

**Ocean Beach Landscape & Open
Space Technical Report**

**Hastings District Council District Plan
Variation**

Prepared for
Hastings District Council

**Consultation Draft for
Discussion with Key Stakeholders
July 2001**

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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Purpose of Report.....	1
1.2	Variation Process.....	2
2	EXISTING OCEAN BEACH LANDSCAPE.....	3
2.1	Ocean Beach Contextual Summary	3
2.1.1	Location.....	3
2.1.2	Landscape Character.....	3
2.1.2.1	“Significant Landscape Character Area”	4
2.1.2.2	Recommended Area for Protection.....	4
2.1.3	Public and Vehicle Access	4
2.1.4	Hastings District Council Reserve.....	4
2.1.5	Heritage.....	5
2.1.6	Summary of Proposals to Date	5
2.2	Background Documents	6
2.2.1	District Plan Preparation Reports and Statutory Documents	6
2.2.1.1	Coastal Environment Study Report.....	6
2.2.1.2	Isthmus ‘Outstanding Landscapes’ Report	6
2.2.1.3	Proposed Hastings District Plan.....	7
2.2.1.4	New Zealand Coastal Policy Statement 1994.....	8
2.2.1.5	Regional Coastal Plan.....	8
2.2.2	Summary of Strategy Reports and General Information	8
2.2.2.1	Ocean Beach Strategy and Structure Plan, 1999	8
2.2.2.2	Hastings Coastal Environment Strategy	9
2.2.2.3	Ocean Beach Road Assessment- May 1999	10
2.2.2.4	Existing Ocean Beach Development Proposals.....	10
2.2.3	Ocean Beach Submission Evidence	10
2.2.3.1	Evidence of Rachel de Lambert	11
2.2.3.2	Evidence of Linda Kerkmeister	11
2.2.3.3	Evidence of Stephen Brown.....	12
2.2.3.4	Evidence of Warren Gumbley- Archaeology	12
2.2.3.5	Cultural Evidence-Tangata Whenua	13

3	LANDSCAPE OVERVIEW AND EVALUATION	14
3.1	Overview and Evaluation Process	14
3.1.1	Landscape Criteria Definitions	14
3.1.1.1	Natural Elements	14
3.1.1.2	Landuse Patterns	14
3.1.1.3	Human Perception	15
3.1.1.4	Visibility and Visual Absorption Capacity (VAC)	15
3.1.2	Ocean Beach Visual Catchment Areas	16
3.1.2.1	Arrival Catchment	16
3.1.2.2	Entry Catchment	16
3.1.2.3	Inner Catchment Area	16
3.1.2.4	Wider Catchment Area:	17
3.2	Evaluation of Visual Catchment Areas	17
3.2.1	Arrival Catchment	17
3.2.1.1	Arrival Catchment - Natural Elements:	17
3.2.1.2	Arrival Catchment - Landuse Patterns:	18
3.2.1.3	Arrival Catchment - Human Perception:	19
3.2.1.4	Arrival Catchment - Visibility and Visual Absorption Capacity (VAC):	19
3.2.2	Entry Catchment	19
3.2.2.1	Entry Catchment - Natural Elements	19
3.2.2.2	Entry Catchment - Landuse Patterns	20
3.2.2.3	Entry Catchment - Human Perception	20
3.2.2.4	Entry Catchment - Visibility and Visual Absorption Capacity (VAC)	20
3.2.3	Inner Catchment	21
3.2.3.1	Inner Catchment - Natural Elements	21
3.2.3.2	Inner Catchment - Landuse Patterns:	22
3.2.3.3	Inner Catchment - Human Perception	23
3.2.3.4	Inner Catchment - Visibility and Visual Absorption Capacity (VAC)	24
3.2.4	Wider Catchment	25
3.2.4.1	Wider Catchment - Natural Elements	25
3.2.4.2	Wider Catchment - Landuse Patterns	25
3.2.4.3	Wider Catchment - Human Perception	26
3.2.4.4	Wider Catchment - Visibility and Visual Absorption Capacity (VAC)	26
4	RECOMMENDATIONS FOR FUTURE DEVELOPMENT	26

4.1	The Arrival Experience (includes Arrival and Entry Catchments)	26
4.2	The Inner Catchment	27
4.2.1	Haupouri Flats.....	27
4.2.2	Public Land	28
4.2.3	Pukepuke Tangiora (PPT).....	28
4.2.4	Waipuka Block	28
4.2.5	Inner Catchment Summary	29
4.3	Wider Catchment Area	29
5	OPEN SPACE AND RECREATION	30
5.1	Existing Provision at Ocean Beach	30
5.2	Existing Use of Ocean Beach	31
5.2.1	Open Space Values	31
5.2.2	Recreation Values.....	31
5.3	Recreation Trends and Demands	32
5.3.1	Hillary Commission Sport and Physical Activity Survey.....	32
5.3.2	Beach Usage Survey – Hastings Coastal Environment Strategy.....	32
5.3.3	National Trends.....	33
5.3.4	Global Trends.....	34
5.4	Key Issues and Objectives for Ocean Beach Recreation Reserve	35
5.5	Proposed Open Space and Recreation Recommendations	36
5.5.1	Development South of the Waipuka Stream	36
5.5.1.1	Access – Existing Settlement.....	36
5.5.1.2	Dune Restoration	37
5.5.1.3	Management	37
5.5.2	Development North of the Waipuka Stream.....	37
5.5.2.1	Access.....	37
5.5.2.2	Dune Restoration	38
5.5.2.3	Management	39
5.5.2.4	Recreation Area Adjacent to the Waipuka Stream Outlet	39
5.5.3	Public Land	39
5.5.3.1	Access.....	40

5.5.3.2	Carparking.....	41
5.5.3.3	Education and Interpretation	41
5.5.3.4	Vegetation	42
5.5.3.5	Shade.....	42
5.5.4	Archaeological Site Preservation	42
5.5.5	Scenic Walkways	43
5.5.6	Active Recreation	44
5.5.7	Reserve Management Plan.....	44
6	DEVELOPMENT DESIGN GUIDELINES.....	45
6.1	Housing Intensity and General Layout	45
6.1.1	Development South of the Waipuka Stream	46
6.1.1.1	Existing Settlement Expansion.....	46
6.1.1.2	Papakaianga	47
6.1.1.3	Hilltop Development	47
6.1.2	Development North of the Waipuka Stream.....	48
6.1.2.1	Residential Development.....	48
6.2	Vegetation Guidelines	50
6.2.1	Residential Planting	50
6.2.2	Public Open Space Vegetation	50
6.2.3	Erosion Control Vegetation	51
7	CONCLUSION.....	52
APPENDIX I	Land Information Plan	
APPENDIX II	Outstanding Landscapes Report	
APPENDIX III	Extracts from the Proposed District Plan	
APPENDIX IV	New Coastal Policy Statement Extracts	
APPENDIX V	Diagram of Ocean Beach Planning Process	
APPENDIX VI	Geology Map	
APPENDIX VII	Ocean Beach Future Development Blueprint Plan	
APPENDIX VIII	Activity Node Layout Plan	
APPENDIX IX	Coast Care Guidelines	
APPENDIX X	Recommended Plant Lists	
APPENDIX XI	British Standard 5252 Colour Chart	

APPENDIX XII Wider and Inner Catchment Sketch

Table of Figures

Figure 1: Location Map of Ocean Beach.....	3
Figure 2: RAP 2 Map showing Ocean Beach and Rangaiika Dune Systems	7
Figure 3: Wider and Inner Catchment Areas (also included in Appendix XII).....	21
Figure 4: Proposed Integration of Woodlots into the Contours of the Landscape.....	27
Figure 5: Typical Viewshaft of Haupouri Flats from the Beach.....	27
Figure 6: Environment Bay of Plenty Coast Care Booklet.....	37
Figure 7: Cross Section of Typical Dune System After Preservation	38
Figure 8: Layout Plan of Proposed HDC Reserve Extension	40
Figure 9: Layout Plan of Clustered Residential Development on Haupouri Flats	40
Figure 10: Archaeological Sites Identified by Warren Gumbley, 1999.....	42
Figure 11: Possible Layout of Walkway Links Around Ocean Beach (Subject to Consultation with Landowners)	44
Figure 12: Development Opportunities South of the Waipuka Stream.	45
Figure 13: Development Opportunities within the Inner Catchment, South of the Waipuka Stream	46
Figure 14: Viewshaft to the Ridgeline from the Beach	49
Figure 15: Typical Hilltop Section Layout	47
Figure 16: Clustered Development Behind the Ridgeline of Waipuka.....	48
Figure 17: Proposed Blueprint of Development North of the Waipuka Stream.....	48
Figure 18: Diagram of Recommended Development Layout North of the Waipuka Stream.....	49
Figure 19: Vegetation & Open Space in Association with Residential Development.....	50
Figure 20: Layout of Vegetation within the Public Open Space Area	51
Figure 21: Uninterrupted Ridgeline behind Waipuka.....	51

List of Tables

Table 1: Profile of Respondents to Beach User Survey 1997/98 at Ocean Beach and Waimarama.....	33
Table 2: Summary of Most Common Descriptive words and reason for going to Waimarama and from Beach User Survey 1997/98	33
Table 3: Summary of Most Common Dislikes for Ocean Beach and Waimarama from Beach User Survey 1997/98	33

Table of Photos

Photo 1: View of Extensive Dune Systems to the North of Ocean Beach Settlement Area.....	4
Photo 2: Existing Public Parking Area and Surf Club	4
Photo 3: Degraded Dune System Immediately North of the Surf Club	5
Photo 4: First View of the Ocean Upon Arrival at Ocean Beach	16
Photo 5: Entry Experience at Ocean Beach.....	16
Photo 6: The Inner Catchment Area	17
Photo 7: View to the Waimarama Heads	18
Photo 8: View to Cape Kidnappers	17
Photo 9: Typical Topography of the Arrival Catchment.....	18
Photo 10: View Inland of the Arrival Catchment.....	18
Photo 11: View from Third Cattlestop on Ocean Beach Road.....	19
Photo 12: Landscape Character of the Arrival Catchment	19
Photo 13: Entry Catchment Viewed from the Existing Waipuka Settlement	19
Photo 14: Landscape Character of the Entry Catchment	20
Photo 15: Degraded Dune System Immediately North of the Surf Club	21
Photo 16: Land Use Patterns of the Inner Catchment.....	23
Photo 17: Landscape Character of Haupouri Flats	24
Photo 18: Ocean Beach Surf Life Saving Club Complex	30
Photos 19 & 20: Access Points from Existing Carpark down to the Beach	30
Photo 21: Existing Dune System in front of Proposed Development Area	38
Photo 22: Open Space Beside the Waipuka Stream.....	39
Photo 23: Waipuka Stream Outlet (from the North)	39
Photo 24: View from Haupouri Station to Cape Kidnappers.....	43

EXECUTIVE SUMMARY

General

The purpose of this report is to provide an overview and evaluation of the Ocean Beach landscape. It builds on the many reports that have already been undertaken in relation to Ocean Beach as part of the District Plan preparation, other statutory processes, and in relation to other Ocean Beach planning issues.

This is a technical report which has been commissioned as part of the Ocean Beach Variation process. The Council resolved in March 2001 to proceed with the Variation after a facilitation process with key stakeholders in the Ocean Beach area. This facilitation process was initiated after a Proposed District Plan hearing where independent Commissioners acknowledged that some form of residential development was appropriate in the Ocean Beach area.

Landscape Overview and Evaluation

The Landscape Overview and Evaluation has been undertaken using the following criteria:

1. Natural Elements,
2. Landuse Patterns,
3. Human Perception, and
4. Visibility and Visual Absorption Capacity (VAC).

Ocean Beach has been divided into four visual catchment areas:

1. The Arrival Catchment
2. The Entry Catchment
3. The Inner Catchment, and
4. The Wider Catchment

Each catchment has been assessed using the above criteria to determine the ability of the various Ocean Beach landscapes to accommodate change.

The Ocean Beach landscape character is considered to be modified. The inner catchment area has varying degrees of naturalness (the degree of natural character versus modification). There is significant evidence of human habitation and rural landuse which is reflected by the rural character of the area. However, it should be noted that within the 'wider catchment' there are areas exhibiting greater degrees of naturalness, such as Rangaiika.

Ocean Beach is a memorable landscape. The dramatic landforms and the wide open sandy beach are distinctive and contribute to the coherence and vividness of this landscape

Ocean Beach is currently defined as a 'Significant Landscape Area' in the Hastings District Council District Plan. The report assesses the Ocean Beach area using additional criteria (to those used in the District Plan Report). The four catchment areas subsequently identified reflect the unique characteristics of the Ocean Beach experience. This report proposes an extension of the 'Significant Landscape Area' boundaries.

Open Space and Recreation

Ocean Beach has the highest number of visitors recorded in the 1997 / 1998 Beach Usage Survey with the majority of people being day trippers.

The recreation and open space values of the Ocean Beach are key elements in the future development of the area and have therefore been given specific consideration in this report. Recommendations regarding open space and recreation have been made in relation to each of the possible development areas.

