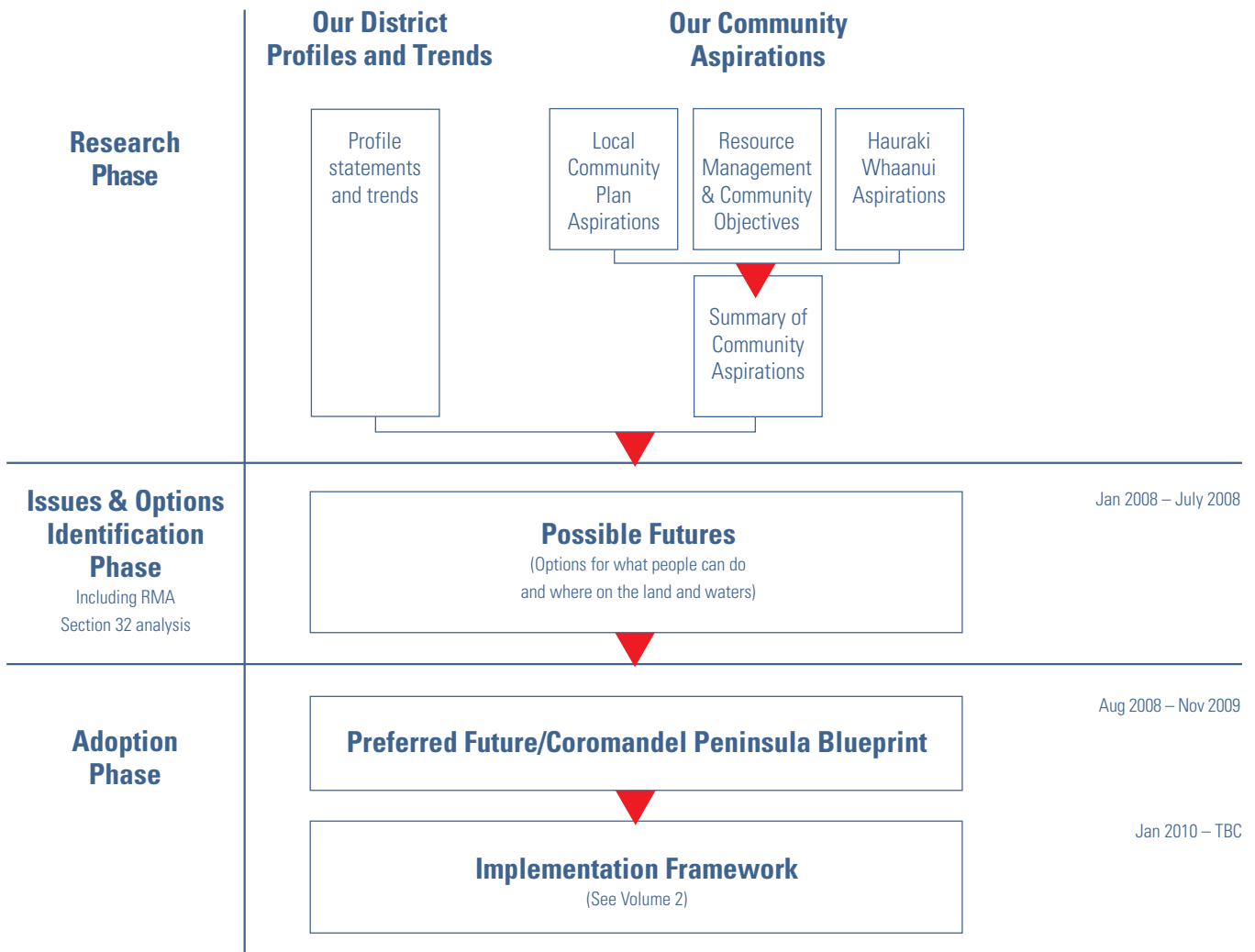
The Coromandel Peninsula Blueprint process consists of three phases (as shown in the diagram below). The first two phases are now completed:

1. The research phase: profile statements and community aspirations
2. Issues and options identification phase: key issues and **'Possible Futures'**
3. Adoption phase: development of a preferred future, and implementation through a range of planning processes.

In developing the Coromandel Peninsula Blueprint, the PSG has taken into account the collation and comparison of statutory objectives, community outcomes and local community and iwi aspirations together with feedback gained from the 'Possible Futures' and 'Preferred Future' engagement processes. This all had to be considered within the legislative context of the Local Government Act (2002) pertaining to promoting sustainable development.

The Coromandel Peninsula Blueprint is a 'living document' with guidelines to be developed for a regular reporting framework to inform a monitoring and review process which will ensure proposed changes are made in agreement by TCDC, EW, DOC and Hauraki Whaanui.

## Blueprint Development Process



The following sections describe the first two phases that have been completed in the development of the Preferred Future.

# Our District – profile and trends

The Coromandel Peninsula Blueprint project has drawn on a wide range of information about our water, our land, our economy, as well as our communities' values. To ensure the process was well informed 'profile statements' were prepared to describe the current state, and likely future trends and challenges. These profile statements covered 10 'themes', including people, housing, infrastructure, heritage, open space and recreation, biodiversity, landscape and natural character, natural hazards, economy and physical resources.

From this information important management issues and opportunities were identified and used to guide community consultation processes. A number of key characteristics of the Coromandel are outlined below.

## **The Coromandel Peninsula - Te Tara o Te Ika a Maui:**

- Had a population of 25,941 in 2006 of which 3560 were Maaori
- Has approximately 22,704 houses or whare, of which half are permanently lived in
- Is close to cities such as Auckland, Hamilton and Tauranga
- Is a special environment with spectacular landscapes and high biodiversity values
- Has a beautiful, dramatic coastal landscape with good swimming, surfing and fishing
- Is a popular holiday home destination with a peak population more than five times its usual size
- Faced fast growth in the number of houses over the last 15 years
- Has traditionally had a strong economy based on primary industries
- Has people passionate about protecting the 'spirit' of the Coromandel
- Includes diverse communities and settlements with different perspectives
- Has 11 Iwi, with many Hapuu/Whaanau who can whakapapa to the land
- Has significant cultural and heritage resources
- Has a growing number of older people and a declining younger population
- Has a large proportion of Crown-managed land which is subject to future Treaty settlement claims
- Has the largest existing aquaculture development area in the Hauraki Gulf – Tikapa Moana

**The following sections summarise the information collected in these profile statements.**

Whangapoua Sand Spit – Photo courtesy of Tourism Coromandel

# People

## What's been happening?

In 2006, the Coromandel Peninsula was home to 25,941 people – an additional 1,122 since 1996. In the past however, the summer population has reached a peak of approximately 142,000 people (2003/2004). In the summer of 2007/08 the peak reached a similar level of 137,000, though the population in each settlement changed quite a bit in some cases. Many of these people are visiting their holiday homes, with a small number of other New Zealand and international visitors. We don't know a lot about our absentee ratepayers, but 17% (2006) are estimated to live in the Waikato region and 29% (2006) in Auckland.

We are generally older than the rest of New Zealand by an average of nine years. This means that more people on the Peninsula are no longer of 'working age' (15-65 years) than in the rest of New Zealand. The younger population has declined over the last ten years. The percentage of people under 15 years old is 4% lower than the country as a whole.

There are less couples with children on the Coromandel than the rest of the country, so household sizes are generally smaller too. This may reflect the higher number of retirees here. Household sizes in the main settlements reach an estimated peak of 5.3 people per house during the peak summer period. Residents of the Coromandel Peninsula identify themselves as 76% New Zealand European and 15% Maaori.

## Where do we live?

In 2006, only half the houses on the Peninsula were permanently lived in by full time residents. The proportion of vacant houses is reflective of the high number of absentee ratepayers who visit, but do not permanently live in, their holiday homes. Areas which have low usual resident populations, but have a high number of unoccupied dwellings and experience high summer peak populations include:

- Pauanui
- Matarangi
- Kennedy Bay
- Hot Water Beach
- Mercury Bay
- Hahei
- Whangamata
- Opoutere and,
- Onemana.

Settlements with a larger high proportion of permanent populations include:

- Thames
- Whitianga and,
- Coromandel.

## Where are we heading?

If we take past population trends, consider birth, death, migration and ageing trends, we can estimate that the Peninsula's population will continue to grow by approximately 5,062 people (19%) by 2041. That's around 145 people per year. Much of that increase is expected to happen in the next 20 years.

## Projected Population of the Thames-Coromandel District 2006-2041

Census Year	Usually Resident Population
2006	26,253
2011	27,820
2016	28,521
2021	29,474
2026	30,522
2031	31,137
2036	31,376
2041	31,315

## Census Year Usually Resident Population

Most of the increased population is expected to be based in Thames (an additional 2,593 people) and Whitianga (an additional 2,005 people). Whangamata and Tairua may experience a decline in population by 2041 (a decrease of 444 people and 69 people respectively). While overall the number of residents is estimated to grow steadily, the district's population is ageing. Trends show that the number of people aged 65 and over is likely to increase from 20% of the population in 2001 to 29% of the population in 2021. A similar rate of decrease is expected in people under 45.

### What does this mean?

#### *The population is growing*

Around 91% of the increased growth is anticipated to occur in Thames and Whitianga settlements, with Whangamata and Tairua experiencing a small decline in population. If the increased number of people projected to live in the area in the future do not already own homes on the Peninsula, the effect on housing might be that the current zoned development capacity of our settlements will be reached. The people moving into the area are choosing to for lifestyle reasons, resulting in high expectations around maintaining attractive areas and access to facilities. However, many of our settlements will continue to be holiday home destinations, particularly on the east coast. The expected increase in population and the use of the Peninsula as a holiday home area will continue to place a high demand on coastal properties.

#### *The population is getting older*

There will be fewer younger people and more older people, resulting in major shifts in lifestyles and demand for facilities and services such as medical centres and public transport. Inactive retirees with limited mobility will likely increase the demand for centralised and close services. This is different from the current growth pattern, which is toward linear and sprawling housing development.

#### *The Peninsula will continue to experience population influxes over the summer*

The high peak in summer population on the Peninsula will continue to put pressure on infrastructure such as roading, water, sewerage systems and community facilities. The expected increase in population and the use of the Peninsula as a holiday home area will continue to place a high demand on coastal properties. The relatively small proportion of permanent residents may result in a lack of labour and highly seasonal business for local industry. This raises issues for the health of the local economy.

#### *The population is mobile and the Peninsula is close to other major population centres*

The proximity of the Peninsula to the Auckland, Waikato and Bay of Plenty regions will mean that infrastructure developments improving linkages and access could have a big impact on growth demands.

## Housing

### What's been happening?

The Peninsula experienced built growth in the number of new houses between 1991 and 2006, with an additional 5,721 new houses over that time. Only approximately 51% of the total 22,704 houses were permanently lived in at 2006. Whangamata is the largest settlement in the district in terms of the number of houses, though Thames has the highest resident population in the district. District land-use planning policy (the District Plan) states that housing development should be concentrated in seven of the district's settlements that are serviced with water and wastewater infrastructure. This is to ensure that the special landscapes of the Peninsula are protected, amenity values are retained and the cost of providing infrastructure is kept lower.

Detailed District Plan provisions (e.g. rules and zonings) actually allow for new development outside of the seven serviced settlements and in particular, at Cooks Beach. Since 2001, 22% of new houses were built outside of these settlements. This has been a fairly consistent pattern since 1996. In total, 30% of all houses were located outside of these settlements in 2006. This is a slight decline on previous years (32% were outside these settlements in 1996 and 31% in 2001). Generally speaking, the District Plan allows for more intensive development around town commercial centres to enable people to live close to the town centre. The amenity values of beachfront areas are recognised in planning provisions, as is the preference for low density buffers between urban and rural areas. Recent development has seen the emergence of apartments in Whangamata and Whitianga to maximise the use of land area.

Many of our rural and coastal landscapes are in Maaori ownership, meaning there are often many owners associated with a single block of land. Many city-born Maaori with ancestral rights are now seeking to return and settle in these rural areas. The zoning of this land and associated policies places many restrictions to occupying and developing it. This has put both financial and social pressures on many Maaori communities, which will continue to grow with an increasing population and rising land prices. Maaori have repeatedly lodged submissions for the removal of these zoning restrictions.

The Peninsula continues to be an expensive place to buy a house, particularly for those on lower incomes. House prices in the district have increased dramatically. These price rises have led to community concerns about the availability of affordable housing in the district, including the impact of house prices on annual rates. One way of measuring housing affordability is to look at house prices compared to income – this produces a ratio and the higher the resulting number, the less affordable the housing. In 2001, the district had the second highest house price to income ratio out of all the local authorities in New Zealand. In 2006, the cost of a modestly priced 2-3 bedroom house cost nearly 16 times the district's lower income levels (compared to 8.3 in 2001). This indicates it is very difficult for people living and working on the Coromandel Peninsula to purchase their own home.

### **Where are we heading?**

If we take past housing trends we can estimate that the number of houses on the Peninsula will grow by an average of 461 houses per year for the next 35 years, or a total of 16,140 (94%) by 2041. Houses will continue to get more and more expensive. By 2041, 59% of houses in the district could be unoccupied (not permanently lived in by usual residents). District Council policy promotes growth in the seven serviced settlements of Thames, Coromandel, Matarangi, Whitianga, Tairua, Pauanui and Whangamata. There is capacity within most settlements for growth, but in some towns, not enough to accommodate projected housing increases. Under the current District Plan rules, new housing will also continue to be developed outside the main serviced settlements including Cooks Beach, particularly in the north-eastern sub-catchment.

