

Strategic Coastal Management: Wairoa Coastal Strategy



*Seachange Conference * Leo Koziol, Wairoa District Council*

Context for Coastal Strategy

- History of attempts at “Mahia Plan”
- New development pressures
- Community concerns
- Environmental problems (e.g. sewage)
- Tangata Whenua distrust
- Liberal, effects-based District Plan

The “Mahia Plan”

- Long identified need for coordinated plan for Mahia beach communities
- Gabites Porter Plan, late 80s: *shelved*
- Context for distrust, “all talk, no action”

Wairoa District Plan 2001

- Proposed Wairoa District Plan, March 2001 – Opus Consultants:
 - Relaxed all provisions to promote growth
 - “Free market” philosophy, effects-based
 - No minimum section size, no maximum dwelling number (universal Papakainga), no maximum site coverage
 - No reserve contributions, no development impact fees
 - Few controls on commercial development

New Development Pressures

- Skyrocketing property prices
- Demand for prime, sensitive sites: ridgelines, beachfront
- Large, modern houses: service hungry
- Motor camp closures, followed by subdivision

Community Concerns

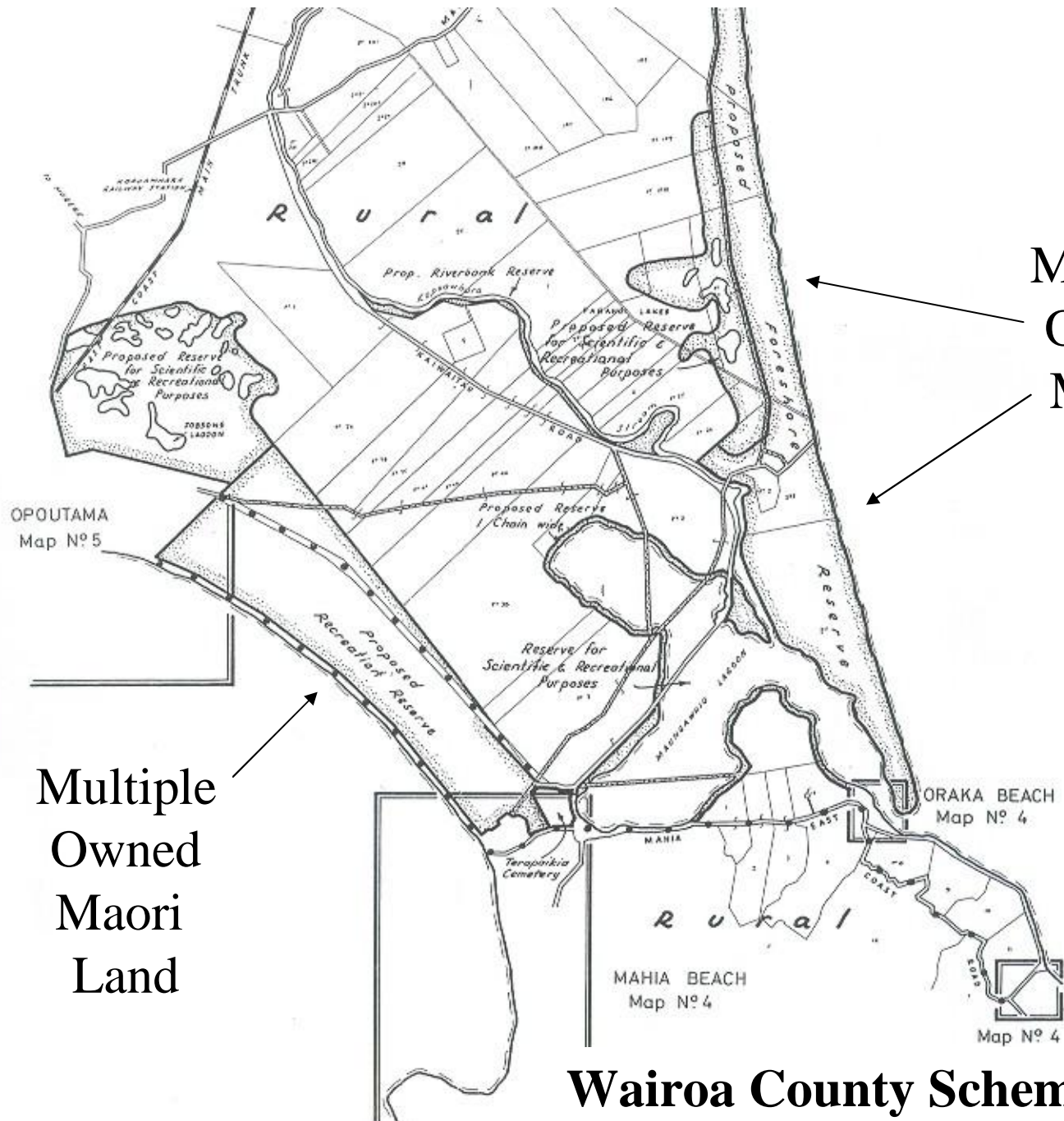
- Loss of local identity
- Loss of local “sense of place”
- Growing disparity between “haves” and “have-nots”
- Young people have all gone away – now can’t afford to come back
- Environmental degradation: “kill the goose that laid the golden egg”

Environmental Problems

- Aging septic tanks in townships
- Sewage problems
- Algal blooms
- Degraded kaimoana
- Limits to power supply
- Poorly managed headwaters (forestry)

Tangata Whenua Distrust

- Planning approach in the past was “top-down” and paternal:
 - Ø Zoned land for development
 - Ø Zoned land for recreation / protection
 - Ø Acquired land for “Public Works”
 - Ø Lack of real consultation
 - Ø No sense of real partnership



Multiple
Owned
Maori
Land

Multiple
Owned
Maori
Land

Wairoa County Scheme 1971

New Policy Direction

- Coastal Strategy approach
- Notification of all subdivision consents in the Coastal Zone
- Structure Planning for growing coastal communities
- Coastal protection plan change
- Require Cultural Surveys



Wairoa Coastal Strategy Outcomes

- Strategic direction for the coast
- Community buy-in
- Stakeholder engagement
- “Mingling”
- Shared vision of sustainability
- “Blue-Sky” strategies
- Commitment to ongoing engagement (Hui, Wananga)



What has happened since?

- Formation of Te Mana Taiao O Rongomaiwahine
- Foreshore and Seabed
- “Blue Bay”: a case study in community distrust
- Continued pressures for development

Tangata Whenua

- Mana Taiao O Rongomaiwahine
 - Attempt at coordinated and resourced group
 - Still in development
- Foreshore and Seabed
 - Heightened distrust
- Internal Conflicts
 - Fisheries settlement
 - Inter-Marae conflicts
 - Internal shareholder conflicts
 - “pro-development” vs. “anti-development”

Blue Bay

- 42-Lot subdivision
- Land was under Treaty claim, sold into private hands by Landcorp
- Prime beachfront, surrounded with reserves
- Developers presented own plans for reserves
- Local community felt threatened
- Groundswell of distrust







CALL
A PLACE
PARADISE
IS
PARADISE
LOST

TOO MUCH PROGRESS
SUCKS

TO MUCH
PROGRESS
WILL
DESTROY
THIS
PLACE



Conclusion

- Wairoa has set a new direction for strategic coastal management
- The tools are in place; the vision is in place
- The challenge is in implementation
- The challenge is in continuing to have buy-in and trust
- The question remains: will current wave continue, or is it part of a “blip”