Future Development Options (Refer Development Blueprint Plan, **Appendix VII**)

Recommendations for future development within each of the catchment areas have been made based on the outcomes of the Landscape Overview and Evaluation. It should be noted that these development opportunities are considered to be the maximum development potential of the Ocean Beach Inner catchment. Development recommendations attempt to provide a reasonable balance between the landscape value and the right of landowners.

The sensitivity of this landscape is such that additional development to what has been recommended in this report would considerably change the rural/coastal character, to the detriment of Ocean Beach.

There are three possible development areas to the south of the Waipuka Stream. These include an extension of the existing settlement area, the development of a Papakaianga area on the terrace area midway up the backshore hills and an area behind the backshore hills.

Within the area immediately north of the Waipuka Stream, development at the toe of the backshore hills is considered appropriate.

Summary

Several areas have been identified as being suitable for development as part of this landscape overview and evaluation. Development has been recommended on the basis that strict planning and design guidelines be developed and enforced. This will ensure that any future development within Ocean Beach is sensitive to the character of this special landscape.

The findings of this report represent the maximum development potential of the Ocean Beach area. This means that any additional development to that discussed is considered to be inappropriate for this 'Significant Landscape Area'.

1 INTRODUCTION

This is a technical report prepared for the Hastings District Council (HDC), as part of the Ocean Beach Variation Process.

Following several development proposals, Resource Management Act hearings and a facilitation process, the Council has discerned that well designed and planned development could be appropriate for the Ocean Beach area.

At the HDC Resource Management Committee meeting on March 3rd, 2001, the following was resolved.

“THAT THE COUNCIL PROCEED WITH THE PREPARATION AND INITIATION OF A VARIATION TO THE PROPOSED DISTRICT PLAN FOR THE PURPOSE OF PROVIDING FOR AN INTEGRATED SOLUTION FOR THE DEVELOPMENT OF OCEAN BEACH, THE SCALE AND SCOPE OF SUCH DEVELOPMENT TO BE DETERMINED AFTER OPEN CONSULTATION AND CONSIDERATION OF OTHER RELATED DEVELOPMENT PROPOSALS WHICH HAVE EMERGED.”

1.1 Purpose of Report

This report reviews the many existing reports, and incorporates a landscape overview and evaluation. This report provides recommendations related to "landscape issues" to enable for an integrated solution for any future development of Ocean Beach. It also makes recommendations as to the scale and scope of any future development after consideration of key planning issues that have been identified through previous planning processes and reports. These include:

- Public access,
- Recreation issues,
- Heritage issues, and
- Landscape Character, particularly the protection and preservation of the dune systems.

The landscape overview and evaluation undertaken as part of this report has identified four key catchment areas:

- Arrival catchment
- Entry catchment
- Inner catchment
- Wider catchment

This report makes recommendations regarding future use of these unique landscape character areas. It includes future development and design guidelines relating to public land, dune system preservation, residential development (housing intensity and general layout), and vegetation.

1.2 Variation Process

The Hastings District Council's decision to initiate a Variation to the Proposed District Plan, stems from a proposal by Donloben Properties Ltd to establish a new residential development at Ocean Beach. This proposal originated as a private plan change request in 1995 to the Hawke's Bay Section of the Transitional Hastings District Plan to rezone Haupouri Station land north of the Surf Club for residential development. This plan change never proceeded to a hearing due to a problem with gaining legal access to the rezoning area. The existing formed road is not legal in places as it passes over land owned by the Pukepuke Tangiora Trust rather than legal road reserve. Further to this, notification of the Proposed Hastings District Plan invalidated the requested change to the Transitional Plan.

Donloben then made submissions to the Proposed Hastings District Plan with a similar residential rezoning request, the submission was turned down after a commissioners hearing (again principally due to the legal access issues) and a reference was subsequently lodged to the Environment Court.

Rather than defend the commissioners decision at an Environment Court hearing, the District Council has chosen to initiate a Variation to its Proposed District Plan in an attempt to try and resolve the Environment Court reference, while balancing Donloben's aspirations with those of the other Ocean Beach land owners, the general public and its responsibilities under the Resource Management Act 1991 (the Act). The Council has also taken action to purchase land off the Pukepuke Tangiora Trust to allow the formed road to be legalised.

A variation is the legal process by which the provisions (including land use zonings) of a 'Proposed' District Plan can be changed. The equivalent process in relation to an 'Operative' District Plan is termed a 'Plan Change'. A District Plan moves from having a proposed to an operative status, after all submissions to it and subsequent references to the Environment Court have been addressed and resolved. The Proposed Hastings District Plan will not therefore become operative until the Donloben and other remaining Environment Court References have been resolved.

For further residential development to occur at Ocean Beach the land needs to be zoned for such purposes. At present the whole Ocean Beach area is zoned for rural purposes. A variation could therefore allow the proposed district plan to be changed to rezone specific areas of land Residential and to place specific controls over the subdivision and future development of such land to ensure the environment is not adversely affected.

The process for undertaking a variation is prescribed by the Act. The process provides full public submission and submission hearing opportunities. The Act also requires that in the preparation of a variation the Council must consider alternative methods and be satisfied that the variation offers the most efficient and effective method of attaining the desired outcome, while providing for the Purpose and Principles of the Act. This report is part of this 'variation preparation process'.

2 EXISTING OCEAN BEACH LANDSCAPE

2.1 Ocean Beach Contextual Summary

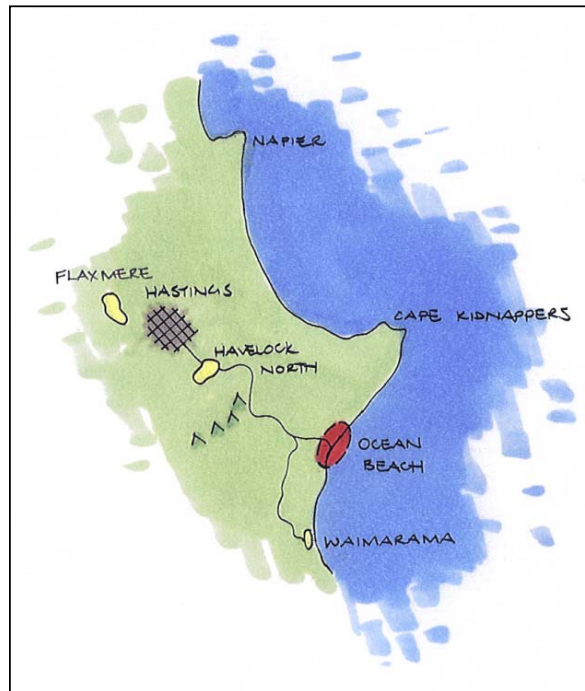


Figure 1: Location Map of Ocean Beach

2.1.1 Location

Ocean Beach is an open sandy beach located 25 kilometres from the Hastings city centre, on the East Coast of the North Island. It has cultural significance and is an important historical area for tangata whenua.

Ocean Beach is a special place for many people - beach owners, District residents and visitors. They rated Ocean Beach the highest of all of the District's beaches in the survey undertaken as part of the 1998 Coastal Environment Strategy, due to its sandy beaches, its scenic values, and its reputation for being one of the regions best surf beaches.

2.1.2 Landscape Character

Ocean Beach is recognised as a notable coastal area both regionally, and nationally. The rural gravel access road and its perceived remoteness, have contributed to the lack of development and the relative intactness of the dunes systems at Ocean Beach. The undeveloped rural character of the defining hills, and the natural dunes are key contributors to Ocean Beach's 'natural character'.

Constant public usage during the summer months has, over time, resulted in the degradation of the sand dune systems in closest proximity to the end of Ocean Beach Road.

2.1.2.1 “Significant Landscape Character Area”

Ocean Beach is recognised as being a “Significant Landscape Character Area” in the Proposed Hastings District Plan, primarily for its extensive dune systems, perceived natural character, its picturesque qualities, and its proximity to Hastings (Refer Land Information Plan, **Appendix I**)

2.1.2.2 Recommended Area for Protection



Photo 1: View of Extensive Dune Systems to the North of Ocean Beach Settlement Area

There are two significant dune systems at the northern end of Ocean Beach, Rangaiika (90 hectares) and Ocean Beach (170 hectares), which have been identified by the Department of Conservation as a Recommended Area for Protection (RAP 2), stating:

“These are the biggest and least modified dune systems on the entire East Coast of the North Island, and have been rated as being of national significance in the Coastal Reserves Inventory of Hawke’s Bay Conservancy.”¹ (Refer to plan Page 8)

2.1.3 Public and Vehicle Access

Land ownership at Ocean Beach is complex. Access to the beach is via a ‘public’ road, however, inaccurate surveying in the early years has led to various disputes regarding the land across which the road traverses.

Photo 2: Existing Public Parking Area and Surf Club

A road arbitration process is nearing resolution between HDC and the affected Ocean Beach landowner.

Vehicular access is possible right down to the beach front. Parking is currently focussed around the concrete platform of the old surf club, with overflow during the summer months extending around to the Surf Club / Hastings District Council (HDC) public reserve land. Ownership of the land upon which the ‘existing public car park’ is located is, in fact, privately owned land

2.1.4 Hastings District Council Reserve

The HDC reserve land comprises a small area of land to the north of the ‘existing public carpark’, incorporating a small public toilet facility and the Ocean Beach Surf Club. Current issues relating to this area of land include lack of public open space in close proximity to the beach, and limited public facilities (including parking areas) for those visiting the area.

Currently this reserve acts as an entry point for access into and over the sand dunes. Over the years this uncontrolled vehicular and pedestrian access has gradually lead to the

¹ Eastern Hawke’s Bay Ecological District – Survey Report for Protected Natural Areas. F. Maxwell, J. Adams, G. Walls, June 1993

degradation of both the dunes natural landform and its coastal vegetation. The existing carpark referred to above, because of its location also allows unrestricted access to the beach which is also contributing to the degradation of the dune system.



Photo 3: Degraded Dune System Immediately North of the Surf Club

“The degraded nature of the dune in this location affects both its potential to provide natural protection against wind and wave action, and the ecological values and quality of the dune system. The depth of duneland between the fence line and the open sand of the beach averages at about 40 metres, with the narrowest portion in the north being about 20 metres. This duneland is recorded to be in an accretion cycle.”²

2.1.5 Heritage

The coastline running south from Cape Kidnappers to Waimarama is of significance to Maori. Ocean Beach has historically played an important part in the life of Maori, and continues to do so. Ocean Beach contains numerous middens, pits, hearths, and stone workings which are specifically important to the heritage of the area.³

2.1.6 Summary of Proposals to Date

A number of applications for subdivision and development have been received by HDC to develop portions of the Ocean Beach area. If a comprehensive approach is not taken development pressures brought about by individual landowners and developers could severely compromise the Ocean Beach area.

There are several resource management issues associated with Ocean Beach that urgently require action to ensure that it continues to be a valuable resource for the District. These include:

- Destruction of the dune system by vehicles and pedestrians;
- The need to secure legal and physical road access to the beach, Council reserves and bach settlement;

² Statement of Evidence of Rachel V. de Lambert, Nov 1999.

³ Coastal Environment Study Report. Prepared by Woodward - Clyde for the Hastings District Council, Aug, 1996

- The use of the Pukepuke Tangiora land at the entrance to the beach by the public with no recognition or recompense;
- Effluent disposal issues associated with septic tanks;
- Water quality in the Waipuka Stream

As a result Council is involved in leading a process to both secure and enhance the values of Ocean Beach for existing and future generations. It is also the intention that this process address the urgent resource management issues that threaten these values.

2.2 Background Documents

2.2.1 District Plan Preparation Reports and Statutory Documents

2.2.1.1 *Coastal Environment Study Report*

As part of the Hastings District Plan preparation process, Woodward-Clyde (NZ) Ltd produced a report titled '*Coastal Environment Study*' in April 1995 (Revised Report Released August 1996). This report backgrounds the physical, cultural and geographical features of the coastal environment of the Hastings District.

The report culminates in the identification of significant resource management issues, the following of which relate to Ocean Beach:

- The expansion of the bach settlement has the potential to destroy its special character and amenity values.
- If not properly appropriately contained, residential development could threaten the wild and open space character of currently unmodified sections of coastline adjoining settlements such as Ocean Beach.
- The threat of increased development and recreation to the highly significant sand dune systems at the northern end of Ocean Beach.

2.2.1.2 *Isthmus 'Outstanding Landscapes' Report*

As part of the Hastings District Council's District Plan preparation process, the Isthmus Group Ltd produced a Landscape Assessment of the Hastings District titled '*Outstanding Landscapes, Landscape Assessment of Hastings District*' in April 1995 (Revised report released July, 1996).

The purpose of the study was to: provide background information on the District's landscapes; and to select 'outstanding natural features and landscapes', identify what makes them significant and identify activities that may compromise their qualities.

The Report identified eight 'Outstanding Natural Features and Landscapes' in the District. It then identified a number of 'Special Landscape Character Areas', which have high landscape amenity. Both 'Ocean Beach – Rangaiika' and the 'Ocean Beach Bach Settlement' are identified as Special Landscape Character Areas. The characteristics, potential effects of activities, and criteria relating to these areas is listed in **Appendix II**.