The Thames-Coromandel District Council is planning to improve infrastructure in some areas, in part to cater for projected development. This investment by the council is partly funded by financial contributions from private developers and subdividers. This means that funding the new infrastructure relies somewhat on the subsequent development. We can expect that new water and wastewater infrastructure in the district will provide for approximately 6,000 new rating unit (housing or commercial premises) connections within specified areas by 2016.

### **What does this mean?**

*There will continue to be demand for houses, especially as the population grows and holiday homes remain popular*

If past trends continue, there will be approximately 16,140 new homes built over the next 35 years – that's more than four times the number of houses in Thames at the moment. Growth and summer peaks will continue to place pressure on infrastructure and services. The provisions of statutory documents aren't always consistent with local community plans – so growth might happen in places where communities are not seeking it, and vice versa. The District Council also relies on some development happening in order to help fund its infrastructure projects. Unmanaged dwelling growth could lead to increasing intensification of settlement areas, expansion and sprawl along the coast, pressure on other settlements within close proximity to service centres, or development of surrounding rural areas. If house prices continue to increase, it will be less affordable for people to live, work and raise families on the Peninsula, which will affect demographics and in turn place pressure on the economy and essential services and facilities.

*New houses are continuing to be built outside the seven main serviced settlements*

The policy on concentrated development isn't working in full. This could impact on the landscape and amenity values that the District Plan is trying to protect as well as put pressure on infrastructure services by creating a demand to expand services. Where settlements are not serviced, there may be cumulative effects on the environment (e.g. from septic tanks).

There are a number of options to accommodate future housing growth. Each option has pros and cons and will require trade-offs. For example, future housing could be constrained within the footprint of existing serviced settlements in order to reduce the impact on surrounding open space and landscape. While this would also be beneficial for efficient provision of infrastructure and services, it would require intensification of development within existing urban areas, changing the character of the town and putting further pressure on existing parks and reserves. Similar trade-offs are associated with any chosen pattern of development.

### *House prices will continue to be expensive*

The affordability and availability of housing is affecting the ability of some industries to retain workers to support economic growth. However it is not clear whether increased housing availability or capacity has a substantial impact on the cost of housing. Affordability of housing is a complex and difficult issue. Changes in the type and location of new housing may help to provide more affordable living, but the exact effect of these changes is difficult to predict.

## Infrastructure

### **What's been happening?**

Communities on the Peninsula use various types of infrastructure, including water supply, sewerage, stormwater, rubbish and recycling, transportation, power and telecommunications. Infrastructure is expensive and takes time to plan and build. The Peninsula has many dispersed settlements, and these usually need separate water and sewage systems. This costs more than providing one single and central system for a large town such as Hamilton, where there are more houses to share the cost.

The huge number of people here over the summer puts pressure on much of our infrastructure, particularly roading, water supply and sewage disposal systems that are adequate for our usual permanent population. There are already peak period capacity issues at a number of settlements.

Expectations around the protection of our environment have also been increasing. For example, treating sewage to achieve very clean water is more expensive than less thorough treatment. Environmental factors such as topography and limited water sources can further limit infrastructure.

### **Where are we heading?**

Some types of infrastructure will be upgraded over the next few years, but it will generally be expensive to provide. This is largely due to the difficult geography, dispersed and small communities and high community expectations. In some settlements there simply might not be enough ground or surface water available for future communities and/or peak demand. Sharp peaks in population will also inevitably occur during the summer period, due to the nature of the attractions on the Peninsula. There are currently plans in place for improvements to water supply at Tairua, Pauanui, Thames Valley, Whangamata, Hahei and Wharekaho.

The Regional Land Transport Strategy (RLTS) identifies State Highway 25 as a 'strategic corridor' which is likely to be subject to increased freight. For example, the aquaculture industry is likely to add 35,000-40,000 tonnes to the freight using the Thames Coast Road. Challenges include improving safety while preserving environmental and tourism values. This means promoting alternative transport and ensuring that the need for future improvements on the eastern side of the Peninsula is considered when planning, to cater for anticipated demand. The Strategy also promotes the coordination of passenger transport services in the District and walking and cycling initiatives within settlements.

The highly seasonal use of roads and power makes many upgrades uneconomical. The district places relatively low on NZ Transport Agency's list of national priorities, as capacity issues are only seasonal and the state highway network is not a key national route. However, the RLTS identifies the Kopu Bridge for replacement in 2010/11.

Improvements in roading may also be necessary to cater for new development and increased traffic volumes. Roding works impact the physical environment through direct earthworks, vegetation removal and indirect effects on water quality and sedimentation from possible sediment runoff. Steep, unstable terrain and episodic storm events will also impact on roading and other infrastructure, increasing ongoing maintenance costs. Climate change may cause land slips, river flooding and coastal erosion and flooding; resulting in more frequent and severe impacts on the physical environment and infrastructure.

There are a number of proposed upgrades to power supply in the district, including additional lines between Tairua and Whitianga and Thames and Kopu, linking the 11 kV line between Thames and Coromandel and other upgrades at Cooks Beach, Hahei, Tairua, Whangapoua and Whangamata. Residents in some parts of the Peninsula may face issues from 2013 onward, when lines companies are no longer legally obliged to guarantee supply to remote areas (Section 62 Electricity Act 1992). Where an 'uneconomic' line is damaged during a storm, for example, the company may decide not to undertake repairs. Consumers might need to arrange their own method of electricity supply by alternative sources and could face higher energy costs and ongoing requirements in terms of maintenance of systems, managing quality and responding to failure.

Telecom has plans to upgrade the broadband network to relieve congestion and improve the quality of services in the area north of Coromandel. However, the area north of Colville will not be broadband enabled unless the demand warrants it. Telecom and Vodafone are both planning ongoing upgrades to facilitate more mobile telecommunications options, such as working from home. There will still be areas of rural land where mobile coverage is not available.

The Thames-Coromandel District Council already has waste reduction programmes in place that aim to reduce waste per rating unit. However, increasing population is still expected to increase the total volume of waste in the future. The Council currently has no secure waste disposal site beyond 2012 although it is likely that the existing site will still be available for use. There are likely to be increases in the cost to the ratepayer associated with waste transport. Provision of land for recycling facilities will be important, as well as reduction of the waste stream that goes to landfill sites due to the high cost of waste transport and disposal. The use of wood burning fires by a growing population could impact on air quality, particularly in valleys and areas which cause the drifting of smoke along developed areas.

### **What does this mean?**

*Infrastructure will continue to be expensive*

Many factors drive the cost of infrastructure on the Coromandel Peninsula, including difficult geography, dispersed communities, small economies of scale, and high community expectations. This might mean considering private rather than public supplies for future growth areas.

*In some cases, there is a limit to the extent we can develop or provide infrastructure*

Water supplies are low, and at least six settlements on the Peninsula already cannot keep up with peak demand during the holiday period. To protect things of value to the Peninsula (e.g. character, landscapes, harbour quality) means that there are limits to how much some infrastructure can be improved. For example, widening the Thames Coast Road would involve removing many old pohutukawa trees.

There will continue to be competing demands for the use of infrastructure (e.g. industrial activity versus residential use). We need to look at infrastructure alternatives. For example, there are opportunities to work with energy supply agencies to identify areas where alternative forms of energy generation (e.g. wind farms) may be feasible. Local sources of power would help to secure power supply and support commercial and industrial investment.

Bus services within the district are limited to Intercity Coachlines and tourist buses such as the Kiwi Experience or shuttle services. Currently towns such as Thames, Whitianga and Whangamata are considered to be too small to justify a commercial commuter bus operation.

*Infrastructure might compromise the amenity or environmental health of the area*

Where the density of development has increased, this may in turn increase runoff severity, particularly during high intensity storm events typical of the Coromandel. The performance of stormwater systems is critical during these types of events. A number of one way bridges on the Coromandel Peninsula have been widened to allow two-way traffic. This improves both safety and traffic flow, but can impact on amenity and heritage values.

## **Heritage**

### **What's been happening?**

The RMA and the Historic Places Trust Act place legislative provisions on heritage protection. The RMA recognises (s6) "the protection of historic heritage from inappropriate subdivision, use and development..." as a matter of national importance. These acts require that local authorities recognise and provide for the protection of historic heritage, have regard to a register of sites and notify the Historic Places Trust where any activity will affect such a site.

There are hundreds of cultural heritage sites on the Peninsula. These relate to early Maaori settlement and migration, maritime heritage, colonial heritage, industries like gold mining and kauri logging to a more recent 'beach and bach' heritage. Our heritage is not limited to specific sites though and is also celebrated through means such as oral history recordings and information signs.

Our cultural heritage is greatly valued by those who live in the district. It's also seen as important to the district's economy through the promotion of a rich history to the visitor market.

Conserving areas of heritage value isn't always straightforward. Some efforts are in place to protect heritage sites. Currently 178 historic places are recognised in the national Historic Places Trust Register. Some of the registers (e.g. the Thames-Coromandel District Plan) are limited to Thames and Coromandel settlements. The formal recognition of heritage sites can place building restrictions on private property for a wider community benefit but this isn't always desired by private property owners. On the other hand, heritage is often celebrated through other ways such as upgrading the Whangamata town centre area to reflect its maritime and surfing heritage including surfing heritage signs and surfboard seats.

Community organisations have been established to promote and protect heritage. The Department of Conservation has a role in enabling the public to explore some of the heritage areas on conservation land.

### **Where are we heading?**

As growth pressures increase, existing heritage areas or sites may be changed by new development. For example, many of the coastal areas are seeing old small 'baches' or cottages gradually being replaced by new and substantial houses. Ongoing increases in property values will further fuel this trend. While some registered sites are subjected to protection provisions, others may not be and redevelopment in these areas is likely to involve major changes to the character of an area.

Further promotion of the Coromandel's heritage through initiatives such as town centre design and heritage trails could help generate tourism opportunities during off-peak times of the year. However visitors can also put pressure on sites of cultural value.

There can be conflicts between the development of infrastructure to support a growing population and the protection of heritage values. For example, the widening of roads on the western seaboard to improve traffic safety would require removal of some well known and highly valued pohutukawas. Building restrictions in heritage areas can have perceived (or real) impacts on the cost of building (e.g. consenting costs or higher cost of period or authentic materials). Likewise, the cost of maintaining an old building to retain heritage values is generally more expensive than simple 'modernisation' of buildings. There is a general conflict in some cases due to the private costs associated with the preservation of public values.

### **What does this mean?**

*Heritage is seen as an opportunity*

As well as being an important feature within our communities in its own right, our heritage is also seen as an opportunity to contribute to economic growth, particularly by attracting visitors to the area if well managed.

*Development demand may put pressure on heritage values*

The demand for housing, commercial and industrial development in areas or sites of heritage character might continue to result in the removal of heritage buildings or compromise the heritage value of a wider area.

## **Open Space & Recreation**

### **What's been happening?**

The Coromandel Peninsula, including the coastal marine area is regarded by many as a major recreational playground for communities and visitors. The Peninsula includes a lot of open space free from extensive development. Much of this open space contributes to the significant conservation and heritage value of the Peninsula.

Crown land managed by the Department of Conservation (DOC) makes up about one third of all the land in the district. This forms the backbone of the Peninsula's open space. Some of the other open space is privately owned.

There is one marine reserve on the Peninsula – Te Whanganui-a-Hei Marine Reserve at Cathedral Cove, Hahei. The Hauraki Gulf Marine Park covers a wider area including the waters of the Coromandel Peninsula and Hauraki Gulf.

There are also a number of recreation facilities available which contribute to our communities' quality of life. These include community halls, libraries, information centres, harbour facilities, tracks and reserves. Reflecting this, there are many sports clubs and recreation groups for the size of the district's population. Walking and gardening are the most popular forms of physical activity, and cycling is also popular for many.

DOC encourages recreation activities on the Peninsula that are consistent with its objective of protecting natural and historic resources. It grants recreation concessions for a variety of recreational pursuits and provides a range of walking tracks on conservation estate.

The beaches are the most heavily used part of the coastline, for surfing, playing sports, playing with children and passive activities such as reading.

There can be conflict between multiple uses of our land and coast, for example, wanting boat ramps to access the coast versus passive use of the beach or increased access to special coastal areas while protecting the Peninsula's biodiversity.

### **Where are we heading?**

Changes in our population and lifestyles will change our recreation patterns. For example, smaller house lot sizes might mean people rely more on public open space. The population on the Peninsula is ageing, and gardening and walking are the district's most popular forms of physical activity. Despite this, there appears to be a growing demand for recreational facilities, particularly sport complexes (including indoor complexes) signalled by local communities. This is associated with an observed region-wide increased participation in organised sport by both adults and children, and efforts to attract young people to the area. Like other new infrastructure, such facilities come at a high cost.

Some of the Crown land on the Peninsula is currently subject to Waitangi Tribunal claims. While unresolved at this time, this land could be transferred to Iwi ownership and therefore its usage may change.

Increasing visitor numbers may continue to place pressure on DOC recreational land, historic, scenic and conservation reserves and open space areas adjacent to the coast (e.g. Cathedral Cove had more than 15,000 visitors in December 2005). DOC manages land based on underlying conservation objectives so may need to consider restrictions on public access to minimise impacts in the future.

Many areas that are currently undeveloped or farmed are in private ownership. The land use could change with increasing growth and development. This will impact on the community's perception of available open space.

