

New Approaches to Coastal Development

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eds

ENVIRONMENTAL
DEFENCE SOCIETY



- Public interest ENGO
- Founded in 1971
- Professionally based
- Went into recess in 1990s
- Reformed in 1999 after Arrigato decision

STRATEGIC IMPERATIVES

Focus areas

Biodiversity conservation, landscape conservation, pollution prevention (including climate change)

Process guardian role

Litigation where nationally significant resource and/or important legal principle at stake

Policy role

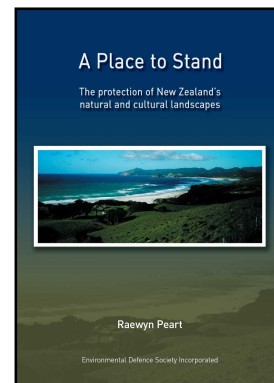
Research, preparation of guidelines, seminars and conferences

GENESIS OF COASTAL CAMPAIGN

- Long history of interest (e.g. Karikari Resort in 1970s)
- Largely litigation focus until recently
- Contributed to jurisprudence on coast (e.g. meaning of 'unnecessary')
- Support for NZ Coastal Policy Statement principles

RECENT COASTAL INITIATIVES

- NZ Landscape Conference 2003
- Landscape Report
- Landscape Planning Guidelines
- Coastal Development Guidelines



RECENT COASTAL INITIATIVES

- Support for Crown purchase (Waikawau Bay, Kaikoura Island)
- Support for local initiatives (Taupo District)
- Appeals (Hot Water Beach)
- Plan submissions (Far North, Rodney)

RMA REVIEW

- Replace 'inappropriate' with 'unnecessary' in section 6
- Insert definition of 'natural character'
- Provide special protection for headlands
- Strengthen the NZCPS
- Toughen non-complying activity test
- Reassert strategic planning

THE CHALLENGE

- NZ an island nation located in South Pacific Ocean
- Consists of more than 330 islands
- Has over 15,000 km of coastline
- Much of it is outstanding in landscape terms
- People like to live on the coast
- Enormous, unprecedented development boom
- Need to accommodate those needs

THE APPROACH

Tailor management approaches to three different types of coastal areas:

- Intensively developed
- Partly developed
- Undeveloped

INTENSIVELY DEVELOPED COASTLINE

- Variable quality
- Built environment dominates
- Encourage further development where spare capacity



MANAGEMENT APPROACH

- Retrofit old infrastructure
- Adapt to sea level rise and effects of climate change
- Implement higher design standards
- Simplify rules and speed up consent processes

PARTLY DEVELOPED COASTLINE

- Some built structures but not dominant
- Biodiversity and landscape often degraded
- Suitable for low intensity, well designed development

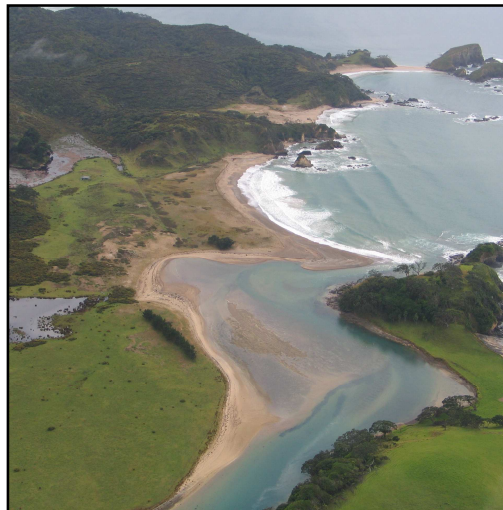


MANAGEMENT APPROACH

- Avoid impacts on important landscapes, high natural character, significant habitats and cultural values
- Ensure real land restoration benefits
- Ongoing weed and pest management
- Secure public access to the coast
- Lock in subdivision as a oncer

UNDEVELOPED COASTLINE

- Few visible buildings and structures
- Outstanding natural character, landscape and/or cultural values
- Not suitable for orthodox development



MANAGEMENT APPROACH

- Retain low intensity, very large lots
- Use prohibited activity status to exclude inappropriate development
- Provide landowner support for fencing areas of indigenous vegetation, restoration planting and weed and pest control

WELSH COASTLINE



- They can do it
- Strong development controls
- Much of coast in public ownership

EDS ENVIRONMENTAL TICK

- New initiative aimed at well-motivated landowners
- Born out of frustration with limits to litigation
- Also concern that government not taking issue seriously
- Aimed at raising the performance bar

EDS ENVIRONMENTAL TICK PROCESS

- Higher standards than RMA test
- Careful procedure to avoid greenmail
- EDS reviews project against criteria
- Recommendations made to landowner
- If accepted, may award EDS Environmental Tick
- Signifies EDS support for the project

EDS ENVIRONMENTAL TICK CRITERIA

- Conformity with statutory instruments
- Avoidance of impacts on outstanding landscapes, ridgelines, significant habitats
- Where can't avoid, significant environmental compensation elsewhere
- Highest standards of building design and impacts minimised

EDS ENVIRONMENTAL TICK CRITERIA

- Restoration planting
- Avoidance of adverse cumulative effects
- Careful earthworks
- Effective stormwater management
- Covenants against future subdivision
- Example of best practice

AWARDING ENVIRONMENTAL TICK

- New area for EDS and approaching with care
- Comprehensive assessment process
- Mountain Landing development awarded inaugural EDS Environmental Tick
- Full report on EDS website



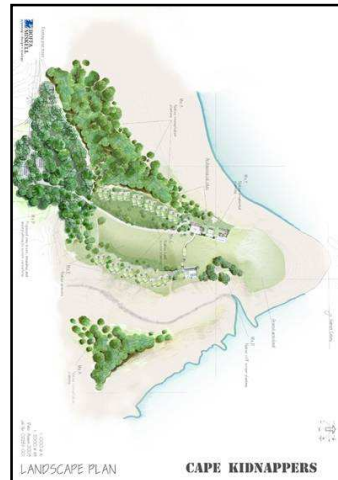
CAPE KIDNAPPERS



- Lodge-style development on the coast near gannet colonies
- Part of 2000 hectare Cape Kidnappers Station

CAPE KIDNAPPERS DEVELOPMENT

- Great care in design and location of structures
- Earth roofs, low profile, mound screening, small scale
- Sunset room – views across bay



CAPE KIDNAPPERS ASSESSMENT

- Team of Stephen Brown, Alan Bradbourne, Raewyn Peart and me
- Thorough review of documents plus site visit
- Project met RMA tests
- Then evaluated against Environmental Tick criteria



CAPE KIDNAPPERS AWARD

- Delighted to announce CKS recipient of EDS Environmental Tick
- Landowner has agreed to our recommendations
- Looked at wider property context



CAPE KIDNAPPERS AWARD

Strategic plan will consider for implementation:

- Protecting RAPs with QEII covenants
- Retiring areas from farming and covenanting
- Extensive restoration planting
- Weed and pest management
- Predator proof fence across Peninsula
- Identifying sensitive coastal areas for protection
- Sustainable management objectives for all activities

CONCLUSIONS – WHAT WE NEED

- Strategic planning to guide the coastal development market
- Robust criteria to raise the performance bar in areas where development is appropriate
- Clearly defined areas which are ‘no go’ for development
- A willingness to say ‘no’ more often
- A strengthened RMA to ensure that that ‘no’ sticks

WATCH THIS SPACE