Following the Isthmus *Outstanding Landscapes* Report, the Council commissioned Woodward – Clyde Ltd to carry out an assessment of the best methods of incorporating the findings of the Landscapes Report into the District Plan (to fulfil the requirements of

Section 32 of the Resource Management Act 1991). The resulting report was titled 'Assessment of Available Methods and District Plan Provisions' and was released in June 1995. The Woodward – Clyde Report recommend that the District Plan contain rules to protect the landscape significance of SLCA's.

2.2.1.3 Proposed Hastings District Plan

The Proposed Hastings District Plan (the Plan) was publicly notified in November 1997 and amended by decisions on submissions in July 2000. The Plan is yet to be made operative due to outstanding references to the Environment Court.

The Plan contains several specific references to Ocean Beach. The first is in Section 2.7 'Coastal Environment Strategy', which contains a policy (CEP3) to "review the legal and practical future of the existing bach community at Ocean Beach..." The full Policy is listed in **Appendix III**.

The Plan as originally notified contained several other references to Ocean Beach in Section 2.7. These included references to the incomplete private plan change (Donloben) promoting residential development in the issues and policies, and a map of this 'possible coastal residential area' as Appendix 2.7-1 of the District Plan. Both the references to the private plan change and the map have been deleted from the Plan as a result of decisions on submissions.

Section 13.10 'Indigenous Vegetation and Habitats of Indigenous Fauna' contains non-regulatory methods to encourage the preservation of sites identified as 'Recommended Areas for Protection (RAP)'. Of relevance to the Ocean Beach area is 'RAP2' (Rangaiika – Ocean Beach) which is listed in Appendix 13.10 of the Plan as being the largest most intact sand dune system on the East Coast. Threats to it are listed as: feral animals, domestic sheep/cattle, off road vehicles and weeds.

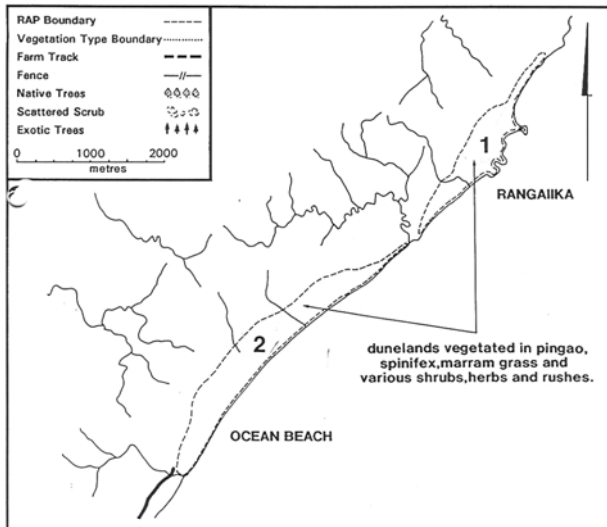


Figure 2: RAP 2 Map showing Ocean Beach and Rangaiika Dune Systems

The Plan contains a section titled 12.2 'Landscape Areas'. Through this Section, the Plan adopts the recommendations in the Isthmus *Outstanding Landscapes* report by identifying both 'Ocean Beach' and 'Ocean Beach Settlement' as Significant Landscape Character Areas. These areas are identified as SLC6 and SLC7 respectively, on the map of RAP 2 (shown adjacent). Appendix 12.2-2 of the Plan lists the significance of these areas, relevant extracts from which are listed in

Appendix III.

Section 12.2 of the Plan restricts both buildings and earthworks in Significant Landscape Character Areas, but only on sites zoned Rural Residential. All of the land within SLC6 and SLC7 is zoned Rural, therefore the erection of buildings or the undertaking of

earthworks at Ocean Beach would not be restricted beyond what is permitted within the Rural Zone.

Section 15.1 (Subdivision and Land Development) of the Plan does however restrict subdivision in the Rural Zone on land within SLC6 and SLC7 or any other site having frontage to the coastline, as a Discretionary Activity. This would allow Council to refuse consent to otherwise complying subdivisions, where such subdivision would compromise the natural character of the coastal environment or the particular significance of SLC6 or SLC7.

2.2.1.4 New Zealand Coastal Policy Statement 1994

The New Zealand Coastal Policy Statement (NZCPS) was issued by notice in the Gazette on 5 May 1994 by the Minister of Conservation. The NZCPS is required by the Resource Management Act 1991 (the Act) to state policies in order to achieve the sustainable management of natural and physical resources in relation to the coastal environment of New Zealand. The Act requires that a District Plan (and therefore the Ocean Beach Variation to the Proposed Hastings District Plan) shall not be inconsistent with the NZCPS.

The NZCPS contains policies that are pertinent to the proposed variation and particularly those contained within:

Chapter 1 National priorities for the preservation of the natural character of the coastal environment including protection from inappropriate subdivision, use and development;

Chapter 2 The protection of the characteristics of the coastal environment of special value to the tangata whenua including waahi tapu, tauranga waka, mahinga maataitai, and taonga raranga; and

Chapter 3 Activities involving the subdivision, use or development of areas of the coastal environment. These Sections of the NZCPS are attached as **Appendix IV**.

2.2.1.5 Regional Coastal Plan

The Hawke's Bay Regional Councils, Regional Coastal Plan was made operative in June 1999. This Plan relates to land below the high tide mark and coastal waters. Due to this jurisdiction this Plan will only be of limited relevance to any future residential development at Ocean Beach.

2.2.2 Summary of Strategy Reports and General Information

2.2.2.1 Ocean Beach Strategy and Structure Plan, 1999

This plan, prepared by consultants Beca Carter Hollings and Ferner Ltd for the Hastings District Council, was undertaken for the purpose of providing a basis for future planning, environmental and infrastructural development at Ocean Beach. It included the area from the coastal cliffs south of the existing bach settlement to Cape Kidnappers in the north, the beach environs and hill areas, which form the backdrop to the beach, and the entrance area via the existing road into Ocean Beach.

The report summarised the key natural character values in the area and identified individual landscape units, which formed the basis of the structure concept plan, presented to and adopted by Council. It advocated preservation of the dramatic entry point to the beach, and limited development sympathetic to the dominant natural features of beach dunes, steep coastal slopes, valleys and ridges which give Ocean Beach its special character. It included a proposed staged reserve expansion starting with the existing informal parking area and progressing northward through Haupouri Flats; dune protection systems with managed access; revegetated coastal slopes; and some provision for limited residential development behind the existing bach settlement. It also identified a small block just north of Waipuka Stream as an area for possible future development.

Beca Carter consulted with landowners, and key stakeholders throughout the preparation of this document. Donloben Properties Limited were critical of the plan in that it did not provide for some form of residential development of the Haupouri Flats area and an independent Commissioners⁴ ruling on the proposed Hastings District Plan concurred that some form of development in this area was appropriate.

2.2.2.2 **Hastings Coastal Environment Strategy**

This report, also prepared by Beca Carter Hollings & Ferner Ltd, was commissioned by Council to develop a comprehensive strategy for the protection, management and development of the 75 km of coastal environment in the Hastings District. Council adopted the final plan to be used as the basis for policy to be included in the District Plan and other statutory documents of Council.

Traffic counts, a beach user survey, meetings with interest groups, mail out to residents, and perception survey were undertaken in relation to the coastal environment. An issues and options paper was released to specific interest groups for comment, and priorities actions paper was released combining all of the responses and feedback. In November 1999, a draft strategy was released for public comment and the final strategy was presented to Council in July 2000.

The central strategy developed for Ocean Beach as a result of feedback and survey response was to : *"promote Ocean Beach as a special place and use the areas natural assets as the foundation for guiding conservation landuse and development"*.

Area specific objectives included:

- Maintain and enhance the sense of wilderness and remote open space of the Ocean Beach coastal environment in recognition of the natural character, landscape and social/cultural values.
- Maintain and enhance public access to an along the coastal marine area except where this adversely impacts on natural character and tangata whenua values.
- Maintain and enhance the special character and recreation value of Ocean Beach as an alternative recreation experience.

While recommendations were made for limited residential development near the Waipuka Stream area, Ocean Beach was not included as one of the coastal areas suitable for any significant urban growth.

⁴ Decision of Hearings Commissioner J.J.M. Wiltshire dated 8/02/2000 Environment Court reference RMA 204/00

2.2.2.3 ***Ocean Beach Road Assessment- May 1999***

As part of the overall review of Ocean Beach and access issues, Council commissioned Opus International Consultants to report on a number of options for providing vehicle access to the beach. The report provided a very broad analysis and costings and recommended further investigation of two options which would provide alternative access to the beach:

- Option 2: Upgrade the existing Ocean Beach road to the Maori land boundary and construct the southern cut and embankment to the beach.
- Option 5: Upgrade the existing Ocean Beach road to the Maori land boundary and construct the saddle route and embankment to the beach.

Both options would continue to cross the existing 'active slip' area, would avoid crossing Maori land, and would finish at the Haupouri Flats site thereby providing more direct access to the beach and avoiding the unstable and environmentally sensitive beach foreshore area by the Surf Club. Option 2 in particular, would be highly visible from land and sea but both would provide better road alignment than currently exists.

The current process and a separate roading arbitration issue for Ocean Beach have delayed any further consideration of these recommended alternative access options.

2.2.2.4 ***Existing Ocean Beach Development Proposals***

As well as the Donloben proposal (see 1.2 above), Council has recently received a subdivision consent application from Haupouri Station to create a cluster of lifestyle sites on the hills above Ocean Beach. This application is currently suspended pending further information (including an assessment of the landscape effects of the subdivision).

Another proposal for both lifestyle and residential development at Ocean Beach has been put to the Council by a representative of the Pukepuke Tangiora Trust but was not accepted as a resource consent application due to a lack of details. These proposals illustrate a continuing and increasing interest in residential development at Ocean Beach.

2.2.3 **Ocean Beach Submission Evidence**

In December 1999 the Hastings District Council commissioned independent commissioners to hear those submissions to the Proposed Hastings District Plan relating to Ocean Beach. The submitters involved were:

- Donlobean Properties Ltd – requesting a rezoning of 11 hectares of the 'Haupouri Flats' to Coastal Residential.
- Peter Paku – requesting the deletion of references to possible residential development at Ocean Beach from Section 2.7 (Coastal Environment Strategy) of the Proposed Plan. This submission was supported in part by the Hawke's Bay Regional Council.
- Hastings District Council Maori Advisory Standing Committee – requesting that there be no residential development at Ocean Beach and that the map of the Donloben site in Appendix 2.7-1 of the Plan be removed.

The changes made to the Proposed Plan as a result of decisions on these submissions are explained under 2.2.1.3 above. The following is a summary of some of the evidence presented at this hearing that is relevant to this report.

2.2.3.1 ***Evidence of Rachel de Lambert***

Rachel de Lambert presented evidence in support of the Donloben Properties Ltd submission. De Lambert argued that some form of sensitive development was appropriate in this location and that it could provide the opportunity for both protecting and enhancing the natural character and landscape values of the locality. De Lambert challenged the landscape units as defined in the Beca report, and argued that the Haupouri Flats unit and the Haupouri Valley System Unit should comprise one unit with “moderate natural value” being a more accurate reflection of the existing situation. She reasoned that the “moderate/high natural character values” definition for the Haupouri Flats Unit was not consistent with the definition provided for the Modified Coastal Margins Unit to the south (“strongly influenced by the bach settlement”) and the Haupouri Valley System Unit to the north (moderate natural character values). The existing recreation facilities and activities occurring within the Haupouri Valley unit rated more significance than the term “odd structure” suggests.

De Lambert’s evidence took into account the importance of the sense of arrival experienced en route to Ocean Beach, the dune system degradation and the current rural and recreational activities that occur at Ocean Beach and concluded that the Beca structure concept plan had been inconsistent in its evaluation of the Ocean Beach environment and that the proposals for residential development which it recommends could equally appropriately be applied to the Haupouri Flats land as proposed by the Donloben concept.

2.2.3.2 ***Evidence of Linda Kerkmeister***

Linda Kerkmeister prepared a report to provide input on landscape issues on behalf of the District Council, for the hearing of submissions relating to Ocean Beach. The evidence assesses the appropriateness of residential development at Ocean Beach, specifically relating to landscape effects of the residential development as proposed by the Donloben submission.

Kerkmeister used the criteria derived in the *Ocean Beach Strategy and Structure Plan*, (Refer Section 2.2.2.1) to assess the appropriateness of the Donloben proposal. Her conclusion was that the proposal is not considered to adversely affect the high natural values of the area for the reasons that:

- The development would be contained in an area between two modified landscapes (Haupouri Station buildings and yards to the north and the Waipuka bach settlement to the south).
- The development will not be visible from the main viewpoints at the road lookout and the beach if mitigation measures are followed.
- Houses will be small scale with controls on building height, form, materials and location back from the sand dunes.
- Houses will be clustered and defined by a common indigenous vegetation pattern.