Some wharves and boat launching facilities already do not cope with demand during peak use periods. At some locations there is also a conflict between recreational and commercial fishermen, both in terms of the use of facilities, and the sustainability of the fishery itself. Such pressures and conflicts will increase as the total number of recreational boats increases with population growth. There is a demand for more berthage areas and trailer parking adjacent to boat ramps. The Coromandel Peninsula is considered to be under-represented for marine protection according to the national Biodiversity Strategy. The Department of Conservation will continue to investigate opportunities for further marine reserves in the future.

### **What does this mean?**

#### *The Peninsula is a place of recreation*

Recreation and open space is an attraction promoted by the tourism sector, so it has real value in an economic sense. High numbers of people seeking recreational experiences, including visitors, may continue to place pressure on open space with conservation values. This might mean ensuring that public access to remote areas doesn't threaten natural and conservation values. There is a high cost in continuing to deliver on high recreation and open space expectations signalled by many communities.

#### *Open space and recreation will continue to be important as the population and numbers of houses grow*

The type of recreational facilities demanded will reflect the preferences of an ageing population. Retirees choose to come to the Peninsula for lifestyle purposes, which includes the open space and recreational environment. Open space is important in retaining the character of our communities.

#### *Open space is important for a variety of reasons*

Open space provides for recreation, amenity and conservation – sometimes these values are competing against each other.

# Biodiversity

## What's been happening?

Nearly 60% of the Coromandel Peninsula is covered by indigenous vegetation, providing valuable habitat for indigenous plants and animals. Some offshore islands are kept pest free and provide refuge for threatened species. This natural environment helps define the 'character' of the Coromandel.

The RMA recognises (s6) "*the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna...*" as a matter of national importance. There are also amendments (2003) to the RMA that give regional and district councils functions to maintain indigenous biological diversity. These matters filter down through many policy statements and plans.

The Crown land and marine reserve managed by the Department of Conservation are important in that they contain a significant proportion of this biodiversity, but some significant biodiversity also remains in private ownership.

A number of animal and plant pests adversely impact on the biodiversity of the Peninsula by causing vegetation damage, predation and increasing soil erosion. However there are some conflicting community views around how animal and plant pests might best be managed.

Few areas of coastal forest remain, and much of the district's dune vegetation has been damaged or lost. Over 70% of Coromandel beaches and dunes have houses, with most remaining areas under pressure for residential development. There is a high level of community interest in and projects underway with the aim of enhancing biodiversity in the district.

## Where are we heading?

There are many pressures on the biodiversity of the Peninsula, including:

- pressures on fish stocks and marine resources due to commercial and recreational fishing, loss of up-stream habitats through changing catchments
- habitat loss and modification in coastal and estuarine waters through for example, harbour dredging
- habitat loss, fragmentation and modification of inland areas, by activities such as subdivision and development, drainage and forest clearance
- introduced plant and animal pests impacting on habitats through altering ecosystems and introducing diseases.

The results of subdivision directly affects habitats through vegetation clearance, increased human activity such as vehicles on dunes, accelerated sedimentation of catchments and the introduction of domestic pets and plant pests. Storm water and industrial discharges from urban areas in particular can contain heavy metals and other contaminants that affect the quality of water in which plant and animal communities live. Other land uses can also directly affect habitats, such as conversion of forestry to dairy farming.

Accelerated climate change including global warming and sea level rise may impact on ecosystems in low-lying areas. This is a particular problem when development or some other barrier stops these habitats from migrating inland as sea level rises.

## What does this mean?

*There will continue to be demand for development in sensitive coastal areas*

We need to consider how the impact of housing on catchment systems is minimized. We also need to think about the extent to which land should be set aside for biodiversity protection purposes if there are other demands for this land. The infrastructure serving such development must be effective to avoid unnecessary environmental impacts so that it avoids negative effects on affected ecosystems.

*Our catchments will change as the effects of climate change are experienced*

We might need to look at additional spaces or ways of allowing low-lying ecosystems to migrate inland with long term sea level rise. If we don't allow for this, some ecosystems will be "squeezed out". Other climate change impacts such as change in temperatures or weather patterns can also affect biodiversity by changing habitats for native species. In such situations, native species can end up being replaced by weeds.

# Landscape and Natural Character

## What's been happening?

The RMA recognises (s6) *"the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development; ..."* as a matter of national importance. These matters filter down through policy statements and plans, including the New Zealand Coastal Policy Statement (NZCPS), Regional Policy Statement (RPS), Regional Plan (RP) and Regional Coastal Plan (RCP). Community planning experience around the Peninsula has also shown that outstanding landscapes are considered an essential part of the identity of the Coromandel Peninsula and should be protected as such.

Research into community perceptions shows that particularly high value areas are often remote and/or coastal, and include cliffs, natural estuaries and beaches, ranges, headlands and the hills that form backdrops to settlements.

The district has a number of outstanding landscapes which are critical to the values and character of the district, and are the key attraction for residents and visitors. These areas are considered to be of high value due to visual impact, amenity values and/or cultural and historical significance. The latest assessment has also identified a number of 'amenity landscapes', which are said to contribute to people's appreciation of an area. Both the outstanding and amenity landscapes will be given some level of protection through the District Plan, depending in part on the consultation undertaken for the Blueprint project. The assessment did not look at landscapes in urban areas, so settlement backdrops will not have been identified even if considered important by some.

Unfortunately, the very features that make an area attractive can be easily damaged by people living or even visiting there. Development in new areas can involve earthworks, road widening, residential development and vegetation removal, which all can detract from the natural character of an area and can damage the landscape values.

Economic activities such as forestry can change the vegetation, soil stability and visual character of catchments and estuaries. Similarly, the structures associated with the aquaculture industry are visible over large areas of the sea surface, changing the character and visual values of the area ('seascapes').

## Where are we heading?

District Council policy currently aims to concentrate future population growth and associated development within the seven serviced settlements of Thames, Coromandel, Matarangi, Whitianga, Tairua, Pauanui and Whangamata. Recent trends show that in spite of this, much development is occurring outside these areas, because of a demand for property in remote and wilderness areas, particularly along the coast. As development spreads into relatively undeveloped areas, the impacts on landscape and natural character increase.

Although national and district policy aims to avoid this dispersed development, current rules and zoning means that there is still some scope for housing growth within the smaller settlements.

If the population continues to increase, there will be more pressure on natural areas throughout the district, particularly on undeveloped beaches and in remote and rural areas. Unless very carefully managed, such pressures could result in degradation of the natural values in these areas. There will be ongoing pressure for housing development in pristine and remote areas.

Any future increases in population are likely to lead to a demand for improved roads. In some cases (e.g. upgrading the Thames Coast Road) this would have significant impacts on landscape values, by changing the character of the area and removing highly recognisable vegetation, such as coastal pohutukawas.

## What does this mean?

*Housing development can change our landscapes*

If settlements continue to develop, and communities do not want intensification of housing within urban boundaries, there will inevitably be pressure on developing our significant landscapes. If development spreads out around the Peninsula, especially when it occurs in sporadic fashion, there will also be demands for improved and new infrastructure such as roads, which could impact on landscape and natural character values.

*The nature of our economy can also impact on landscapes*

Economic activities such as forestry can change the vegetation, soil stability and visual character of catchments and estuaries. Similarly, the structures associated with the aquaculture industry are visible over large areas of the sea surface, changing the character and visual values of the area. Landscape and natural character are also key values that attract visitors and tourists to the area so are also economically important. In turn, increased development and a growing resident and visitor population could impact on industries such as farming and aquaculture by occupying high quality soils and degrading water quality. The design of future developments may need to be unobtrusive in order to fit into the landscape in sensitive areas.

In some places, trade-offs may be necessary. For example, economic activities such as forestry may retain some naturalness to backdrop areas. While not a native environment, such areas would generate a more 'natural' backdrop than residential development.

New infrastructure such as roading, power pylons or wind farms may also impact on landscape values.

## Natural Hazards

### What's been happening?

There are many natural hazards facing the district; some are faced more often than others. They include coastal hazards such as storm surges, coastal erosion, tsunami and other hazards such as flooding, earthquakes, landslides and subsidence, weather related events including heavy rainfall, extreme wind or fire.

There are a number of extensively developed low lying areas in the Coromandel Peninsula. In many cases this is due to a lack of suitable topography elsewhere (particularly on the western side of the Peninsula). These low lying areas are particularly vulnerable to a range of flooding and erosion hazards, from rivers during periods of high rainfall, from the sea during storms and by tsunami. In contrast, some areas of steeper land are prone to instability, particularly during times of heavy rainfall or earthquakes.

In general, the resident population of the Coromandel Peninsula has relatively low incomes. In many cases, flood prone communities are therefore either under-insured, or not insured at all against flooding. The management of hazards in these areas is sometimes necessary and can therefore place a high burden on the rest of the community, as funds for flood management must come from public sources. The 'Peninsula Project' is a joint EW, TCDC, DOC, and Hauraki Maaori Trust Board project aimed at managing flood hazards along the Thames Coast. The Project has funding from central government to undertake flood management works including flood protection works and state highway bridge improvements. The project also includes river and catchment management and pest control.

The Thames-Coromandel District Natural Hazards Plan change is moving towards directing new development to areas less susceptible to natural hazards.

There are number of towns on the Coromandel Peninsula where beachfront property is at risk from natural coastal processes. The management of coastal erosion is likely to be dealt with in part through a plan change in the short term, and more detailed management options may be discussed through the development of local Blueprint plans.

Some settlements on the Coromandel Peninsula are at risk from severe flooding by tsunami, particularly in the case of local volcanic activity. The District Council is currently working to establish the level of risk and plan ways that communities can adapt or be protected.

### Where are we heading?

It is difficult to predict when and where the next natural events may occur. Rough estimations of likelihood in the future include:

Projected climate change and sea level rise will exacerbate many natural hazards facing communities in the district. The frequency and severity of storms is likely to increase, worsening river and coastal flooding and land instability. While Coromandel beaches are currently quite stable, a long term trend for coastal erosion at sandy beaches may also occur as a result of sea level rise. This would threaten hundreds of houses on both the eastern and western coast of the Coromandel Peninsula. If seawalls were used to protect these properties, many of the sandy beaches would disappear at high tide. This would have major impacts on public access and natural character.

There will continue to be people and properties which are vulnerable, due to living in high risk areas, and many will be unable to afford insurance. Ongoing increases in property prices and the relatively small number of insured properties will mean insurance premiums will continue to increase. This could mean in some cases developers and communities are required to accept the cost of this risk themselves.

The Council wants to avoid unnecessary risk in the future by steering new development into areas that are at low risk from natural hazards. Future plan changes will likely include standards for development in low hazard risk areas and look to avoid new development in high risk areas.

Future changes to the District Plan could specify controls for building in identified hazard areas. These specifications could include floor level (already controlled) and design of foundations. Warning systems could also be put in place to aid evacuation from flood prone areas or in the event of a tsunami.

### **What does this mean?**

#### *Areas subject to natural hazard will require some management*

Successful management of this issue involves avoiding risk from hazard events or reducing hazards to an acceptable level. This will require some significant changes in development patterns at some locations. This may include the removal of existing development where the risk cannot be reduced to acceptable levels, or where the environmental impact of the measures to reduce the risk is too great (e.g. loss of natural character, public access or important habitat).

In some areas, design specifications may be sufficient to reduce risk while in other areas, the risk to life may be such that there can be no development.

Good emergency management procedures and planning will be essential in areas already at risk from hazards. Hazard events such as tsunami are severe but very rare, and are difficult to plan for. Many large existing townships are at risk from such events. Management of risk from such hazards will most likely involve the development of suitable warning systems and education of communities to ensure prompt action in the event of seismic/volcanic activity.

#### *The land form of the Peninsula influences hazards and their management*

Many areas of land are too steep and unstable to provide safe building platforms, while most flat, low-lying areas are prone to flooding from rivers and/or the sea. The nature and distribution of development will therefore be strongly controlled by the local topography, particularly on the western Coast of the Peninsula.

## **Economy**

### **What's been happening?**

In 2008, the district's 4,261 businesses provided the equivalent of 10,065 full time jobs. These businesses were generally small businesses – employing on average 2.4 full time people per business. So while the number of businesses was increasing, the size of businesses was, on average, getting smaller. These businesses collectively produced \$892 million in GDP (gross domestic product). GDP represents the country's income earned from production by New Zealanders and by foreign firms operating within New Zealand.

The district's economy is based largely on three sectors – retail and distribution, manufacturing and building, and business services. The largest contributor to GDP in the last year was the business services sector. This sector includes real estate agencies, property development companies and technical, legal, accounting and business management services.

The largest employers are retail and distribution (32.7%), the manufacturing and building sector (25.8%) and the social services sector (14.8%). Employment growth in the social services and business sectors has been steady, but at a slower rate than New Zealand as a whole, whilst employment in the manufacturing and building sector has dropped. This has been affected by the loss of almost 300 full-time equivalent (FTE) jobs through the closure of sawmills, as well as an increase of approximately 100 FTEs in supermarket and grocery stores. Within building and manufacturing, we had seen an increase in house construction, boat building, roofing services and painting and decorating up until March 2008, although this has more recently been affected by the national economic climate. Over the last decade a shortage of labour has emerged as a significant constraint for business.

There are variances in the economic drivers between local communities. Thames holds a large portion of the district's manufacturing and retail sector, as well as the district's hospital. Coromandel and the surrounding area are dominated by small home-based and locally operated businesses and restaurants, as well as a strong fisheries and aquaculture industry. Whitianga has a large retail centre as well as strong marine and construction businesses. Settlements like Pauanui, Tairua and Hahei have mostly small tourism and /or accommodation businesses based around a summer population peak. Whangamata has a wide range of retail, service and light industry businesses that service the local community.