In reaching her conclusion, Kerkmeister noted that the *Ocean Beach Strategy and Structure Plan* identified the Haupouri Flats (the site of the Donloben proposal) as having the same ‘moderate/high’ landscape character values as the flats north of the Haupouri

Station farm buildings. Kerkmeister questioned both whether the Haupouri Flats should be rated as highly as this and the Structure Plan's subsequent conclusion that the Haupouri Flats are not appropriate for residential development.

2.2.3.3 ***Evidence of Stephen Brown***

Stephen Brown presented evidence in support of the Hastings District Council Maori Advisory Standing Committee (HDCMAC) submission. Brown was one of the authors of the *Ocean Beach Strategy and Structure Plan*. His evidence assesses the proposed Donloben development and provides specific comments on the report produced by Linda Kerkmeister for the same hearing.

Brown disagrees with Kerkmeister's assessment and makes the following conclusions:

- The proposal will be clearly visible from, and will very significantly influence views from, the roadside lookout and road approach to Ocean Beach;
- Housing development will appear to sprawl in ribbon fashion along a typical linear road with cul de sac feeders totally dominating the foreground without obvious clustering;
- The size and form of proposed development bears no relation to the relatively compact nature of the existing Waipuka 'village';
- Recreational demand could push people and vehicles well beyond the small public open space between the existing and new settlements; and
- Indigenous vegetation planting could not hope to screen or even buffer housing development within the next 20 to 30 years. However the general effects on the indigenous vegetation of the area would be positive.

Brown's evidence seeks to reaffirm that the conclusions of the *Ocean Beach Strategy and Structure Plan* are appropriate.

2.2.3.4 ***Evidence of Warren Gumbley- Archaeology***

This evidence also presented in support of the Donloben submission to the Proposed Hastings District Plan, provides a summary of historical archaeological evidence relating to the wider Ocean Beach area and in particular focusing on the land that Donloben proposes to subdivide.

Gumbley's evidence is that given the wealth of artefacts remaining in this area, and the lack of information on archaeology and prehistory of the early settlement of Hawke's Bay and coastal sites in general, that the whole Ocean Beach area must be considered to have high potential archaeological value. Evidence of midden, ovens, cultural soil and pits, animal and bird bone, shell remains, tool pieces and fractured siltstone indicate at least two phases of occupation likely belonging to the early period of Polynesian settlement of New Zealand. Gumbley concludes that while there is some damage to the site proposed for redevelopment, over 80% of it remains well preserved, and further survey should be undertaken of the area prior to any development.

Consistent with the principles of the Resource Management Act 1991, and the Historic Places Act 1993, Gumbley recommends that all efforts be made to avoid modification to the area. He supports de Lambert's concept plan, which provides for the preservation and protection of 70% of the site, and recommends a mitigation strategy to provide accurate recording of any part of the site that is disturbed.

2.2.3.5 **Cultural Evidence-Tangata Whenua**

This evidence was also given in support of the HDCMAC submission. It establishes mana whenua rights to Haupouri through a long tradition of occupation and kaitiakitanga (guardianship/stewardship). It states that both Council and Donloben were aware of tangata whenua as a key stakeholder and their rights of kaitiakitanga at Ocean Beach but that sufficient consultation about the proposed subdivision had not occurred. In particular, tangata whenua were not party to expert evidence in support of the proposal provided by de Lambert and Gumbley.

It submits that rezoning as proposed is inconsistent with various policy statements affecting the area⁵, that land use and development will adversely impact and visually intrude on the landscape, and that Haupouri is an area of extreme historical, archaeological, cultural and ecological significance. In particular Haupouri is a significant area to tangata whenua for its kaimoana, indigenous flora and fauna, and waahi tapu. Tangata whenua supports the Beca Strategy⁶ for Ocean Beach with preference for an approach which starts from a position of 'preservation' rather than an assumption of 'subdivision' as presented in the Donloben proposal.

The submission concludes that there is clear conflict between Council reports as to its strategic direction for Ocean Beach, the results of which threaten to alienate Maori from the process. It also expresses concern that proposed mitigation factors by Donloben are arbitrary and do not place any obligation on them to comply. Finally, ancestral rights to the Haupouri and Waipuka areas should place a significant priority on any final decision to rezone land as coastal residential.

While Donlobens proposal for rezoning of land at Ocean Beach was turned down, the reference by the Commissioner that some form of development might be appropriate has given rise to this current process in which Council is seeking a solution that will help resolve conflicting interests at Ocean Beach.

A diagram of the Ocean Beach planning process has been compiled. This is included in **Appendix V**.

⁵ Including the New Zealand Coastal Policy Statement, Hawke's Bay Regional Policy Statement, the Proposed Hastings District Plan.

⁶: 'Ocean Beach Strategy and Structure Plan', prepared by Beca Carter Hollings & Ferner Nov 1999

3 LANDSCAPE OVERVIEW AND EVALUATION

3.1 Overview and Evaluation Process

This landscape overview and evaluation is a two stage process. The process of describing landscape character is essentially objective in that it describes the interrelationship of landscape elements (natural elements, and landuse patterns). The second part of the process, landscape interpretation and evaluation, is largely subjective and embodies contemplative values, memorability, legibility, and aesthetics.

The visual absorption capacity is then determined by combining the findings of both processes to identify the ability of a particular landscape to accommodate change, without compromising its existing landscape character. Landscape character areas include 'edges', which are often defined by landforms, such as escarpments, knolls, headlands, waterways, bush remnants, and ridgelines. Edges provide cues for integrating development into a landscape. The inner catchment area, in particular, has clearly defined boundaries and internal edges which cue development opportunities.

3.1.1 Landscape Criteria Definitions

3.1.1.1 *Natural Elements*

The following criteria are used to define and describe the landscape. Natural elements can include key landform characteristics as a result of geological process ie coastal cliffs-, and vegetation patterns ie significant dune systems. These elements contribute to the character and sense of place in the locality.

These are discussed under the following headings:

- Landform – Landform reflects the geology, topography and inherent natural processes such as erosion, hydrology and natural weathering. For the purposes of this report one description of the geological characteristics of the entire Ocean Beach catchment area, as defined in this report, has been prepared. Refer map geology map **Appendix VI**.
- Land Cover – Land cover includes vegetation and water bodies, and reflects biological processes such as plant succession and soil formation.

3.1.1.2 *Landuse Patterns*

Landuse Pattern include physical elements resulting from cultural and social processes such as farming, tourism, and transport needs, and can also include spiritual and historical associations and sites. These elements are valued because they are distinctive and because of their association with either Maori or Pakeha cultures.

Landuse patterns contribute to the landscape perception, legibility, and overall experience of an area. Elements may include nodes, landmarks, and routes. Landuse patterns include:

- Coastal Settlement
- Rural Processes Shelter Planting, dams etc
- Open space

- Blocks of Vegetation – forestry blocks, riparian

Landuse patterns can contribute to the degree of change an area can accommodate – Visual Absorption Capacity (VAC).

The following describes the broad association of tangata whenua with the Ocean Beach landscape. The tangata whenua of the Ocean Beach area exercise Kaitiakitanga within the boundaries of Rangaiika in the north, to Waimarama in the south, and through continual occupation have formed an intrinsic relationship with their ancestral lands, water, sites, waahi tapu, and other taonga.⁷

There are, however, key areas of significant archaeological interest (associated with each of the catchment areas) which will be further explained within the report, where applicable.

3.1.1.3 *Human Perception*

Human perception is how people (individuals and communities) view the landscape. It includes a qualitative assessment of the relationship between the inherent characteristics of each catchment area. These include *naturalness* (a measure of the degree of natural character versus modification), *coherence* (a measure of the relationship between elements within the landscape), and *vividness* (the extent to which the landscape is memorable, visually impressive, or bland with a lack of distinctiveness).

Human perception focuses on the importance of a landscape to the people who use it. These landscapes are a source of identity, a reflection of the community, sometimes have spiritual or contemplative associations, and have aesthetic value.⁸

3.1.1.4 *Visibility and Visual Absorption Capacity (VAC)*

Two key concepts in assessing visual impact are ‘visibility’ and ‘visual absorption capability’ (VAC). This process involves identifying and assessing the visual impact of a development on the surrounding ‘visual catchment’ area.

Visibility is a measure of how widely a place or feature can be seen from it’s surroundings. A secluded, rarely visited basin would have low visibility. A prominent escarpment close to a town and close to major transport routes would have very high visibility.

Visual Absorption Capability (VAC) is a more complex concept determined by combining landscape character and human perception. It addresses the capability an area has for absorbing change without significantly modifying its existing positive visual qualities. Low VAC means that it would be difficult to integrate change into that landscape without significant modification of its positive visual qualities. An area of high VAC means that it has a high capacity for absorbing change.

Most development introduces artificial patterns, lines, textures, colours and forms into the landscape. These are likely to contrast with soft organic natural patterns. Consequently a highly modified landscape will usually have a higher capacity for visually absorbing further development than a natural landscape.⁹

⁷ *Evidence for Tangata Whenua through the Maori Advisory Standing Committee. Dec. 1999*

⁸ *Outstanding Landscapes – Landscape Assessment of Hastings District. Prepared by The Isthmus Group for the Hastings District Council – July 1996*

⁹ *“Tongariro Power Development Scheme Landscape Investigations” prepared by Boffa Miskell Limited, Feb 1999, Ref c7197*

3.1.2 Ocean Beach Visual Catchment Areas

For the purposes of this report Ocean Beach has been divided into four visual catchment areas. The catchment areas within Ocean Beach are defined as the following:

3.1.2.1 Arrival Catchment

This area has been split into two key experience areas, both of which are seen to contribute to the sense of arrival at Ocean Beach. The consistent element through both areas is the feeling of elevation and remoteness. Key contributing factors to this are the Maraetotara River and Waipuka Stream valleys, the rolling barren hills, and the open pastoral farming blocks.

The first arrival catchment area is defined as the area from the Haupouri cattle stop (first cattle stop) to the third cattle stop. This is cued by the passing over of the cattlestop and commencement of the gravel road. These provide a sense of remoteness and anticipation, although throughout this area the sea is not visible.

The second arrival catchment area is the experience from the third cattle stop to the Ocean Beach lookout. This is the point from which the traveller obtains their first view of the sea. The view of the sea is the defining element of this experience.



Photo 4: First View of the Ocean Upon Arrival at Ocean Beach

3.1.2.2 Entry Catchment

The 'entry catchment' begins at the lookout on Ocean Beach Road and ends at the area currently used for public car parking. This is where the traveller first views and enters the Ocean Beach settlement.

The entry experience is heightened by the sharp descent down to the beach, the expansive ocean vista, and the vast panorama (north to south) of the East Coast coastline.



Photo 5: Entry Experience at Ocean Beach

The existing bach settlement is the first sign of condensed habitation after crossing the Haupouri Station cattlestop and has characteristics typical of many New Zealand coastal settlements. These include simple architecture, and detached, single storey houses.

3.1.2.3 Inner Catchment Area

The inner catchment is defined as the area beginning at the coastal cliffs on the edge of the Waipuka settlement to the Haupouri Station woolshed. The Haupouri Station

Woolshed marks the edge of the area most obviously modified by human land use/habitation. This catchment area incorporates the ridgeline of the backshore hills, and includes the landward side of these backshore hills. All land on the seaward side between these points is considered to be part of the Inner Catchment Area (dune systems, Haupouri Flats, existing settlement area etc).



Photo 6: The Inner Catchment Area

The key characteristic of this area is that it has been significantly modified through farming practises, human settlement and recreation. Defining elements include the existing bach settlement, the Surf Club and Surf Tower, clumps of introduced trees and vegetation, farm buildings, pastoral landscape, the area used for public parking and amenities, the stream and the settlement access bridge.

3.1.2.4 Wider Catchment Area:

The inner catchment is surrounded by a much wider catchment. This extends from the Waimarama headlands through to Cape Kidnappers and incorporates the inland hills immediately behind the defining hills of Ocean Beach. The key elements of this catchment are the coastal cliffs, the expansive rolling hills, and the open coastline. This catchment sets Ocean Beach in context.



Photo 7: View to the Waimarama Heads



Photo 8: View to Cape Kidnappers

3.2 Evaluation of Visual Catchment Areas

Each of the catchments defined earlier have been reviewed considering the criteria described under 3.1.1 of this report. These determine the catchment areas ability to accommodate change, and enable recommendations for future development within the Ocean Beach area.

3.2.1 Arrival Catchment

3.2.1.1 Arrival Catchment - Natural Elements:



Vegetation:

Within both the Waipuka and Maraetotara River valley systems are pockets of predominantly native establishing vegetation.

Topography:

Ocean Beach Road cut into rolling hill country of varying gradients.

Photo 9: Typical Topography of the Arrival Catchment

Water bodies:

The Maraetotara River and the Waipuka Stream lie at the foot of deeply incised river valleys. The Pacific Ocean is also a significant feature of the second area of this visual catchment.

3.2.1.2 Arrival Catchment - Landuse Patterns:

An archaeological site has been identified within this visual catchment area, on the opposite side of the Waipuka Stream (Refer Land Information Plan, **Appendix I**).



Rural Processes:

This catchment is very typical of rural Hawke's Bay, although there is an obvious lack of any structures or farm buildings.

Photo 10: View Inland of the Arrival Catchment

Blocks of Vegetation:

Erosion control is evidenced through the planting of poplars beside Ocean Beach Road. Waipuka Incorporation has undertaken some revegetation on the northern faces of the Waipuka Stream bank. This is highly visible from parts of this catchment area.

3.2.1.3 *Arrival Catchment - Human Perception:*



The sense of arrival in to Ocean Beach is a significant contributor to the Ocean Beach experience. It is created by a feeling of anticipation and memorability as a result of the unique combination of natural and cultural elements.

Photo 11: View from Third Cattlestop on Ocean Beach Road

Arrival at Ocean Beach is preceded by a progressive feeling of remoteness and anticipation. Passage over the cattlestop, at the Haupouri Station entrance and the transition to a gravel road reinforces the sense of arrival as do the small glimpses of the sea and sky enclosed by rolling grass covered hills which reveal themselves over the final sections of the road to the coast.¹⁰

3.2.1.4 *Arrival Catchment - Visibility and Visual Absorption Capacity (VAC):*

The absence of any structures, in conjunction with the lack of roadside vegetation along this stretch of Ocean Beach Road, create an open, uninterrupted rural landscape character. These qualities result in this visual catchment area having a low visual absorption capacity.



Photo 12: Landscape Character of the Arrival Catchment

3.2.2 **Entry Catchment**

3.2.2.1 *Entry Catchment - Natural Elements*



Topography:

A dramatic, steep escarpment dissected by narrow road carriageway with limited road shoulder.

Photo 13: Entry Catchment Viewed from the Existing Waipuka Settlement

Water bodies:

Key water bodies include the Pacific Ocean, the to which is a significant aspect of this catchment area; and the Waipuka

Stream outlet which runs along the southern boundary of the entry catchment.

¹⁰ Evidence of Rachel. V. de Lambert, November 1999

3.2.2.2 *Entry Catchment - Landuse Patterns*

Key landuse patterns are the Ocean Beach Road itself, and the safety barriers that run alongside it. The lookout at the beginning of the entry catchment and associated the parking / pull off area form a node at this point. There is limited vegetation within the entry catchment, primarily meuhlenbeckia and blackberry, however there is establishing riparian planting on the northern faces of the Waipuka Stream.

3.2.2.3 *Entry Catchment - Human Perception*

A wide view encompassing the entire coastal area, including the dunes, extensive sandy beach, the backshore hills, and the Waipuka settlement, can be seen from the lookout at the top of Ocean Beach Road. These factors contribute to a strong sense of entry to Ocean Beach. This is accentuated by the prominent knoll immediately south of the lookout.



Photo 14: Landscape Character of the Entry Catchment

The steep, narrow drive down to junction of the Waipuka settlement further reinforces the isolated character of Ocean Beach.

The anticipation created by the arrival catchment also heightens the sense of entry from this point.

3.2.2.4 *Entry Catchment - Visibility and Visual Absorption Capacity (VAC)*

The entry catchment is a highly visible area of land. Due to the steep, exposed nature of this escarpment, the visual absorption capacity of this catchment is low. The absence of any structures, in conjunction with the lack of roadside vegetation along this stretch of Ocean Beach Road, enhance the view out over Ocean Beach (the inner catchment area) and the Pacific Ocean.

3.2.3 Inner Catchment

3.2.3.1 Inner Catchment - Natural Elements

Vegetation:

Vegetated in pingao, spinifex, marram grass and various shrubs.¹¹ The Ti tree (cabbage tree) and Ngaio tree are indigenous trees within the Haupouri area that have significant practical uses for the Maori.¹²

The sand dune systems are the most prominent vegetation type in the inner catchment area. The dune system commences in front of the Hastings District Council reserve, and continues on the seaward side of the stock fence.



Photo 15: Degraded Dune System Immediately North of the Surf Club.

This retains a more natural duneland character with both the landform and vegetation cover exhibiting a more natural pattern and association of vegetation than that of the inland modified paddock. Having said this, the dune here is substantially degraded with a large number of indiscriminate and uncontrolled vehicular and pedestrian access ways, which traverse both along and across the natural grain of the back and foredune.

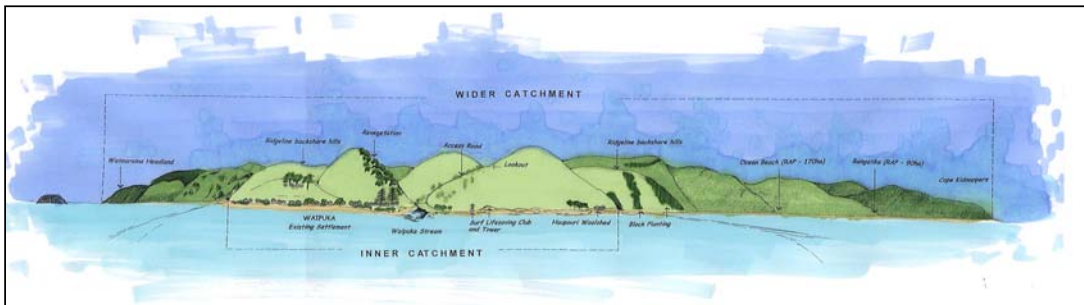


Figure 3: Wider and Inner Catchment Areas (also included in Appendix XII)

Topography:

This catchment area is bounded to the west by abrupt backshore hills, to the south by eroded steep coastal cliffs, and to the north by undulating coastal hills. Land to the north of the Waipuka Stream outlet, between the dunes and the backshore hills, is predominantly flat and of varying widths.

¹¹ "Eastern Hawke's Bay Ecological District – Survey Report for the Protected Natural Areas Programme" Prepared by F. Maxwell, J. Adams, & G. Walls for Department of Conservation. June 1993.

¹² Evidence for Tangata Whenua through the Maori Advisory Standing Committee. Dec, 1999

The existing settlement is situated on a wide terraced area, adjacent to the coast. Behind this is a second terrace upon which a smaller cluster of buildings is situated. Both of these terraced areas, in conjunction with the backshore hills form a natural amphitheatre.

Water bodies:

The Waipuka Stream outlet is located within this catchment area. This is a prominent landscape feature of the Ocean Beach settlement area. This catchment is dominated by views of the Pacific Ocean.

3.2.3.2 Inner Catchment - Landuse Patterns:

There are a number of archaeological sites located within this catchment area. These are predominantly located on land north of the Waipuka Stream, within the Haupouri flats. Many of the sites are now buried as a result of coastal processes.

Ocean Beach and Rangaiika to the north, are recognised as containing numerous middens, pits, hearths, and stone workings. Immediately adjacent are pa, terraces, storage pits, garden sites and dwelling sites. Maori settlement of this area (Cape Kidnappers to Waimarama) was tied in with the resources of shellfish from the beaches, fishing in the waters around both sides of Cape Kidnappers, resources in the forests on the peninsula, and cultivation of north facing soils. A whaling station has been identified at Rangaiika to the north of Ocean Beach, however there is no reference to whaling sites being established specifically at Ocean Beach.¹³

Coastal Settlement

The existing bach settlement is typical of many coastal residential developments of their time in New Zealand. They sit forward on the land and have entirely enveloped the foredune area. There are some 35 baches located in this settlement with the majority strung in a single row along the land/beach interface. Some of these properties are experiencing coastal erosion problems as evidenced by the use of retaining materials and slippage areas.¹⁴

Rural Processes

A substantial multi row pine shelter belt, running east west at a tangent to the beach, forms a vegetative feature of this typical rural landscape.¹⁵

The land to the north of Waipuka Stream is predominantly rural in character. Although this land is under three separate ownerships the overall visual character is similar.

A common element within this inner catchment area are the post and wire stock fences and pastoral farming processes. These typify the rural character of the Ocean Beach area.

¹³ "Coastal Environmental Study Report" Prepared by Woodward – Clyde for the Hastings District Council, August 1996

¹⁴ Evidence of Rachel V. de Lambert. November 1999

¹⁵ *ibid*



Photo 16: Land Use Patterns of the Inner Catchment

Open Space

The inner catchment contains the only public recreation space in the wider Ocean Beach catchment area. The current Hastings District Council reserve lacks appropriate public facilities. The reserve area includes several isolated buildings, such as the surfclub, and the public toilet block.

Most of the public activity is centred around this area as it offers unhindered access down to the beachfront. Vehicle access is possible right down to the beach front. Although this area of land known as the Ocean Beach 'car park' is not actually public land, but owned by the Estate of Pukepuke Tangiora (PPT).

The boundaries between this and the public land are not clearly differentiated. The fact that Ocean Beach Road terminates at this point, and the location of the beach, infers that this land is meant for public use.

The Ocean Beach Surf Club is located slightly north of the preferred parking area, and is located within the Hastings District Council reserve boundary. Access to the reserve is via Ocean Beach Road, the gravel road that runs behind the 'parking area'.

Blocks of Vegetation

Haupouri Station and Waipuka Incorporation have undertaken a range of revegetation programmes in recent years, with varying degrees of success. Many of these areas are located within the inner catchment.

Within this catchment there is also a large amount of amenity planting (Artemesia, Agapanthus, Norfolk Pines, Pohutukawa, Ngaio, Banksia, Karaka, Karo, Karamu, succulents, etc) primarily around the settlement and recreation areas. The predominant vegetation type is pastoral in character.

This catchment also includes isolated blocks of forestry, riparian revegetation, amenity planting, and erosion control plantings.

3.2.3.3 Inner Catchment - Human Perception

Ocean Beach is a memorable landscape. The dramatic landforms and the wide open sandy beach are distinctive and contribute to the coherence and vividness of this landscape.

The inner catchment is a modified landscape containing small scale human settlement, remnant dune systems, and rural processes. The existing small bach settlement has a charming, informal 'kiwi bach' character. The simple, architecture, detached single storey character of the baches, clustered on the fore dune, creates a character typical of provincial New Zealand East Coast beach settlements. This contributes to the Ocean Beach experience.

There are two distinct community groups who utilise Ocean Beach. These include Ocean Beach residents (tangata whenua, Haupouri Station, residents of Waipuka settlement), and those who visit Ocean Beach for recreational purposes. Although views and values of the local community and visitors are likely to differ, findings from the Hastings Coastal Environment Strategy Consultation Summary identified that, overall, public perception of Ocean Beach was as follows:

- The most common descriptive term for Ocean Beach was 'sandy' (41%).
- Generally there was a high degree of consistency in the community perceptions of Ocean Beach with the words/phrases "quiet, peaceful, natural, unspoilt, nice, beautiful, pleasant and scenic", all identified in the top 7 most common descriptors.¹⁶

The Waipuka Stream provides a natural separation between the private land of the bach settlement, and the land immediately to the north of Waipuka Stream - commonly perceived to be publicly owned. This flat, easily accessible area is heavily utilised by visitors, for parking and pedestrian access to the beach and dune system.

The distinct separation of the Waipuka settlement by the Stream creates a feeling of uncertainty regarding access, particularly in to and in front of the settlement area. However, the combination of the Pukepuke Tangiora land and the Waipuka settlement form a 'node' which is commonly referred to as 'Ocean Beach'.



Photo 17: Landscape Character of Haupouri Flats

The Haupouri Flats, also visually part of the inner catchment area, exhibit a contrasting 'rural character', typical of East Coast coastal farmland. The standard farming practices; stock grazing, farm fences, shelter belt planting, implement and wool sheds, create this perception. These elements distinguish this portion of land from the 'node' (referred to above).

3.2.3.4 Inner Catchment - Visibility and Visual Absorption Capacity (VAC)

The inner catchment area is considered to be a modified landscape containing a diverse range of development.

The Waipuka Settlement, due to its prominence on the foredune in the context of the wider landscape, is highly visible. The existing medium intensity development means that its Visual Absorption Capacity is moderate. This means that the area has the ability to accommodate a level of development. Development should be consistent in character with the existing settlement.

The area that it is currently utilised for public access is highly visible from all aspects of the inner catchment area. The existing isolated buildings and unkempt character of the recreation area could accommodate a degree of change. If designed appropriately, change in this area could be beneficial to the character of the inner catchment area.

¹⁶ Refer Perceptions Survey undertaken as part of the Coastal Environment Strategy, April 1998

Due to the topography of the inner catchment area the Haupouri Flats have varying degrees of visibility. From vantage points to the north and south the Haupouri Flats are highly visible particularly when viewed from an elevated vantage point, such as the Papakaia area of Waipuka and from the Haupouri Station internal Road. From the lookout and the beach, to the east and west, Haupouri Flats are largely obscured from view. The Haupouri Flats are partially visible from within the dune system.

In this coastal landscape all the elements of the land and sea are seen as a cohesive whole.

3.2.4 Wider Catchment

3.2.4.1 Wider Catchment - Natural Elements

Vegetation

A large population of the threatened native sand binding plant pingao is found on the mobile foredunes.¹⁷ The dune systems identified by DOC as RAP's are vegetated in pingao, spinifex, marram grass and various shrubs.¹⁸

Topography

Hastings District has simple and dramatic landforms which strongly express geological processes forming the east coast of the North Island. This segment of the East Coast exhibits bold hills which intersect the coast. These form a sequence of headlands with beaches built across the shallow valleys.¹⁹

Water bodies

The Pacific Ocean bounds the entire wider catchment area.