The close proximity to major centres such as Auckland and Hamilton drive summer visitor numbers and the demand for holiday accommodation. The economic future of the district is therefore closely tied to that of these major cities, particularly Auckland.

It is generally acknowledged that the current dominant industries on the Peninsula are low wage industries, for example tourism, agriculture and shell fish processing. At the 2006 census the median income of Thames-Coromandel District residents was \$20,300 per annum, \$4,100 lower than New Zealand as a whole at \$24,400.

### **Where are we heading?**

The existing Peninsula economic development strategy identifies a number of high priorities for action within the wider Thames-Coromandel and Hauraki Districts. These are: Aquaculture; Tourism; Transport and Storage; Minerals/mining and Manufacturing.

At the time of writing the national economy was experiencing a downturn. However, although we know that in planning for the long-term there will be fluctuations, global policy actions are expected to lay the foundations for recovery in 2010 with recovery expected to continue over the next few years.

There has been a recent decline in the construction and consenting of new dwellings. It is expected that this sector will recover over a period of time. There has been a slump in forest exports over the last decade and the success of this industry in the near future is uncertain. Significant growth is expected in the aquaculture industry, with currently only half of the consented area in Wilson's Bay developed.

The dairy industry is currently stable, with returns for farmers remaining in line with long-term trends, despite being lower than a record high in 2008. However, ongoing population increase, rising land prices and the expansion of residential and lifestyle development into rural areas could threaten the economic viability of farming in the future. Despite sustainability concerns, the tourism industry is holding steady. Whilst experiencing decreasing visitor numbers, from elsewhere in New Zealand and overseas, there are increased opportunities for the industry to diversify. Some types of development have the potential to erode the natural values of the district that provide the reason for the successful tourism industry. This could have long-term and irreversible impacts on the district's economic future.

Maaori communities have also expressed a desire to have more control over Maaori owned land to allow for the fulfilment of economic opportunities. There is the potential for current conservation land to be transferred to Maaori ownership as the result of Treaty claims, which may result in a change in land use.

Limited and unreliable telecommunications infrastructure and power supply currently prevents businesses from operating efficiently. This is particularly so for broadband internet access and cell phone coverage. An improvement in these services would help all commercial activity on the Peninsula and in particular promote work from home type business and aid the property services industry.

There is a shortage of labour, particularly during the peak summer months and when required for seasonal primary employment. This is driven in part by the high costs of short term accommodation and permanent housing, which has also made it less affordable for industry workers, young people and families to live on the Peninsula. This labour shortage makes it difficult for local business to operate.

## What does this mean?

*Different industries create different impacts on infrastructure and the environment*

Key economic drivers for the district are not always compatible. The values that attract visitors to the area (such as biodiversity, landscapes and natural character) are sometimes at threat from other commercial activities (such as construction and aquaculture). In turn, increased development and a growing population could impact on industries such as farming and aquaculture by using areas with high quality soils and degrading water quality. Careful planning could support local communities by providing employment and encouraging a permanent population, while avoiding unnecessary adverse impacts on other important values such as landscape and water quality.

The labour pool shortage will continue to impact on the number and type of businesses in the district. The availability of workers might be further limited by the high cost of housing.

It is difficult to predict economic trends for the future. While some predictions can be made based on current trends, it is difficult to foresee with any accuracy what the dominant and most successful industries will be in the district in the future.

## Physical Resources

### What's been happening?

The district is dominated by the steep-sided Coromandel Range of mountains. The rugged catchments mean that most rivers and streams are also short and steep, with the exception of the Kauaeranga and Tairua Rivers. The coastline consists of mostly short beaches and bays separated by rocky cliffs. The Coromandel township area and eastern coast of the Peninsula have natural harbours that are protected by islands and/or sand spits. Mangroves and mudflats are present in most protected areas, while exposed areas have sandy beaches. To the west lies the Firth of Thames and Hauraki Plains.

The soils on the Coromandel Peninsula are different from other soils in the Waikato Region. The soils are mostly poor draining and of poor quality. There are limited areas of high quality, versatile soil in the district, mostly on the lower lying flat and rolling country in the lower catchments.

Coastal water quality around the district is generally good, particularly in open coast areas. In some enclosed estuaries, water quality is reduced following heavy rain. In most rivers and streams in the district, water quality is at least 'satisfactory' for swimming and biodiversity, though there are times and places where water quality does not meet either of these standards.

There are limited known supplies of fresh water in the district. Many communities have limited water storage ability due to the short, steep catchments of the Peninsula. This could constrain future development. Areas of current and future water supply may be susceptible to contamination by growth and development.

The district has numerous small wastewater treatment plants, some of which are older and function below modern expectations, or do not have the capacity to cope with peak populations during summer.

Poorly functioning septic tanks can and do impact on both fresh and coastal water quality. Volcanic and hydrothermal activity has created deposits of gold, silver, lead, zinc and copper, which have been and continue to be the focus of mining activities.

### Where are we heading?

Increasing visitor and resident populations will increase waste water discharges, potentially impacting on ground and surface water quality. A corresponding increase in the demand for water will put pressure on already stretched water supplies.

The physical limitations of the environment may mean that housing and economic growth patterns will need to be structured to tie in with the topography. There will be many conflicting demands on lower lying, flatter areas, particularly where the soils are more fertile and versatile.

Subdivision, forest harvesting and more intense catchment land use could generate further increases in sediment runoff and subsequent sedimentation of streams and estuaries. This may be further exacerbated by more frequent severe weather events due to climate change.

## What does this mean?

### *Housing development is constrained by the district's physical resources*

The steep terrain in the district generates rapid runoff during heavy rainfall and has a high potential for instability. This can in turn affect accessibility as well as property and life. Climate change is likely to exacerbate these factors.

Large areas of the district are too steep or erosion prone to support intensive development, and lower areas are often prone to flooding. This limits the area available for development.

Areas that are desirable for development because of their physical form in many cases correspond to areas of versatile soil, raising issues around future economic directions for the district.

### *Different land uses can have flow-on effects*

It is important that ground water takes and streams are protected from the impacts of increased population and associated discharges. Catchment disturbances can result in soil erosion and subsequent sedimentation downstream, particularly in estuarine environments. Sedimentation can increase flooding, reduce amenity by affecting boat navigation and useable space, and alter ecosystems.

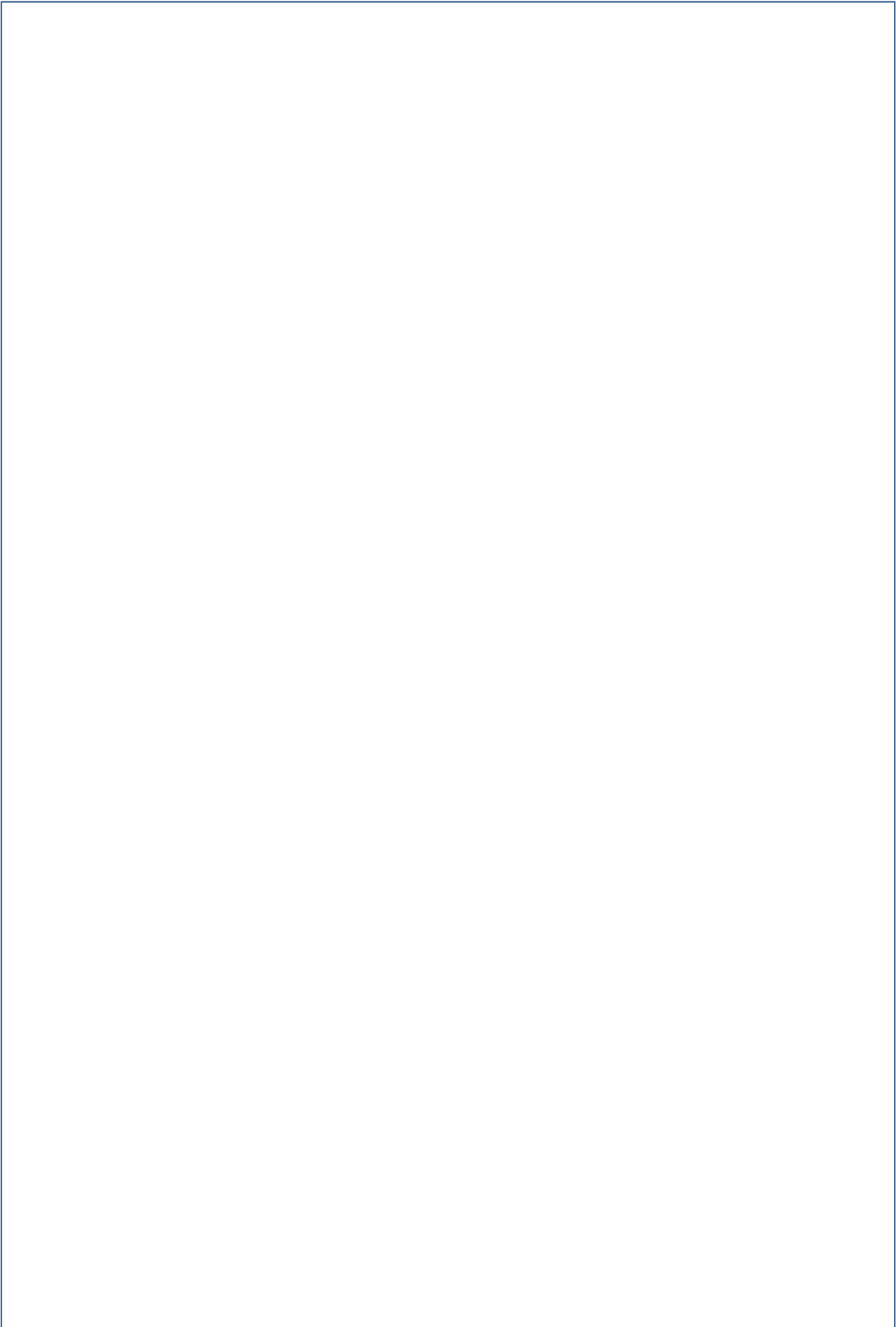
### *What you've told us is important*

When considering physical resources, the district, regional and national communities have identified the following aspiration:

Ensuring that human activities do not compromise the important resources of the Coromandel's physical environment, including:

- Water quality, quantity and mauri
- Sustainable use of soils and the sea
- Air quality

In the local community plans, the importance of water quality of streams and harbours is emphasised. Linked to that is the need for good catchment management.



# Key Issues for the Future

The profile statements research revealed a number of challenges facing our communities going into the future. The Coromandel Peninsula Blueprint has identified a number of particularly important issues, including:

## Landscapes, Open Space and Biodiversity

- Our district boasts beautiful landscapes and coastlines that must be protected but many are privately owned and at the moment you can have development within some of them.
- Other open space, such as farms, forestry and even the sea, will come under pressure as our economy grows. It is therefore important to decide what commercial and industrial activity is appropriate.
- Maaori land lies in coastal and rural areas, where development is often restricted. This puts financial and social pressures on Maaori communities wanting to provide affordable housing. This is an important challenge given the growing number of urban Maaori returning to their lands.
- Our district has rich plant and animal life and many beautiful natural environments, on land, in harbours and along the coast. Development and tourism need to be managed to protect and enhance these treasures.

## The Character of Our District and Settlements

- The Peninsula is an expensive place to live and buy a house, our population is ageing and there is even more demand for holiday homes. Yet we need or want health, transport and recreational and other services. An increase in permanent population would help to support these services.
- Our district has many small towns with their own unique character and sense of place; their natural backdrops, beaches, harbours, biodiversity and history. Development needs to be managed to protect this character and sense of place, including the clean water and healthy harbours.

## Natural Hazards

- Councils must manage land use to avoid natural hazards like floods and erosion, which climate change will only intensify. Existing and new development needs to be managed to prevent or minimize the effects of these hazards.

## Economy and Infrastructure – Servicing our Communities

- We need a more diverse range of economic opportunities to balance the tourism industry.
- Providing our many communities with water, roads, sewerage and stormwater systems, power and broadband is challenging and expensive.

## Potential Future concerns

- It is widely recognised that climate change in the future will have a significant impact on weather patterns, sea levels and associated natural hazard threats which communities must prepare for. Climate change will also impact our biodiversity, resource competition, food, water and living space.
- Preparing for a changing global economic climate and potential peak oil crisis will create new challenges for communities to become more self-sufficient.
- Advances in technology will provide opportunities which are expected to have future implications for energy and communications – and how the world manages its affairs.
- We have Maaori communities experiencing cultural and political change in preparing for the outcome of Treaty settlement claims in the future.

**Overall, it's a balancing act to ensure, as the Maaori proverb says:**

*ki te whakarite te taha tinana, te taha wairua, te taha hinengaro ki te Taiao, ka tino whai mana te mauri*  
that there is a holistic balance with the environment to protect and sustain, nurture the very essence of its life giving force

# Bottom lines

Underlying the development of the Coromandel Peninsula Blueprint are some bottom lines, that inform our decision-making based on values of sustainability, caring and responsible guardianship. These bottom lines form the basis of responsible resource management practice and were selected as they have either been identified as matters of national significance in the Resource Management Act, or have been consistently highlighted as important values in community plans. Hauraki Whaanui associates these values to kawa, a set of laws associated with maintaining the mauri, or life-giving force, to ensure that the whakapapa/connectedness to the environment remains intact.