3.2.4.2 Wider Catchment - Landuse Patterns

The early Maori settled in defensible places that were close to resources, and this included coastal locations where resources were plentiful. This pattern of settlement is evidenced by the numerous pa sites and other Maori archaeological remains along the District's coastline. Cape Kidnappers and the coast along Rangaiika, Ocean Beach and Waimarama are particularly rich in such remains. Traditional foot routes linked Maori settlements along this coastline most of the prominent ridges on the cape have evidence of Maori earthworks and both Rangaiika and Ocean Beach contain numerous middens, pits, hearths, and stone workings.²⁰

Rural Processes

The wider visual catchment area is predominantly rural in character with the exception of the Waimarama coastal settlement to the south. The predominant vegetation type for this catchment area is pastoral. Within the wider catchment area are several large blocks of pine forestry. Of particular note is the block on the Waimarama headland and blocks within some of the coastal valleys of Haupouri Station (erosion control). The valley incorporating the Haupouri Station Homesteads contains a variety of plant species including poplar, eucalypts, native bush remnants, shelter and amenity planting.

¹⁷ Coastal Environmental Study Report, Prepared by Woodward – Clyde for Hastings District Council, August 1996

¹⁸ "Eastern Hawke's Bay Ecological District – Survey Report for the Protected Natural Areas Programme" Prepared by F. Maxwell, J. Adams, & G. Walls for Department of Conservation. June 1993.

¹⁹ Outstanding Landscapes – Landscape Assessment of Hastings District. Prepared by The Isthmus Group for the Hastings District Council. July 1996

²⁰ Coastal Environment Study Report, Prepared by Woodward – Clyde for Hastings District Council, August 1996

3.2.4.3 *Wider Catchment - Human Perception*

Human perception is dominated by the expanse of the landscape, in particular the open uninterrupted views of 'rural' and 'coastal' Hawke's Bay. These picturesque qualities are characteristic of Hastings District, evoking a sense of remoteness which contributes to the Districts regional identity.

3.2.4.4 *Wider Catchment - Visibility and Visual Absorption Capacity (VAC)*

The varying topography and scale of the landscapes within this catchment area define its visual absorption capacity. Depending on the vantage point certain areas within this catchment have the ability to be modified without significantly detracting from the existing landscape character.

4 RECOMMENDATIONS FOR FUTURE DEVELOPMENT

4.1 The Arrival Experience (includes Arrival and Entry Catchments)

The arrival into Ocean Beach is considered to be an important landscape catchment from a human perception experience. It is crucial to the experience of Ocean Beach as a remote, unique, and unspoilt special landscape character area (as defined in the HDC District Plan).

Development within the entry and arrival catchments would alter the landscape character of these catchments, reducing the unique arrival experience into Ocean Beach. It is the recommendation of this report that future erosion control planting be integrated into the contours of the landscape, and be planted so that when mature, the canopy of the woodlots do not adversely impact on the skyline.

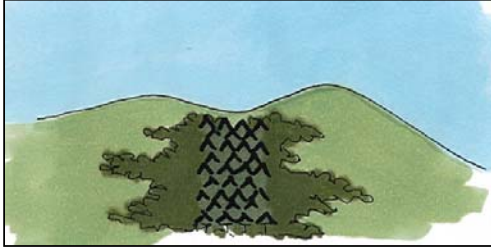


Figure 4: Proposed Integration of Woodlots into the Contours of the Landscape

It is acknowledged that the entry arrival catchment area may be required to accommodate infrastructure servicing future development in other catchment areas. However, it is imperative that any such infrastructure be carefully planned and designed, so as to mitigate any adverse visual effects on the existing landscape character and the overall arrival experience.

The river valley systems within this catchment area currently contain pockets of native vegetation. It is considered appropriate that these areas be allowed to revegetate naturally.

It is considered important that development within other catchment areas not be visible from Ocean Beach Road. To maintain the arrival and entry catchments appropriate planning policies need to be put in place within the Hastings District Plan. It is recommended that in preparation of the variation to the District Plan that particular attention be given to whether the current District Plan adequately recognises the importance of this area.

4.2 The Inner Catchment

The inner catchment is considered to be a modified landscape. It has capacity to absorb a degree of change (VAC) which is enhanced by the scale of the surrounding landforms. Future development within parts of this catchment would be appropriate, if planned and designed sensitively. This catchment is considered to have the greatest capacity to accommodate some form of low intensity development.

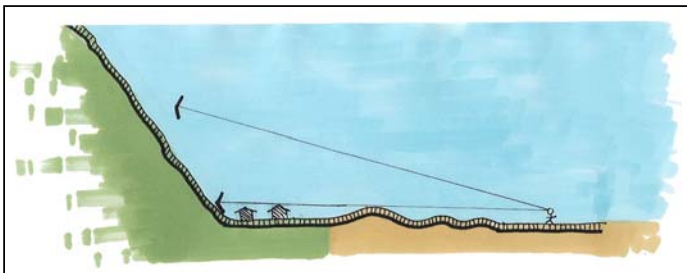


Figure 5: Typical Viewshaft of Haupouri Flats from the Beach

4.2.1 Haupouri Flats

The narrow strip of land at the foot of the backshore hills, is considered to have a moderate VAC due to the scale of the hills, and so is deemed one of the most appropriate areas for future residential development.

The expansive, linear nature of the Haupouri Flats foreground is considered large enough to absorb the visual impact of low intensity residential development on the existing landscape character. It is recommended that any development within this area be carefully planned and designed, and located along the foot of the backshore hills. Comprehensive revegetation within the Haupouri Flats, and active preservation of the dune system would greatly enhance the existing character of this area, making it more consistent with the adjacent dune systems.

4.2.2 Public Land

The land immediately south of the Haupouri Flats is public reserve. This is considered to be under utilised and is not large enough to accommodate the parking and activity that currently takes place on the foredunes of Pukepuke Tangiora (PPT) land. Appropriate public facilities, including adequate public toilets, picnic / BBQ facilities, organised parking spaces, shade trees and walking tracks, are lacking within this space. It is recommended that the existing public reserve land be increased in size to accommodate appropriate public facilities, including those referred to above.

4.2.3 Pukepuke Tangiora (PPT)

The pocket of land, situated between the Waipuka Stream, the beach and the Hastings District Council Reserve land, is part of a larger farm block owned by PPT. Because of its prominent location at the node of public activity, this land is considered to be able to accommodate some form of development, in conjunction with the adjacent public reserve land. A consolidated activity node is considered to be highly desirable to minimise duplication of infrastructure ie. parking and roads. This could include limited commercial enterprise and public amenities.

There is also opportunity for limited low intensity residential development within this pocket of private land. The expansive linear nature of the fore ground, and the existing modified landscape character of this 'node', would enable limited development to be absorbed. To minimise the visual impact on the surrounding landscape character such a development would need to be clustered and restricted to the foot of the backshore hills.

4.2.4 Waipuka Block

The Waipuka block, located on the southern side of the Waipuka Stream, is deemed appropriate for some form of residential development. This area of land can be divided into three developable areas, consisting of the existing settlement area (including the undeveloped land immediately behind the settlement), the terraced area currently hosting a small cluster of caravans and baches (Papakaianga), and the flat area of land behind the ridgeline of the backshore hills.

These three areas have varying degrees of VAC. The existing settlement area has the highest ability to accommodate change. It is therefore recommended that future housing could be accommodated, so long as it is similar in intensity and character to the existing settlement area.

The terraced area located midway up the backshore hills is also considered appropriate for limited, low intensity housing development, because of the surrounding hills and existing development. The encircling hills would provide an effective backdrop, minimising the visual impact of future development on the surrounding landscape character.

Site investigations revealed that development could be appropriate to the rear of the backshore hills. Any development within this portion of the inner catchment area would require sensitive planning and design so not to impose on the skyline when viewed from the beach. Such development must also be located so that houses and associated structures cannot be seen from Ocean Beach Road or the entry catchment. It is acknowledged that infrastructure servicing future development will be required. Mitigation

measures should be undertaken to minimise the visual impact of such services on the surrounding landscape character.

4.2.5 Inner Catchment Summary

Due to the sensitivity of this coastal landscape, future development within the Ocean Beach area could have significant adverse effect unless carefully designed and controlled. A 'Development Blueprint Plan' (see **Appendix VII**) has been developed as part of this landscape overview and evaluation process. This illustrates development recommendations for the Ocean Beach area. Development recommendations attempt to provide a reasonable balance between the landscape value and the rights of landowners.

This report recommends that strict design guidelines (including housing intensity and general layout; building design guidelines; amenity planting and vegetation recommendations); be enforced to ensure any development within the Ocean Beach area is sensitive to the character of this 'Significant Landscape Area'.

The Development Blueprint Layout for Ocean Beach avoids almost all archaeological sites identified by Warren Gumbley, archaeologist. The archaeological sites located within the area north of the Haupouri Flats, will require careful 'on site' surveying prior to development.

The specific planning tools to achieve managed development are another step in the variation process, and will follow a comprehensive consultation process.

4.3 Wider Catchment Area

The Wider catchment area gives Ocean Beach its context. It contains a range of significant landscapes including Rangaiika, the Ocean Beach wilderness dune system, Cape Kidnappers, and the Waimarama Headland. Each of these landscapes has unique characteristics which contribute to the visual character of Ocean Beach. Future development within these landscapes may not directly impact on the character of Ocean Beach, however, certain vantage points are highly visible to this landscape area. As such any development proposals within the wider catchment will require independent landscape assessment to determine the impact of each proposal on both Ocean Beach and the wider Hastings District.

These landscape areas are considered to be outside of this reports brief and have not been assessed in detail.

5 OPEN SPACE AND RECREATION

Coastal areas make a significant contribution to the recreation and open space values in the Hastings District. The District contains a variety of beaches including shingle beaches at Haumoana and open sandy beaches at Ocean Beach and Waimarama. There is a visitor preference for sandy surf beaches over the holiday period.²¹

5.1 Existing Provision at Ocean Beach

Ocean Beach currently contains 3 key areas that are used for public access and recreation:

- Hastings District Council Reserve
- Existing public parking area - (Pukepuke Tangiora land adjacent to beach)
- Coastal strip – beach and dune system

Photo 18: Ocean Beach Surf Life Saving Club Complex

The Hastings District Council Reserve is 1.7ha and is currently occupied by the surf club building and tower, and the public toilets. This area was gifted to the Hastings District Council by Haupouri Station. The Surf Club lease part of the area from the Council. It also includes an informal parking area back from the beach front, and informal access to the beach through the dune system. During peak periods this area is very busy, and parking spills throughout the area. This area contains limited amenity planting and is considered to be undeveloped.



The recreation facilities are considered poor in most coastal locations (throughout Hastings District) with access a constraint at Ocean Beach. The most commonly identified facilities required at the beach include toilets, shelter and shade, running water and rubbish bins.²² The Community Perceptions Questionnaire noted that “improved recreation management and facilities development is a priority for the Hastings Coast.”

Photos 19 & 20: Access Points from Existing Carpark down to the Beach



The existing public car parking area is located close to the beach, at what could be seen as the end of the Ocean Beach access road. It is possible to park here and view the sea. It also provides vehicle and pedestrian access to the beach. The dune system in front of this area is very degraded. This area is not publicly owned.

²¹ Hastings Coastal Environment Strategy Technical Paper Number 2 : Coastal Residential Beca Carter Hollings – September 1999

²² *ibid*

The coastal strip can be separated into three areas based on utilisation for recreation and quality of the dune system.

Other than the small section associated with the reserve, the dune system is in private ownership.

The first area is from the Waipuka stream north to the northern edge of the Hastings District Council Reserve area, the second area is from the northern side of the reserve through to the Haupouri Woolshed, and the third area is from the Haupouri Woolshed north to Cape Kidnappers. The further north you go the less accessible and the more significant and intact the dune systems are.

There is also an area of dune in front of the Waipuka settlement. The majority of baches within the Waipuka settlement have direct access through the dune system to the beach.

5.2 Existing Use of Ocean Beach

5.2.1 Open Space Values

The Ocean Beach coastal strip extends from the coastal cliffs (to the south of the Waipuka settlement) to Cape Kidnappers. This reserve comprises significant coastal sand dunes with significant vegetation and habitat values, and natural character values. There are two large dune areas which are Recommended Areas for Protection within this coastal margin – Ocean Beach 170ha and Rangaiika 90 ha. Refer Section 2.1.2.2.

This coastal strip and dune system also has significant cultural values and contains a number of archaeological and cultural sites. This area makes a significant contribution to the Hastings District open space network.

5.2.2 Recreation Values

Ocean Beach has been identified as one of the most popular coastal recreation areas through The Beach Usage Survey.²³ The highest single and average head counts recorded during the Beach User Survey were recorded at Ocean Beach (highest head count: 500 people, average head count 220, which is significantly higher than the average head count for all beaches over the survey period – 48 people). The majority of those surveyed at the beach were day trip visitors.²⁴

There are currently only a limited number of permanent residents in the area and there is limited provision for organised/active recreation opportunities.

Ocean Beach has a number of significant recreation values. These primarily include relaxing, swimming, walking and surfing. Wider consultation on the Hastings Coastal Environment Strategy also indicated that fishing and snorkelling are important recreation activities, particularly at the northern end of the Ocean Beach (including Rangaiika).²⁵

²³ *Beach Usage Survey 1997/98: Summary of Results, Beca Carter Hollings and Ferner Ltd October/November 1998*

²⁴ *Hastings Coastal Environment Strategy, Technical Paper Number. 2: Coastal Residential Beca Carter Hollings, and Ferner, September 1999*

²⁵ *Beach Usage Survey 1997/98: Summary of Results, Beca Carter Hollings and Ferner Ltd October/November 1998*

The Waipuka Stream is a potential 'safe' bathing environment for smaller children (as opposed to the surf beach). The high contamination of the stream has the potential to adversely impact on its recreation use.²⁶

The discussion above focuses on the recreation opportunities in the coastal environment associated with its intrinsic values. It should be noted that there are recreation demands associated with urban development and an increasing resident population which are in addition to this.

5.3 Recreation Trends and Demands

The beach remains one of New Zealand's preferred outdoor recreation locations. There has traditionally been a lack of focus on recreation and reserve facilities within the coastal environment (Hastings District) and there are emerging issues of demand exceeding supply, resulting in adverse environmental effects.²⁷

5.3.1 Hillary Commission Sport and Physical Activity Survey

Hillary Commission Sport and Physical Activity Survey (undertaken between May 1997 and April 1998) identified the following top 5 physical activities for men and women respectively in the Hawke's Bay Eastland Region – 1. Walking, 2. Gardening, 3. Fishing, 4. Swimming, 5. Exercise at home and 1. Walking, 2. Gardening, 3. Swimming, 4. Exercising at Home, 5. Exercising away from home. It should be noted swimming is not broken down into where it occurs or whether it is competitive or non competitive.

5.3.2 Beach Usage Survey – Hastings Coastal Environment Strategy

This information has been included because anecdotal evidence suggests that the two areas currently provide a complementary recreation experience. However, an improvement in facilities at Ocean Beach could result in increased utilisation by those who currently prefer to use Waimarama.

The following tables summarise the respondents and responses to the Beach Usage Survey 1997/1998²⁸ at Ocean Beach and Waimarama:

²⁶ *Hastings Coastal Environment Strategy Technical Paper Number 5: Reserves and Recreation Beca Carter Hollings and Ferner. September 1999*

²⁷ *ibid*

²⁸ *Hastings Coastal Environment Strategy Beach Usage Survey 1997/1998 Summary of Results – Beca Carter Hollings and Ferner October/November 1998*

	Visitors from Hastings	Visitors from outside Hawke's Bay	Day trip (reason)	Travelled with family	Travelled with friends
Ocean Beach	44%	22%	86%	33%	26%
Waimarama	32%	21%	73%	32%	26%

Table 1: Profile of Respondents to Beach User Survey 1997/98 at Ocean Beach and Waimarama

	Sandy	Hot, good climate	Surf	Went because of easy access	Went there to surf
Ocean Beach	44%	35%	35%	24%	15%
Waimarama	40%	35%	32%	20%	16%

Table 2: Summary of Most Common Descriptive words and reason for going to Waimarama and from Beach User Survey 1997/98

	Access	No / not enough shade	Bikes / vehicles on the Beach	Dogs	Facilities inadequate
Ocean Beach	28%	21%	18%	15%	37%
Waimarama	10%	11%	Not included	16%	36%

Table 3: Summary of Most Common Dislikes for Ocean Beach and Waimarama from Beach User Survey 1997/98

Facilities identified to improve Ocean Beach included, Shops and Toilets.²⁹

Facilities and improvements identified at Waimarama included: Toilets, carpark, shops and shelter/trees (though only toilets were identified by more than 10% of the total surveyed).³⁰

5.3.3 National Trends

As part of this recreation planning process a Coastal Recreation Planning Questionnaire was sent to 16 Local Authorities throughout the North Island. The purpose of this was to see whether or not there are any consistent themes and issues that are facing providers of coastal recreation opportunities and whether or not there are any design solutions that are working well in coastal areas. This was not intended to be a valid statistical survey.

The following is a summary of the feedback received:

- Generally no specific mechanisms were identified for dealing with coastal recreation provision in District Plans,
- There was no consistency in the amount of land being provided in relation to the number of users (ie hectares per 1000 population),

²⁹ Beach Usage Survey 1997/98 – Summary of Results, Hastings Coastal Environment Strategy, Beca Carter Hollings and Ferner Limited October 1997/1998

³⁰ *ibid*

- Managing public access was an issue in areas with high conservation value. Coastcare was noted by the Bay of Plenty Councils as a mechanism for dealing with this,
- Other than an increasing demand for walking and access, changing trends related to provision for active recreation opportunities in coastal areas,
- Conflicts that were noted included those between visitors and residents, and
- Reserve Management Plans, and Recreation Strategies and Plans, were noted as ways of managing recreation issues in coastal areas.

5.3.4 Global Trends

Two articles were sourced from the Hillary Commission which focused on international trends relating to recreation in Coastal areas. Although the issues raised are not specifically related to recreation provision in New Zealand some of the comments are worthy of note.

“Over the last 30 years there has been considerable growth in water based recreation both in terms of numbers of participants and in types of activities.” “The growth in water-based recreation, the result of increasing prosperity, leisure time, car ownership and technological innovation, is placing increasing pressure on both inland water resources and coastal water bodies.” “There are a number of management strategies being tried, the principal ideas being zoning over space and time, speed limits, bylaws, codes of behaviour, the allocation of access, facility provision and pricing mechanisms. The general aim is to maintain opportunities for recreation to take place while making sure it occurs safely, with due regard for other users of the water space and in a sustainable manner towards the natural environment. The participation and cooperation of the users of these areas will be needed to ensure these management initiatives work and that they adequately take into account the requirements of the individual activities, the preferences of the participants and enhance rather than constrain the leisure experience.”³¹

“On a recent Australian tour internationally famous environmentalist Professor David Bellamy, said the only real hope for reversing the worlds coastal and marine damage is dedicated local groups working to fix local problems.” “Coast Care is a movement that supports direct community action in the care of our coasts.” “Over 700 Coast Care groups (in Australia) have formed to manage coastal catchments, revegetate the sand dunes and coastal wetlands, clean up and restore estuaries, remove exotic weeds and feral animals and to build walkways and viewing platforms to help protect dunes.

Coast Care groups are also bringing together commercial and recreational fishers, boaters, divers and surfers, surf lifesavers and tourists to raise awareness about the impacts of special user groups.” “This is a very encouraging sign and shows that the community is willing to act positively to protect their special sections of the coast.”³²

³¹ *All at Sea, Dr Helen Pickering – The Leisure Manager (UK) April September 1995*

³² *Coastal Watch, Brook Summers - Australian Leisure Management, April/May 1997*

5.4 Key Issues and Objectives for Ocean Beach Recreation Reserve

Ocean Beach is already highly utilised because of its natural values, and this combined with recreation trends, and a possibly increasing resident population is likely to further increase the utilisation and pressure on Ocean Beach.

Ocean Beach also has significant cultural values.

The increase in pressure from people must be managed to ensure the natural and cultural values are retained and a positive recreation experience is achieved.

The Coastal Environment Strategy Summary Report makes the following recommendations in regard to any further development occurring at Ocean Beach:

- Maintain and enhance the natural character, and landscape and wilderness which dominate
- Maintain and enhance the special character and recreation value of Ocean beach as an alternative recreation experience
- Recognise as an important recreation destination for the southern sector of the Hastings Coast
- Promote passive recreation in the Ocean Beach coastal environment

Although not specifically identified in the Coastal Environment Strategy Summary report pressure from active and organised recreation pursuits is likely to increase. (Active recreation involves the participant in significant physical exercise or activity, and organised recreation tends to be less spontaneous and involves groups or clubs). This assumption is made on the basis that this is already happening in other parts of the country (see Coastal Recreation Planning Questionnaire), and in other parts of the world (Refer All at Sea – Dr Helen Pickering Footnote 9 below). Development of Ocean Beach, including access and amenities, is likely to mean it becomes more attractive to a greater range of users, particularly given that access and facilities are currently considered inadequate and are a barrier to people using Ocean Beach.

Although it is not consistent with the current Ocean Beach experience it would be difficult to restrict active and organised recreation because it primarily happens on the beach or on the water.

Appropriate planning should be undertaken to address the possible impacts of active recreation on ancillary facilities such as carparking, beach access and other amenities so that they can be accommodated by appropriate design solutions to minimise conflicts.

There are a number of key issues that need to be considered when planning for open space and recreation at Ocean Beach.

Key Issues

- Protection and enhancement of the Ocean Beach character and environment.
- Passive recreation opportunities in particular access.
- Accommodating active recreation opportunities.
- Provision of amenities.
- Future management of the open space and recreation areas.

Objectives

1. Value the natural heritage of the area through the protection, restoration and maintenance the dune systems and natural character of the coastal area
2. Recognise and respect the cultural heritage of the area.
3. Meet the appropriate recreational and amenity needs of residents and visitors to the area in a way that does not compromise the other objectives.

These are seen to be primary open space and recreation objectives for Ocean Beach.

5.5 Proposed Open Space and Recreation Recommendations

This report identifies a number of opportunities for future residential development and strict guidelines within which this should occur. A key component of this is the provision and management of open space and recreation opportunities.

5.5.1 Development South of the Waipuka Stream

5.5.1.1 Access – Existing Settlement

Most of the properties within the existing settlement area have direct access to the beach, which is degrading the dune system. There is currently no public access to the beach from this area. It is understood, that boat launching can be achieved via an access way in this area (Refer Land Information Plan, **Appendix I**).

As part of the process of legitimising the existing settlement direct access to the beach from individual properties should be reduced, and access ways which serve a number of properties, should be established. There should be a limited number of beach access ways serving this area.

It is recommended that one of these access ways be made available to other residents from this area. This would provide a walkway link through this area for the suggested new settlement area to the rear of the existing settlement, the Papakaiaanga area and the Hill top area and go some way towards reducing the impact on the dunes.

However, in the longer term and with landowner agreement it would be ideal if access were made available to members of the public on the south side of the stream. It is considered that this would make a worth while contribution to Ocean Beach recreation experience.

All access ways should be constructed in accordance with Coast Care guidelines. (Refer Coast Care Guidelines, **Appendix IX**) Coast Care is currently being implemented along the Bay of Plenty Coastline and is considered to be successful.

Papakaiaanga

Should further development occur in what is being described as the Papakaiaanga area then it is considered appropriate that access to the beach from this area be provided through the existing settlement area (see 3.5.1.1 Access above).

Hilltop Development

In order reduce the impact of any development to the rear of the backshore hills (Hill Top Development) the 'Development Guidelines' recommend a set back which will provide for

an area of open space in front of these properties. While it is acknowledged that this area is not public land, it is desirable for a walkway link to be provided along this ridgeline. This will enable views to be obtained and to form part of a walkway circuit around the Ocean Beach area. This access opportunity should be discussed further with the landowners to determine its feasibility. This access should be 'low impact' ie not formal or 'constructed' and primarily consist of directional markers.

5.5.1.2 *Dune Restoration*



Revegetation Programmes are recommended in the area in front of the existing Waipuka Settlement in order to re-establish the dune system. This should be done in accordance with Coast Care principles and the species list (Refer Recommended Plant List, **Appendix X**).

Figure 6: Environment Bay of Plenty Coast Care Booklet

5.5.1.3 *Management*

There are a number of options to ensure the long term management and preservation of this section of dune system. Options include:

- Coast Care
- Public Ownership
- Landowner Revegetation Programmes and Management

These alternatives should be discussed with landowners to ensure the most appropriate outcome.

5.5.2 **Development North of the Waipuka Stream**

5.5.2.1 **Access**

Public pedestrian access should be provided at key points (3) where appropriate formal access ways should be provided in accordance with Coast Care designs for sand ladders and other structures. The remainder of the area should be fenced, and private and public pedestrian access to the dune system should be strongly discouraged.

Recreational use of the dunes and the beach by four wheel motorbikes and other vehicles should be prevented using appropriate management techniques. This type of use has a significant detrimental impact on the dunes and poses a safety hazard to other beach users. Vehicle access points to the beach are to be restricted to those which are required for public safety (emergency) and maintenance purposes and should be provided at a point adjacent to the main carpark. Vehicle access to the beach through the dunes in this area should be prevented.

There is currently no formal area designated for launching boats, however Ocean Beach is not considered suitable for this purpose.

In addition to the dune system there will also be other open space associated with the proposed development area including roadways and access ways. The roadways should provide the main walkway links along the coast and to suggested viewing points.

Longitudinal access through the dunes will be strongly discouraged and people will be encouraged to walk along the beach via the access ways.

'Formal' footpaths are not proposed on berms adjacent to roadways. However, berms should be of a sufficient width and standard to safely accommodate pedestrian traffic. The management of these areas should be considered in conjunction with the 'picnic and parking' facilities



Photo 21: Existing Dune System in front of Proposed Development Area

5.5.2.2 *Dune Restoration*

The location and the recommended clustered nature of the suggested development in this area enables the natural character of the dune system to be retained and enhanced. Public access (both vehicle and pedestrian) is causing a great deal of damage in this

area, which has significant natural and cultural values.