These are things that we will **not** compromise on, and include:

## **Protection of outstanding landscapes**

This means identifying where these landscapes are, what inappropriate use or development of these landscape areas is, and what level of protection will be applied

## **Protection of registered cultural and archaeological sites**

Ensure that non-Maori and Maori heritage is protected, promoted and where possible, enhanced

## **Recognising the diversity and character of our settlements**

This means we need to define and protect what is needed to retain a 'sense of place' and diversity in our towns and settlements

## **No degradation of water quality**

Ensure existing and future development patterns and associated activities will protect water quality

## **Protection and enhancement of biodiversity**

Ensure existing and future development patterns and human use of natural environments occurs in a way that protects indigenous biodiversity

## **Reduced risk from natural hazards**

It is considered unacceptable to allow development to exist where there is a significant risk to human life, therefore we will need to manage development in hazard zones

# Community Aspirations

The Coromandel Peninsula's communities (you) had already told us a lot about your aspirations for the future of our land/whenua, water and coast/Tikapa. In addition to the profile statements, we took the objectives identified through community plans, our district's community outcomes process and consultation processes for statutory resource management documents such as the District Plan and focussed on these to inform 'Our Future' for the Coromandel Peninsula. The common themes arising from these consultation opportunities are listed below.

## ...about people

- recognise the diversity and character of our communities
- acknowledge the kaitiaki role of Hauraki Whaanui

## ...about housing

- recognise the character of our communities and enhance or maintain their amenity and landscape settings
- protect our sensitive coastal and natural environment from the negative effects of settlement development

## ...about the economy

- foster economic development which complements the diverse character of the Coromandel

## ...about infrastructure

- provide for safe, reliable and efficient infrastructure enabling self-sustaining communities while avoiding negative effects on the environment

## ...about cultural heritage

- recognise and conserve our many cultural heritage resources and values
- recognise the special relationships tangata whenua have with Te Tara o te Ika a Maui

## ...about open space and recreation

- provide open spaces so that the special qualities of the Coromandel, including coastal areas, diverse settlements and recreational opportunities, are maintained or enhanced
- provide for public access to our natural environment including waterways and coast in a manner which protects their special character

## ...about biodiversity

- protect and enhance the biodiversity of the Peninsula, including:
  - marine and coastal areas
  - indigenous vegetation and fauna
  - wetlands
  - the ecosystems on land or in water where biodiversity lives

## ...about landscape and natural character

- Protect and enhance the natural character of the Peninsula, especially our outstanding landscapes, landmarks and the coastal environment

## ...about natural hazards

- keep our communities safe by minimising the risk from natural hazards, and their impact on people and property by building community resilience

## ...about physical resources

- ensure that human activities do not compromise the important resources of the Coromandel's physical environment, including:
  - water quality, quantity and mauri, sustainable use of soils and the sea and air quality

These themes became the focus of our **'Possible Futures'** consultation to inform a **'Preferred Future'** for the Coromandel Peninsula.

# Preferred Future – your feedback on the ‘Possible Futures’

There are many options for how we might shape our district in the future. These options must consider what’s happening now and what might happen in the future, as well as what you, our communities, have told us is important. However there is no one perfect option that provides for everything we want so we asked you to prioritise these to help us make decisions on what trade-offs might have to be made. As part of this, we presented a number of scenarios (‘Possible Futures’) for the future management of development and growth on the Coromandel Peninsula. Your feedback highlighted a number of key priorities, as outlined below:

## The protection of important landscapes, open space and biodiversity.

These values can be protected through:

- more consolidated or compact re-development of current settlements and containing new ‘greenfield’ development within identified settlements
- strong controls on rural-residential and coastal subdivision and development outside of main urban hubs
- integrated catchment management to protect biodiversity and control nutrient and soil runoff into waterways

## Economic growth and the provision of modern, reliable infrastructure.

This can be achieved through:

- focusing industrial and commercial activities within main urban hubs to allow for efficient use of infrastructure
- supporting economic opportunities that protect environmental values

## The character, diversity and sense of place of the settlements on the Coromandel Peninsula.

This can be preserved by:

- restricting the spread and growth of smaller towns and rural settlements to stay within current boundaries and to the planned capacity of infrastructure
- protecting and promoting the unique cultural heritage and cultural diversity of communities

## Building safe and resilient communities.

This can be achieved through:

- avoiding development in hazard prone areas
- understanding and reducing risks to people and property from natural hazard events
- educating and preparing communities for future global changes, including climate change
- encouraging sustainable use of resources, particularly energy

Your feedback identified a preference for a combination of two or four major centres, rather than many dispersed settlements. We have taken this feedback and considered it along with all the other information we have, including community and iwi management plans, statutory resource management documents and research information.

The resulting ‘Preferred Future’ identified for further consultation focussed development in three main urban hubs, at Thames, Whitianga and Whangamata. This aligned with the strong preference to protect the landscapes, open spaces and natural values of the Coromandel Peninsula while allowing for economic growth and providing efficient infrastructure and services. Economic development and housing would be focused around the main urban hubs, with added support for Coromandel to re-establish itself as a key sea transport link with Auckland. Limited development will continue to occur in other centres within the current capacity of existing planned infrastructure. Assessment of appropriate locations for papakaainga will also be taken into consideration.

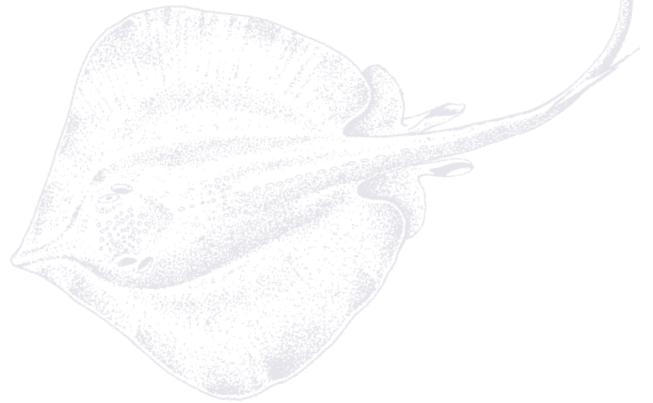
After considering all available information and community feedback, the Blueprint partners established a Vision for the Coromandel Peninsula in 2050. This Vision, now recognised as ‘Our Future’ is made up of four overarching long term ‘outcome statements’ that summarise the priorities for future management on the Coromandel Peninsula.

# Blueprint Vision and Outcomes

## 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



## Ko te 2050 te tau:

Ko Te Tara o te Ika a Maui:

- ka whakanui i aana taonga aa-taiao
- he putahi matahuhua, hauora tonu oona
- he waahi e ora ai, e mahi ai, e ngahau ai ngaa whakatupuranga
- he hapori pakari tonu oona

Hahei Beach – Photo courtesy of Tourism Coromandel

Each outcome statement has a set of goals as outlined below. Concept maps provide a spatial indication of the strategies developed to achieve these.

## Outcome 1

### Embraces its natural taonga – treasures

In 2050, the Coromandel Peninsula will be a place where:

- the environment is fundamental to the well-being and vitality of the community
- significant landscapes and seascapes are preserved
- kaitiakitanga – guardianship is practised by all
- quality of open spaces, air, soil and water is retained
- access to open spaces and the coast is maintained and enhanced
- native biodiversity and ecology is protected

### Ka whakanui i aana taonga a-taiao

Kia tae ki te tau 2050 ka noho Te Tara o Te Ika Maui hei waahi: hei haapai i te horopaki i te hauora me te manahau o te hapori

he maha ngaa tirohanga aa-paewhenua, aa-paemoana kua oti te whakarauora e kawea ai te kaitiakitanga e te katoa kei reira te kounga o ngaa takiwa maahorahora, ka mau tonu te pai o te hau, o te one, o te wai ano hoki e mau tonu ai, e whakapikia ai hoki te waatea o ngaa takiwa maahorahora me te takutai tiakina ai te mauriora o ngaa koiora maaori, me o raatou kaainga katoa

## Outcome 2

### Diverse and vibrant centres

In 2050, the Coromandel Peninsula will be a place where:

- there is a range of lifestyle opportunities
- economic and job opportunities are diverse
- unique experiences are provided
- urban settlements have clear boundaries
- communities are connected

### He putahi matahuhua, hauora tonu

Kia tae ki te tau 2050 ka noho Te Tara o Te Ika Maui hei waahi: e matahuhua ai ngaa whaainga waahi moo te aahua noho o te tangata e kitea ai ngaa whaainga waahi ohanga, aa turanga mahi matahuhua e horaina mai ai he wheako ahurei noho mai ai he taupaa maarama tonu mo ngaa taaone e tuuhono mai ai ngaa hapori

## Outcome 3

### A place where generations can live, work and enjoy

In 2050, the Coromandel Peninsula will be a place where:

- people can settle and families can thrive
- people can reconnect with their roots
- living is affordable
- communities are well serviced
- cultural heritage and diversity is celebrated

### He waahi e ora ai, e mahi ai, e ngahau ai ngaa whakatapuranga

Kia tae ki te tau 2050 ka noho Te Tara o Te Ika Maui hei waahi: e aahei ai te tangata me o raatou whaanau ki te noho mai i runga i te ora e tuuhonohono ai te tangata ki oona whakapapa e ngaawari ai te utu o te noho e pai ai te tuku ratonga ki ngaa hapori e whakanuia ai te ahurea tuku iho me te matahuhuatanga

## Outcome 4

### Resilient Communities

In 2050, the Coromandel Peninsula will be a place where:












- communities are safe
- communities can adapt to change
- resources are well managed

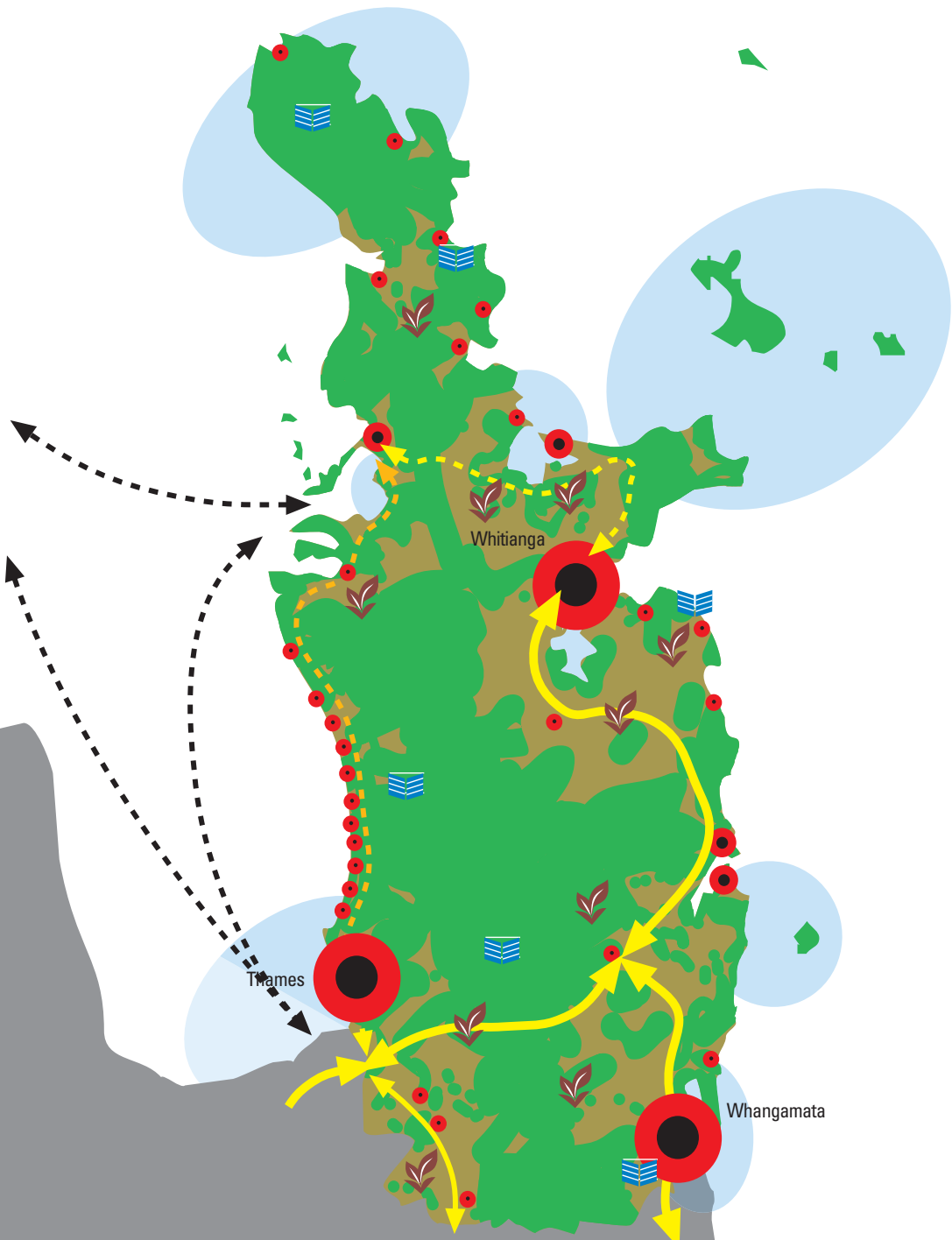
### He hapori pakari tonu oona

Kia tae ki te tau 2050 ka noho Te Tara o Te Ika Maui hei waahi: e haumarua ai ngaa hapori e kaha ai ngaa hapori ki te urutau haere e tika ai te whakahaere rawa

# Coromandel Peninsula Blueprint

Key:

- Residential, industrial and commercial urban hubs 
- Smaller centres retaining their character 
- Rural settlements 
- Important marine ecosystems to maintain 
- Principal travel routes 
- Scenic coastal highway 
- Secondary travel routes 
- Sea routes 
- High quality soil 
- Areas for protection 
- Access to key conservation areas 



The Coromandel Peninsula is a place that:

Outcome

# 1 Embraces its natural taonga – treasures

Our communities have told us that it is important to take care of the natural environment and protect our natural landscapes and seascapes. This means we all have a responsibility to practise good guardianship principles and manage our physical resources in a way that does not compromise the quality of open spaces or the quality of our air, soil or water.

What this means . . .

## **The environment is fundamental to the well-being and vitality of the community**

- ✓ We want to ensure the health of the natural environment that sustains us
- ✓ We want sustainable productive use of the environment
- ✓ We want to enjoy the environment
- ✗ We want to avoid unnecessary harm to the environment
- ✗ We want to avoid continued activities which degrade our environment over time

## **Significant landscapes and seascapes are preserved**

- ✓ We want to protect our special landscapes and seascapes
- ✗ We want to avoid activities that degrade high value landscapes and seascapes
- ✗ We want to avoid cumulative effects which, over time, degrade landscapes and seascapes

## **Kaitiakitanga – guardianship is practised by all**

- ✓ We want people to recognise they are part of the environment
- ✓ We want everyone to actively participate in looking after the environment
- ✓ We want people to understand the environment is fundamental to their well-being
- ✗ We want to avoid people unknowingly damaging the environment

## **Quality of open spaces, air, soil and water is retained**

- ✓ We want to have open spaces to enjoy
- ✓ We want to have high quality soils and clean air
- ✓ We want to protect the spirit, or mauri of water in rivers, streams and the coast
- ✗ We want to avoid health problems caused by pollution
- ✗ We want to avoid development that damages air, water and soil

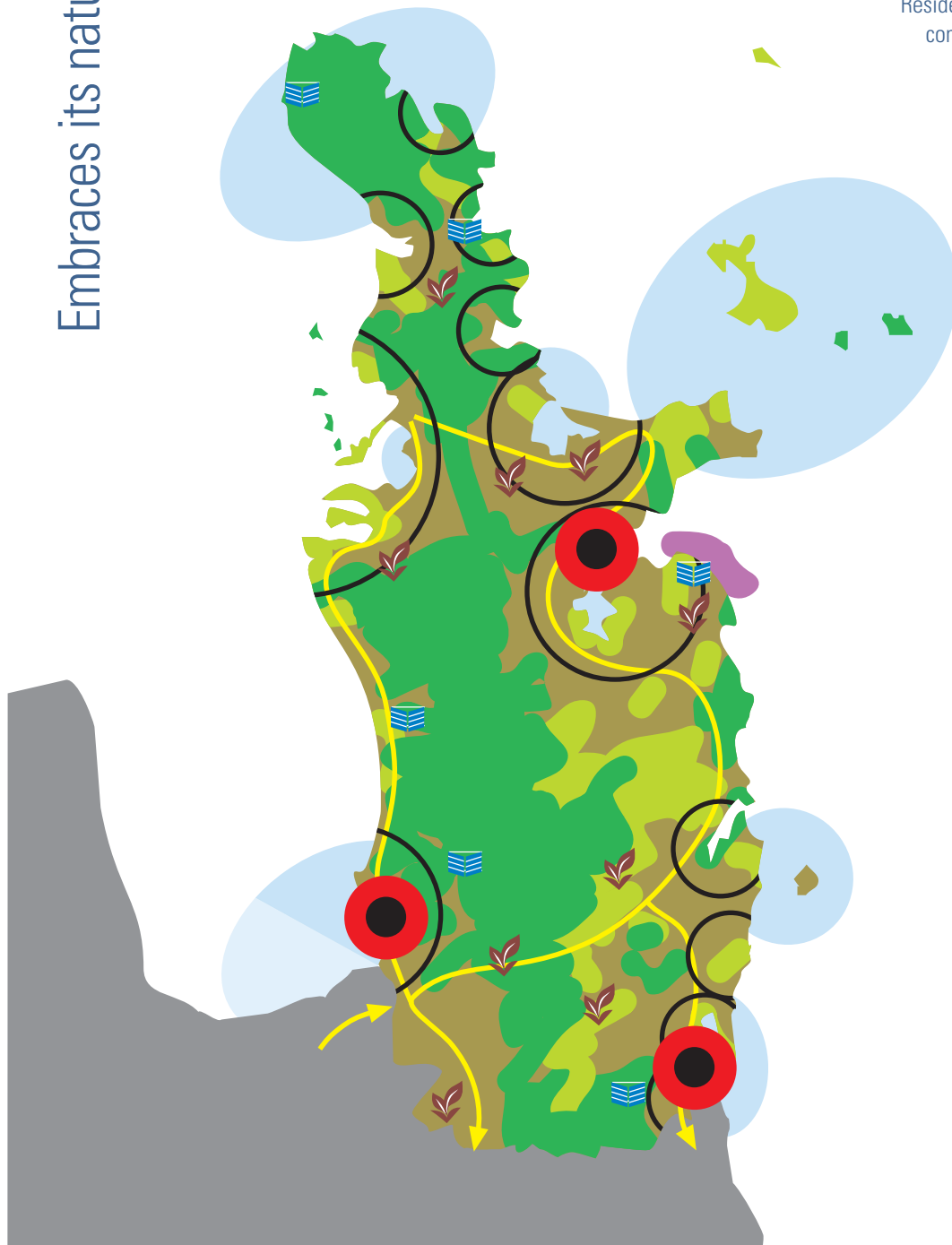
## **Access to open spaces and the coast is maintained and enhanced**

- ✓ We want to be able to get to, and enjoy public open space and coastal reserves
- ✗ We want to avoid access to areas that need special protection

## **Native biodiversity and ecology**

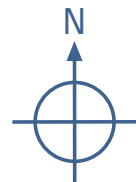
- ✓ We want to protect significant native habitats and species
- ✗ We want to avoid activities that damage natural ecosystems

# Embraces its natural taonga – treasures



## Key:

- Main roading network →
- Important marine ecosystems to maintain ○
- Marine reserve ●
- Manage catchments to improve downstream water and soil ○
- Protected natural habitats and landscapes ●
- Amenity landscape ●
- Residential, industrial and commercial urban hubs ●
- High quality soil ●
- Access to key conservation areas ●



Map not to scale

The Coromandel Peninsula is a place that has:

## Outcome 2 Diverse and vibrant centres

Our communities have told us that they want to protect the unique nature of diverse communities and the way in which this provides a range of opportunities for different lifestyles and employment options. This means we need to focus development in three main urban hubs and limit the growth of smaller centres so that we can maintain strong communities that are sustainable and able to promote their own unique character and sense of place.

### What this means . . .

#### **There is a range of lifestyle opportunities**

- ✓ We want to have three main urban hubs that will service the district
- ✓ We want to support the unique nature and diversity of each settlement
- ✗ We want to avoid a 'one size fits all' approach

#### **Economic and job opportunities are diverse**

- ✓ We want to promote a range of economic opportunities that fit with the vision for the Peninsula
- ✗ We want to avoid people and businesses having to leave the district to find opportunities

#### **Unique experiences are provided**

- ✓ We want to protect and promote the unique character of the Coromandel Peninsula
- ✓ We want to provide opportunities to appreciate the natural environment
- ✗ We want to avoid losing the different character of each settlement

#### **Urban settlements have clear boundaries**

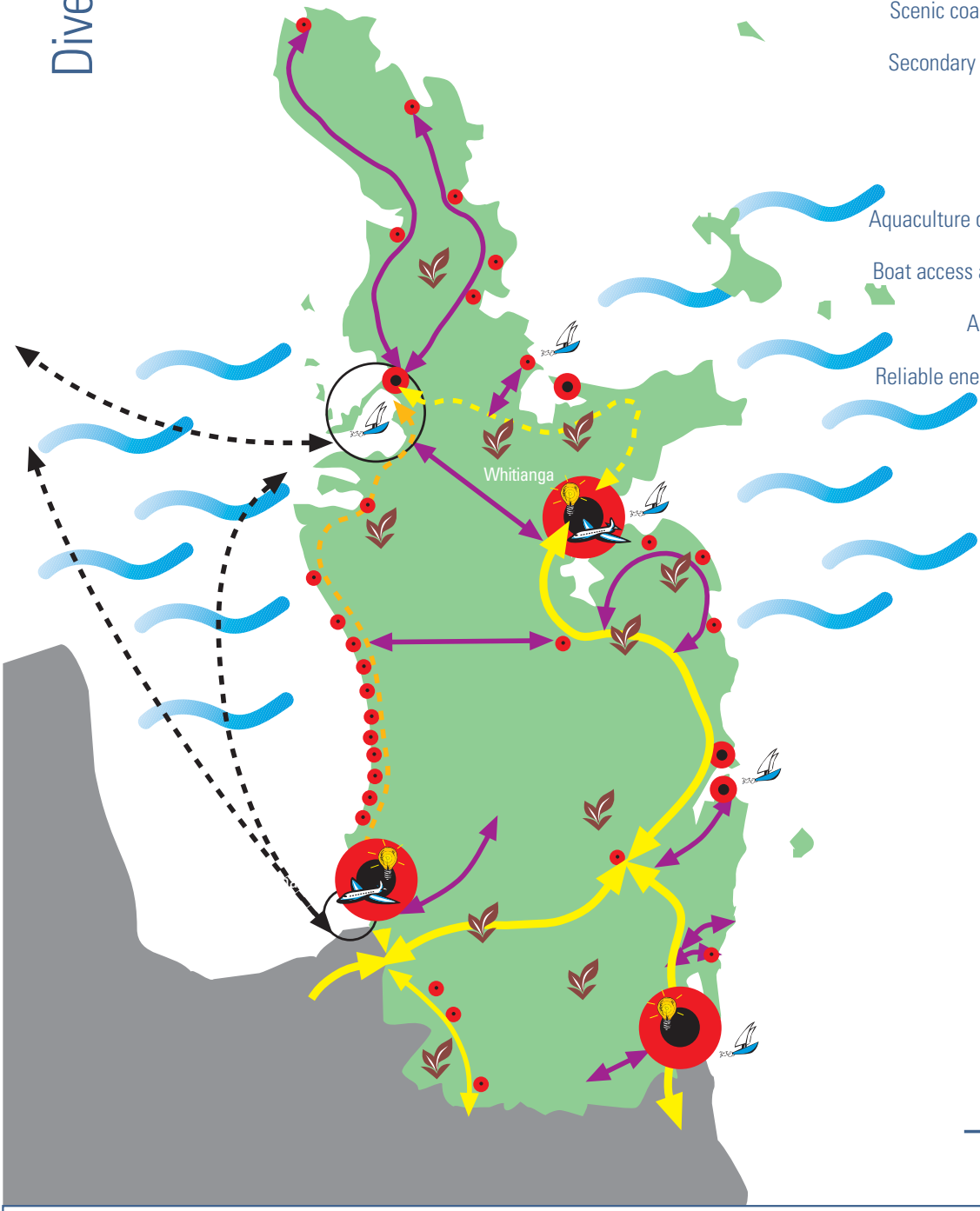
- ✓ We want to have clearly defined urban and rural areas
- ✓ We want to have efficient and consolidated infrastructure
- ✗ We want to avoid urban sprawl

#### **Communities are connected**

- ✓ We want reliable and safe transport corridors within the district, and into and out of the district
- ✓ We want connections which allow our settlements to work and link to other communities
- ✓ We want reliable and safe transport networks between main urban hubs
- ✓ We want access to reliable power supply, radio links and modern telecommunications
- ✗ We want to avoid activities that will restrict major routes
- ✗ We want to avoid towns being isolated, especially after natural hazard events
- ✗ We want to avoid developments which affect our unique character and sense of place

# Diverse and vibrant centres

- Industrial and commercial urban hubs 
- Smaller centres retaining their character 
- Rural settlements 
- Principal travel routes 
- Commercial wharf facilities 
- High quality soil 
- Scenic coastal highway 
- Secondary travel routes 
- Rural roads 
- Sea routes 
- Aquaculture opportunities 
- Boat access and facilities 
- Airport access 
- Reliable energy provision 



Map not to scale

The Coromandel Peninsula is:

## Outcome 3 A place where generations can live, work and enjoy

Our communities have told us they want to be well serviced, with affordable living options that will support families and encourage our young people to stay and make their futures on the Coromandel Peninsula. This means we need to provide more opportunities for people to live and work here, and for residents and visitors to enjoy the benefits the district has to offer.

### What this means . . .

#### **People can settle and families can thrive**

- ✓ We want our towns to be active and alive
- ✓ We want to provide opportunities for people to enjoy living on the Coromandel
- ✓ We want to be more than a holiday destination
- ✗ We want to avoid a decline in the number of permanent residents

#### **People can reconnect with their roots**

- ✓ We want our young people to come back and work here
- ✓ We want Hauraki Whaanui people to have a better sense of their tuurangawaewae
- ✗ We want to avoid people having to leave the area

#### **Living is affordable**

- ✓ We want people to be able to make their home here
- ✗ We want to avoid home ownership being unattainable for local people

#### **Communities are well serviced**











- ✓ We want to provide a wide range of community facilities within main urban hubs
- ✓ We want to retain some community spaces in smaller settlements
- ✓ We want to encourage households to be more self-sufficient
- ✗ We want to avoid duplicating services

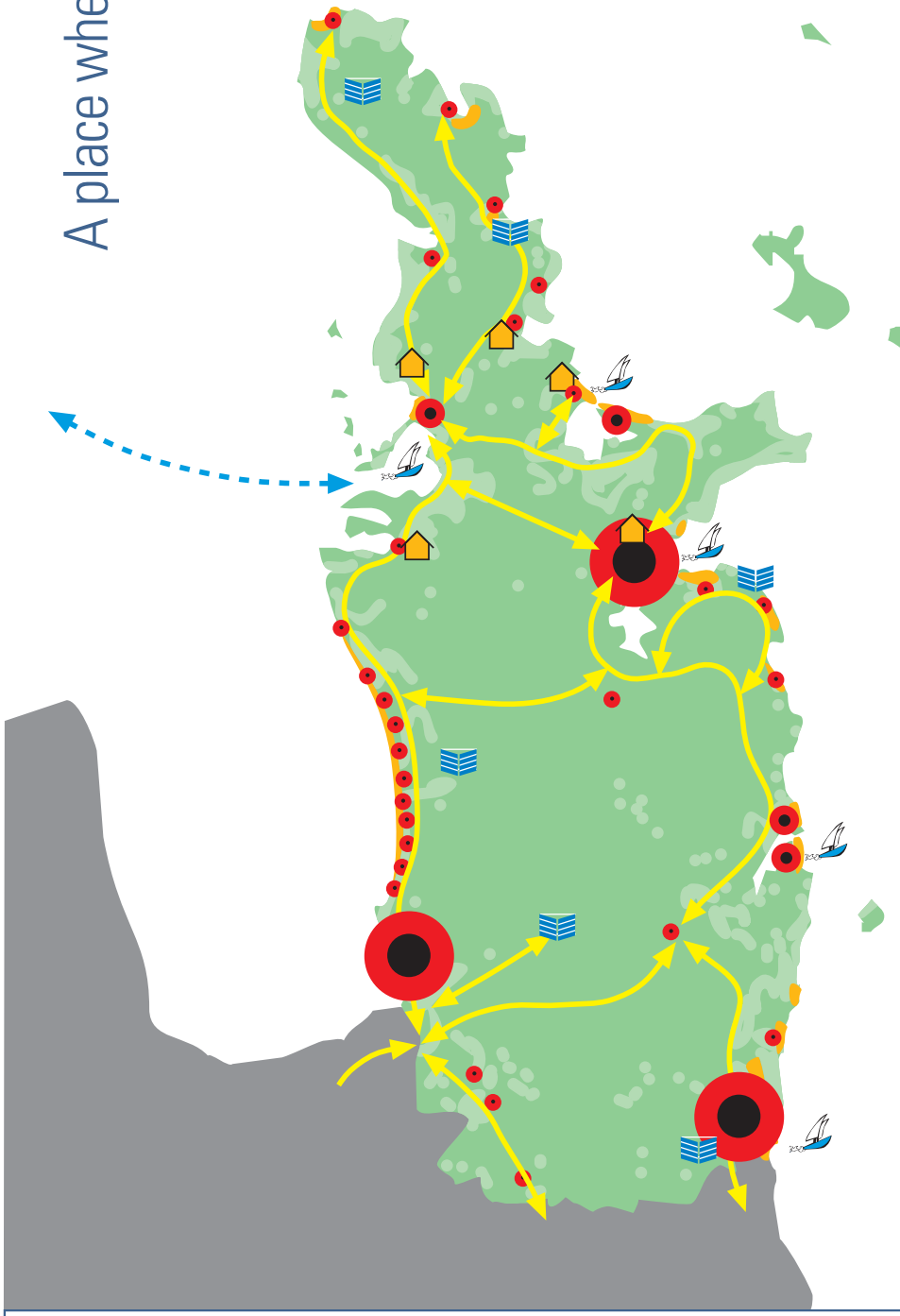
#### **Cultural heritage and diversity is celebrated**

- ✓ We want to protect our special heritage
- ✓ We want to share our cultural and historical diversity
- ✓ We want to recognise our tuurangawaewae/our place to stand
- ✗ We want to avoid losing special sites
- ✗ We want to avoid degradation of Coromandel Peninsula heritage

A place where generations can live,  
work and enjoy

Key:

- Urban hubs with major community facilities, infrastructure, housing options and employment opportunities 
- Smaller centres retaining their character 
- Rural settlements 
- Cultural/historic heritage sites 
- Commuter opportunities by ferry 
- Retain existing papakainga opportunities 
- Main beaches for public access and recreation 
- Transport networks to get around 
- Boat and harbour facilities 
- Access to key conservation areas 



Map not to scale

The Coromandel Peninsula is a place that has:

## Outcome 4 Resilient communities

Our communities have told us that building community resilience is important. This means ensuring our communities can keep functioning in challenging times, and also adapt to change well. It will involve minimising the risks resulting from natural events and climate change, keeping our economies going, and ensuring that secure infrastructure is in place.

What this means . . .

### Communities are safe

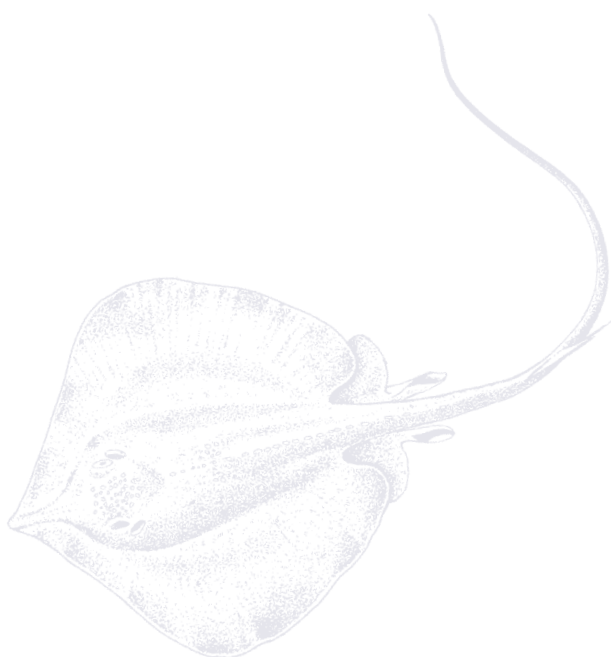
- ✓ We want new development to be safe from natural hazards
- ✓ We want to control and manage development in hazard prone areas
- ✗ We want to avoid new development repeating past mistakes
- ✗ We want to avoid injury or loss of life from natural hazard events

### Communities can adapt to change

- ✓ We want to be informed about potential long-term effects of climate change
- ✓ We want to be prepared for future global changes
- ✗ We want to avoid being unprepared







### Resources are well managed

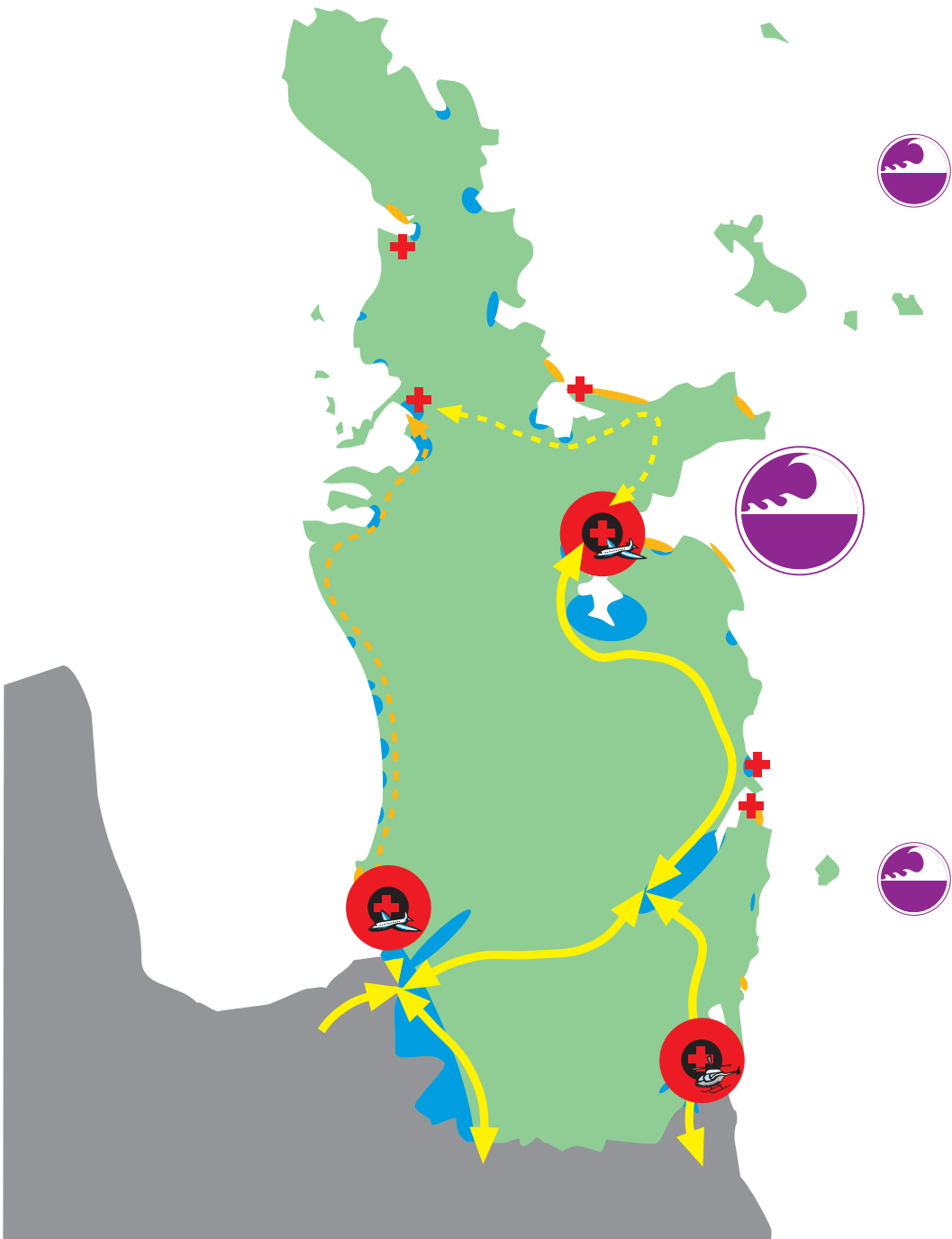
- ✓ We want more efficient use of local natural resources
- ✓ We want communities that live in balance with the environment
- ✗ We want to avoid communities outgrowing available resources
- ✗ We want to avoid activities that degrade or deplete natural resources



# Resilient communities

## Key:

- Flooding areas to be managed 
- Risk of tsunamis 
- Coastal erosion hazard areas to be managed 
- Key lifeline infrastructure 
- Scenic coastal highway 
- Principal travel routes 
- Secondary travel routes 
- Main urban hubs 
- Main emergency helicopter access 
- Airport access 



Map not to scale

# Strategies

Outcome **1**

The following strategies have been developed to achieve each of the goals under the **4** key outcome statements at a District level.

## Outcome **1** Embraces its natural taonga – treasures

In 2050, the Coromandel will be a place where:

### **The environment is fundamental to the well-being and vitality of the community**

#### Strategy 1.1

Increase knowledge and understanding of the benefits provided by ecosystems/te taiao and how they support well-being

#### Strategy 1.2

Provide a protected natural environment to support sustainable economic opportunities

### **Significant landscapes and seascapes are preserved**

#### Strategy 1.3

Ensure development and other activities do not adversely affect identified outstanding and amenity landscapes, seascapes and areas of high natural character

### **Kaitiakitanga – guardianship is practised by all**

#### Strategy 1.4

Increase community involvement in environmental protection and management

### **Quality of open spaces, air, soil and water is retained**

#### Strategy 1.5

Protect and enhance good quality open space throughout the district

#### Strategy 1.6

Protect and enhance water and soil quality

#### Strategy 1.7

Protect and enhance air quality

### **Access to open spaces and the coast is maintained and enhanced**

#### Strategy 1.8

Enhance access to public open space and restrict access to sensitive areas

### **Native biodiversity and ecology is protected**

#### Strategy 1.9

Protect areas of significant biodiversity value from adverse effects of development and other human activities and animal or plant pests

#### Strategy 1.10

Maintain and enhance indigenous biodiversity values

## Outcome 2 Diverse and vibrant centres

In 2050, the Coromandel will be a place where:

### **There is a range of lifestyle opportunities**

#### Strategy 2.1

Focus development around three identified main urban hubs

#### Strategy 2.2

Provide a range of living options outside the main urban hubs

### **Economic and job opportunities are diverse**

#### Strategy 2.3

Promote sustainable economic development options appropriate to main urban hubs, smaller centres and rural settlements

### **Unique experiences are provided**

#### Strategy 2.4

Protect and promote the character, sense of place and amenity values of existing settlements

### **Urban settlements have clear boundaries**

#### Strategy 2.5

Support the development of consolidated settlements

### **Communities are connected**

#### Strategy 2.6

Establish safe and secure transport networks within and between main urban hubs

#### Strategy 2.7

Improve public transport services

#### Strategy 2.8

Provide reliable energy infrastructure and modern telecommunications

## Outcome 3 A place where generations can live, work and enjoy

In 2050, the Coromandel will be a place where:

### **People can settle and families can thrive**

#### Strategy 3.1

Provide a range of opportunities for permanent residents on the Coromandel Peninsula

#### Strategy 3.2

Provide for and manage recreational opportunities that residents and visitors can enjoy

### **People can reconnect with their roots**

#### Strategy 3.3

Provide for the appropriate development of multiple-owned maori land, including papakaainga housing

### **Living is affordable**

#### Strategy 3.4

Allow for a range of housing options that meet the needs of the community

### **Communities are well-serviced**

#### Strategy 3.5

Provide a good range of services and facilities that meet the needs of the community

#### Strategy 3.6

Ensure well planned development provides sustainable infrastructure.

### **Cultural heritage and diversity is celebrated**

#### Strategy 3.7

Enable communities to reflect their own cultural diversity and cultural heritage

#### Strategy 3.8

Ensure known heritage sites are considered during development or other activities

# Outcome 4 Resilient communities

In 2050, the Coromandel will be a place where:

## **Communities are safe**

### Strategy 4.1

Control and manage development to minimise risk to people and property

## **Communities can adapt to change**

### Strategy 4.2

Educate and prepare communities to respond to natural hazard events and the potential impacts of climate change

## **Resources are well managed**

### Strategy 4.3

Promote energy efficiency

### Strategy 4.4

Encourage the efficient use, re-use and recycling of resources

### Strategy 4.5

Promote the use of sustainable sources of energy supply

### Strategy 4.6

Maintain and enhance our ecosystems

**The implementation framework in Volume 2 provides a detailed action plan for each for each of the strategies with identified lead agencies and expected timeframes.**

# How we will get there

The Coromandel Peninsula Blueprint will lead to changes in the District Plan, Regional Policy Statement, Conservation Management Strategy and Iwi Management Plans. Implementation of the Blueprint will occur at two distinct levels. The Blueprint will first be implemented at a District-wide level, with strategies applied to achieve the four long term outcomes, as described in this document. Each of these strategies will be put in place through a number of specific 'actions' to be undertaken by the project partners. These actions are described in Volume Two of the Coromandel Peninsula Blueprint document. A lead partner and expected timeframe has been identified for progressing each action, however, some actions will be ongoing.

This district-wide approach will then guide more detailed planning at a local level, in the form of Local Area Blueprint Plans (LABs). These plans will provide further detail and direction on managing growth and development and protecting important values at a local (catchment, settlement, harbour) scale, consistent with the Blueprint outcomes and goals. This will provide an opportunity for communities to become directly involved in the planning of their local area.

A set of supporting documents providing specific technical background information, detailed maps and recent community feedback are available for viewing at the offices of Environment Waikato and Thames-Coromandel District Council, and on the Blueprint website [www.coroblueprint.govt.nz](http://www.coroblueprint.govt.nz)

## 38 Checking in — Guidelines for monitoring and review

The Coromandel Peninsula Blueprint with its long-term focus is susceptible to changing circumstances. In order to be adaptable when things change significantly, it is important that we develop guidelines for regular monitoring and review. Monitoring the implementation and effectiveness of the Blueprint will tell us what we have achieved, and will ensure that it stays current and relevant. We also need to ensure the integrity of the Blueprint is maintained and the values and vision of the Blueprint are protected. A key activity guiding our regular reviews will be a monitoring framework based on a set of indicators to measure the desired outcomes. The reviews will help us to inform future policy changes and identify new actions to be developed which will help us to achieve the Blueprint goals.

# Glossary:

**Amenity landscapes**<sup>1</sup>: landscapes deemed to be important in terms of their amenity values (described below). For the Thames-Coromandel District and for the purposes of the Coromandel Peninsula Blueprint, these landscapes have been identified in the Thames-Coromandel District Landscape Assessment<sup>1</sup>.

**Amenity values**<sup>2</sup>: means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

**Aquaculture**<sup>3</sup>: the farming of aquatic fish, shellfish, and plants.

**Biodiversity**<sup>4</sup>: the variety of all life-forms: different plants, animals and micro-organisms, the genes they contain and the ecosystems they form; often considered at three levels: genetic diversity, species diversity and ecosystem diversity.

**Climate change**<sup>5</sup>: defined by scientists as changes in the average (mean) state of the atmosphere over decades or longer. Climate change may be due to natural processes or external forces, or to persistent human activity that alters the composition of the atmosphere or land use.

**Coastal environment**<sup>6</sup>: an environment in which the coast is a significant element or part, and includes the coastal marine area (CMA).

**Conservation Management Strategy**<sup>7</sup>: 10-year regional strategy that provides an overview of conservation issues and gives direction for the management of public conservation land and waters, and species for which the Department of Conservation has responsibility. Prepared and implemented by the Department of Conservation.

**Consolidation**: future development occurring within existing built areas or with limited expansion of existing towns in the area.

**Density**: the amount of residential, commercial or industrial development on a parcel of land. It is usually measured in dwelling units per hectare or floor space/area ratio.

**Development setbacks**<sup>8</sup>: planned distances to be left between buildings and a water body (lake, river or coast) to protect property against damage caused by erosion or flooding.

**District Plan**<sup>9</sup>: a detailed plan of the way the district's environment will be managed to achieve the purpose and principles of the Resource Management Act 1991. The District Plan is produced and implemented by the District Council.

**DOC**: Department of Conservation.

**Ecosystem**<sup>6</sup>: means a dynamic complex of plant, animal and micro-organism communities and their non-living environment, interacting as a functional unit.

**Ecotourism**: nature-based tourism which may involve education and interpretation of the natural environment and is managed to be ecologically sustainable.

**EW**: Environment Waikato (Waikato Regional Council).

**Heritage sites**: a site where heritage value applies.

**Heritage value**: means possessing historical, archaeological, architectural, technological, aesthetic, scientific, social, traditional or other special cultural significance, associated with human activity. In the District Plan this value can apply to a site or an entire landscape. In the Blueprint this refers to landscapes / Papatuanuku / all living things.

**High quality soils**: soils that have value for intensive agricultural development.

**HW**: Hauraki Whaanui

**Integrated catchment management**<sup>4 (adapted)</sup>: holistic management of activities over a catchment, particularly in relation to maintaining or improving the quality of soil, water and biodiversity. This importantly recognises that natural and physical resources are part of complex and interconnected natural systems and also considers social, cultural and economic factors.

**Intensification**: urban intensification is the creation of higher residential densities in urban areas through infill development, redevelopment, and more compact new development.

**Kaitiakitanga**<sup>2</sup>: the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maaori in relation to natural and physical resources, and includes the ethic of stewardship. One of the important goals of the Blueprint is to involve all communities in practising kaitiakitanga.

**Kawa**: in the context of Hauraki Whaanui, kawa refers to protocols and etiquettes associated with establishing a set of basic management bottom line principles across a region, which uphold and protect the Mauri of Te Taiao.

**Lifeline infrastructure**<sup>10</sup>: essential 'utility' services which support the life of our community. These services include water, wastewater, stormwater, power, gas, telecommunications and transportation networks.

**Main urban hubs**: Thames, Whitianga and Whangamata are identified as the main urban hubs where housing, utilities infrastructure and commercial development will be focused.

**Manawhenua**: the iwi/hapuu whom have territorial rights. The iwi/hapuu has history and tradition based in the lands they have occupied over generations.

**Mauri**: refers to the essential life force or principle; a metaphysical quality inherent in all things both animate and inanimate.

<sup>1</sup> TCDC District Landscape Assessment (Stephen Brown Environments Ltd, 2008)

<sup>2</sup> Defined by RMA, 1991

<sup>3</sup> New Zealand Fishing Industry Board, 1994

<sup>4</sup> Environment Waikato, Regional Policy Statement, 2002

<sup>5</sup> New Zealand's climate change solutions website [www.climatechange.govt.nz](http://www.climatechange.govt.nz)

<sup>6</sup> Environment Waikato, Regional Coastal Plan, 2005

<sup>7</sup> Department of Conservation

<sup>8</sup> Environment Waikato, Coromandel Beaches: Coastal Hazards and Development Setback Recommendations, 2002

<sup>9</sup> Thames Coromandel District Council, LTCCP, 2009-2019

<sup>10</sup> Waikato Engineering Lifelines Group

**Natural character**<sup>6</sup>: the natural qualities of the coastal environment of New Zealand. Such qualities may include natural elements of ecological, physical, spiritual, cultural or aesthetic value.

**Natural hazards**: include coastal hazards such as storm surges, coastal erosion, tsunami and other hazards such as flooding, earthquakes, landslides and subsidence, weather related events including heavy rainfall, extreme wind or fire. Climate change may exacerbate these hazards in the future.

**Outstanding landscapes**: landscapes that are considered to be outstanding in terms of Section 6(b) of the RMA. These are generally those landscapes that are pristine, exceptional, memorable, conspicuous and/or eminent. For the Thames-Coromandel District and for the purposes of the Coromandel Peninsula Blueprint, these landscapes have been identified in the Thames-Coromandel Landscape Assessment<sup>1</sup>.

**Papakaainga**: a holistic concept that includes housing and other facilities as well as economic development initiatives.

**Paataka kai**: a significant area to Iwi/Hapuu/Whaanau that have manawhenua over a resource area, both land and water.

**Regional Coastal Plan**: a plan that sets out how Environment Waikato will carry out its resource management responsibilities in the Coastal Marine Area (CMA). The CMA includes the area from Mean High Water Springs out to the 12 nautical mile limit of the territorial sea. The Regional Coastal Plan contains policies and methods (including rules) to manage the effect of human activities in the CMA.

**Regional Land Transport Strategy (RLTS)**: a plan prepared by Environment Waikato that aims to provide a framework for developing, maintaining and protecting the land transport system over the next 10 to 20 years.

**Regional Plan**: a plan that contains policy and methods (including rules) to manage the natural and physical resources of the Waikato region in accordance with the principles of the Resource Management Act 1991. The Regional Plan is produced and implemented by Environment Waikato.

**Regional Policy Statement**: a statement of policy prepared by Environment Waikato that provides an overview of the significant resource management issues of the region and the policies and methods to achieve integrated management of natural and physical resources. The Thames-Coromandel District Council is required to 'give effect' to the Regional Policy Statement in its District Plan, and it must not be inconsistent with a regional plan (RMA s75). The diagram on Page 3 of Volume 2 – Implementation Framework, shows where the Regional Policy Statement is placed in the hierarchy of the RMA framework with national policy statements and national environmental standards on the national level, then regional policy statements and regional plans on a regional level, through to district plans at the district/territorial level.

**Residual risk**: the risk that continues to affect people and property after the implementation of measures to reduce risk (e.g. stopbanks or development setbacks).

**Resilient communities**<sup>11</sup>: a resilient community is one that not only survives, but is also able to thrive in an environment of change and uncertainty.

**Ribbon development**: refers to development occurring along the coastline and/or highways rather than within consolidated settlements.

**Rural settlements**: relatively small settlements that are not currently serviced by council (i.e. wastewater and water supply), including Hahei, Whangapoua, Te Mata, Te Puru, Manaia, Hikuai and Wharekaho. Service provision by council in these areas will continue to be limited.

**Sense of place**: refers to the feeling of attachment and belonging to a particular place or environment that is gained through a balance of both the 'landscape' and the values that the community has for the area.

**Smaller centres**: towns on the Coromandel Peninsula outside the three main urban hubs but still with substantial housing development or population including Coromandel, Tairua, Pauanui, Matarangi and Cooks Beach, and that are serviced by council (i.e. wastewater and water supply).

**Statutory (Documents)**: for the purposes of this document, generally refers to national, regional and district plans, that are a legislative requirement of the RMA, but may also include other statutes such as the Local Government Act.

**Sustainable development**<sup>9</sup>: development that meets the needs of the present without reducing the ability of future generations to meet their own needs. This includes environmental, social and economic needs.

**Taonga**: property, goods, possessions, effects, treasures, something prized – those things that are important to us.

**TCDC**: Thames-Coromandel District Council.

**Ten Year Plan (LTCCP)**<sup>9</sup>: a ten year plan adopted every three years under section 93 of the Local Government Act 2002. It describes Council's activities, why it participates in these activities and how the activities will be funded. It includes information, which is regarded as the Annual Plan for the first year to which it relates and is reported on through the Annual Report.

**Te Taiao**: in terms of Hauraki Whaanui perspective the Taiao represents and is inclusive of people, world, earth environment, and nature.

**Tikanga Maaori**: Maaori customary values and practices.

**Tuurangawaewae**: a place of connection, based on whakapapa to the whenua, establishing a person's right to the whenua/land.

**Urban hubs**: see definition under 'Main urban hubs'.

**Urban sprawl**: the spread of urban style development outside the boundaries of existing settlements.

**Waahi Tapu**<sup>12</sup>: a particular category of ancestral land or water which are held in the highest regard to tangata whenua. They can include places, sites, areas or objects that are tapu, sacred and special to an Iwi.

**Whakapapa**: genealogy, genealogical table, lineage, and descent.

<sup>11</sup> Resilient organisations website ([www.resorgs.org.nz](http://www.resorgs.org.nz))

<sup>12</sup> Parliamentary Commissioner for the Environment, 1992

# For more information

For more information go to [www.coroblueprint.govt.nz](http://www.coroblueprint.govt.nz)  
phone **07 868 0200** or email [blueprint@tcdc.govt.nz](mailto:blueprint@tcdc.govt.nz)

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Cathedral Cove –  
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