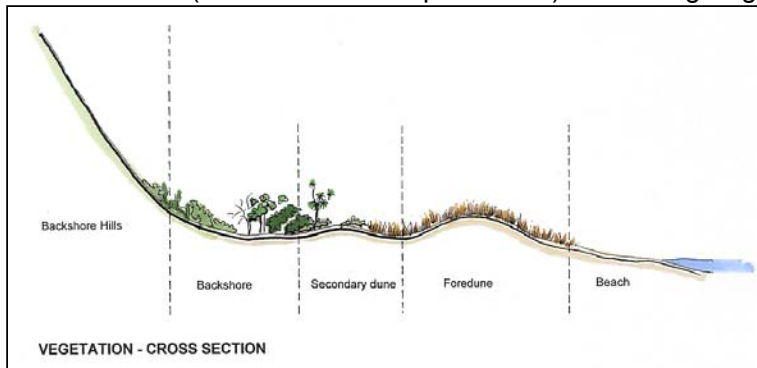


Figure 7: Cross Section of Typical Dune System After Preservation

It is imperative that any future development does not degrade this system further and in fact enhances it.

The entire area should be revegetated in accordance with the species list (Refer **Appendix X** for Recommended Plant List) This should be done in conjunction with the community. It is recommended that Coast Care programmes be established in conjunction with the Hawke's Bay Regional Council, Hastings District Council and the local community.

5.5.2.3 *Management*

Public ownership is considered to be the most appropriate long term management method for this area. This will ensure that the area will be maintained for the wider public benefit. A Reserve Management Plan should be prepared. It is noted that during the facilitation process Donloben offered that the dune systems in front of the Haupouri Flats development area, be vested as some form of public reserve.

5.5.2.4 *Recreation Area Adjacent to the Waipuka Stream Outlet*



The area adjacent to Waipuka Stream outlet is a popular recreation venue for children because it is considered to be 'safe'.

Photo 22: Open Space Beside the Waipuka Stream

The water quality in this area needs to be monitored to ensure that it is a safe recreational area. Legitimising of the 'bach' settlement is likely to have a positive impact on the water quality.

It is considered appropriate that this area be enhanced through additional planting, and improved access.



Photo 23: Waipuka Stream Outlet (from the North)

5.5.3 **Public Land**

A concept plan has been developed for the area which is being referred to as the 'activity node'. This has been drafted on the basis of the road alignment which is being negotiated as part of a road arbitration process. The activity node is centrally located within the area that has been identified as being suitable for some form of development on the northern

side of the Waipuka Stream. It is proposed that this area will be the main focus for public activity and recreation for the Ocean Beach area.

The proposed extension to the HDC Reserve is to be approximately one hectare. The acquisition of this area would need to be negotiated with the landowner. Although there is no 'formula' for working out how much reserve is required in an area like this, the area has been determined on the basis that it is able to accommodate the required parking (Refer Carparking Section, 5.5.3.2) and sufficient open space for informal recreation activities such as barbecues, and picnicking during the busy summer period.

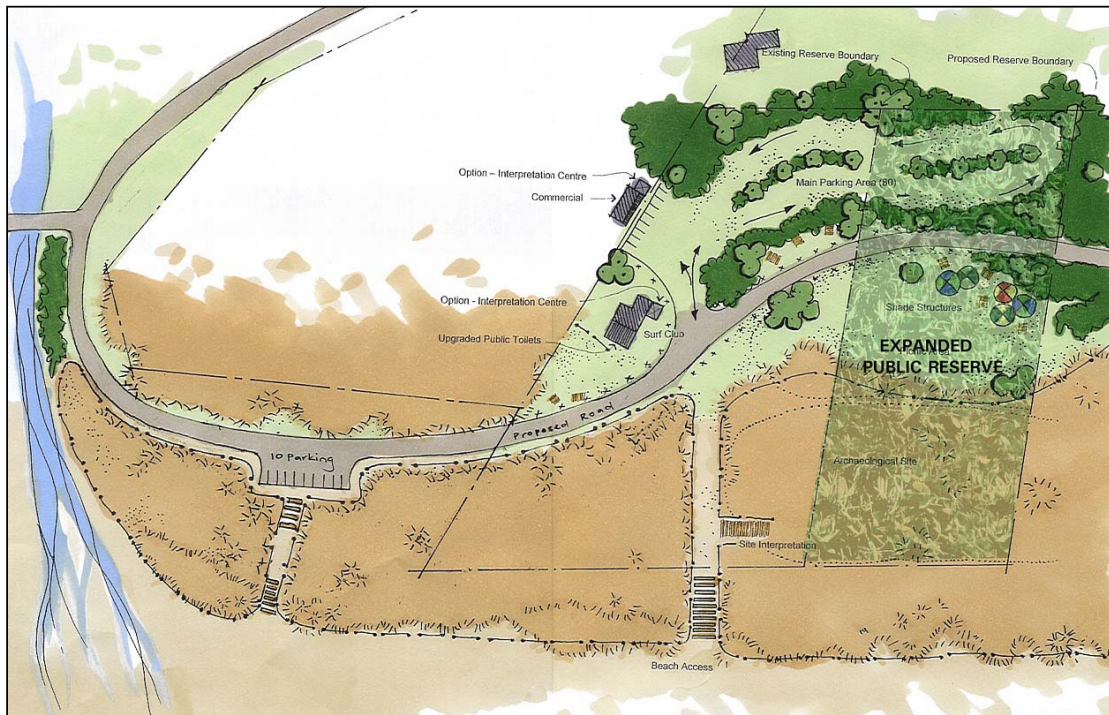


Figure 8: Layout Plan of Proposed HDC Reserve Extension

A proliferation of smaller buildings in the activity node should be discouraged. All future development should be undertaken in conjunction with existing buildings. Toilet and change facilities should be upgraded and provided in association with the Surf Club. A small commercial enterprise could be incorporated as part of this activity node.

5.5.3.1 Access



Figure 9: Layout Plan of Clustered Residential Development on Haupouri Flats

Two formal access ways from the carparking area to the beach are proposed. These should be designed and constructed in accordance with Coast Care guidelines and will be

fenced off from the remainder of the dune area (see plan below). These have been located so as to avoid archaeological sites directly but so that some interpretation in association with these sites could be accommodated in deemed appropriate by tangata whenua.

5.5.3.2 **Carparking**

The provision of open space in this area has centred around the need to accommodate carparking during the peak summer periods when there can be up to “500 people, average headcount 220.”³³ Carparks have been designed to incorporate sufficient space and shade so that they could dual as areas for picnicking under trees.

The number of carparks provided has been based on the average head count (220 people per day), with an occupancy of 2.5 people per car. Provision has been made for 88 car parks. The main carpark is located well back from the dunes and will be informal its design (include areas of open space within and immediately adjacent to) and construction (it is not intended that this area be sealed or white line marked). This is on the basis that the area will not be fully utilised for a significant portion of the year, to enable the area also to accommodate for picnicking, and to reduce to the visual impact of the area particularly from the look out.

This area will include the main areas of tree planting for shade.

No provision has been made for overflow car parking, specifically. The design and layout of the parking area provided is such that, if necessary, additional car parking could be provided in this area and the area adjacent.

Limited carparking (10 spaces), is proposed adjacent to the beach, inland from the area that is currently being utilised by the public for carparking. This is to accommodate the desire of people, in particular surfers, and people going fishing, to view the sea from their cars during off peak periods. It is acknowledged that this will be the preferred car park area year round and it is the intention that this car park and access to the beach be formed and fenced off from the dune system. The dune system in front of this area requires significant rehabilitation and this should be undertaken as a matter of priority.

Car parking in association with any commercial development will be in addition to what is being provided for recreational purposes and should be in accordance with the Hastings District Council - District Plan provisions. The concept plan shows an indicative number of parks.

5.5.3.3 **Education and Interpretation**

Ocean Beach has significant natural and cultural heritage values. Appropriate interpretive and educational material associated with these would make a significant contribution to the recreation experience at Ocean Beach and contribute to the long term management of these values.

Educational and interpretive material is suggested in association with key features, and at key locations such as lookouts, archaeological sites (if appropriate and approved by tangata whenua), and in association with the dunes and the proposed Coast Care works.

It is also suggested that in association with the activity node a central station be developed which provides an overview of education and interpretive material associated with the entire Ocean Beach area.

³³ *Beach Usage Survey 1997/98 – Summary of Results, Hastings Coastal Environment Strategy, Beca Carter Hollings and Ferner Limited October 1997/1998*

Material and sites should be identified in consultation with appropriate stakeholders ie Department of Conservation (natural and cultural heritage values), tangata whenua (natural and cultural heritage values), and landowners.

All structures associated with interpretive and educational material should be simple but robust in design and construction.

5.5.3.4 **Vegetation**

All vegetation and planting within this area should be in accordance with the species list included in **Appendix X**.

5.5.3.5 **Shade**

Shade is an essential element in the coastal environment and has been noted as something that is lacking at Ocean Beach. A proliferation of shade structures is not considered desirable because of the potential visual impact, however it is acknowledged, getting trees established in this environment will take some time. It is therefore recommended that large trees be transplanted into the activity node and that appropriate shade structures be developed in accordance with the Cancer Society guidelines. These should have a limited visual impact and be located sensitively. It is also suggested that consideration be given to designing shade structures that are temporary to reduce visual impact and minimise the risk of vandalism.

5.5.4 **Archaeological Site Preservation**

Ocean Beach has historically played an important part in the life of Maori, and continues to do so. Ocean Beach contains numerous middens, pits, hearths, and stone workings which are specifically important to the heritage of the area.³⁴ Based on previous discussions with landowners and tangata whenua, it is acknowledged that some archaeological sites may not be able to be preserved in their entirety. Sections 10 to 14 of the Historic Places Act, 1993, set out procedures which must be followed in relation to archaeological sites. In summary, a person may not destroy, damage, or modify a suspected archaeological site, however, an application may be made to the Historic Places Trust to destroy, damage or modify an archaeological site, if deemed appropriate.

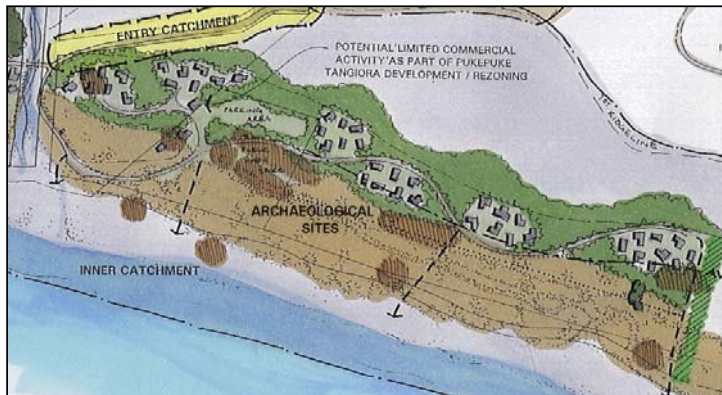


Figure 10: Archaeological Sites Identified by Warren Gumbley, 1999.

There are a number of options available to ensure the long term protection and preservation of archaeological sites within the Ocean Beach area. Depending on the location and significance of the site the treatment may differ. For

³⁴ Coastal Environment Study Report. Prepared by Woodward - Clyde for the Hastings District Council, Aug, 1996

example those sites located within immediate proximity to access ways and walking trails may be protected by a low timber 'post and rail' perimeter fence around the entire archaeological site. Site interpretation may be provided in conjunction with this treatment.

In cases where the archaeological site is located within the dune systems, and is not readily accessible or easily identified, then the most appropriate management treatment would be for the area to remain in its current state, that is not specifically demarcated. These sites are likely to be incorporated as part of the revegetation strategies identified for the dune system preservation programmes.

It may be appropriate for access ways to incorporate specific areas of natural and cultural heritage for interpretive and educational purposes (Refer Activity Node Layout, **Appendix VIII**). This should be undertaken in conjunction and consultation with Tangata Whenua, Department of Conservation, and Coast Care where appropriate.

5.5.5 Scenic Walkways

Walking is an extremely popular form of recreation and the Ocean Beach area provides a number of walking experiences. It is considered highly desirable to establish 'informal' walking opportunities to enable visitors to take advantage of the stunning views of the area.



The best vantage points are predominantly on privately owned land (Refer Scenic Walkways Diagram next page). Public access opportunities would need to be discussed with the adjoining landowners.

Photo 24: View from Haupouri Station to Cape Kidnappers

It is recommended that the viewing points be linked and a walking circuit be established which incorporates the diversity of landscape at Ocean Beach. Interpretive information (natural and cultural heritage) in association with the walkway would enhance the recreation experience, and it is recommended that this be undertaken in conjunction with tangata whenua, the Department of Conservation and the landowners.

The access ways should be 'low impact' ie not formal or 'constructed' and consist primarily of directional markers, and in accordance with DOC Guidelines.

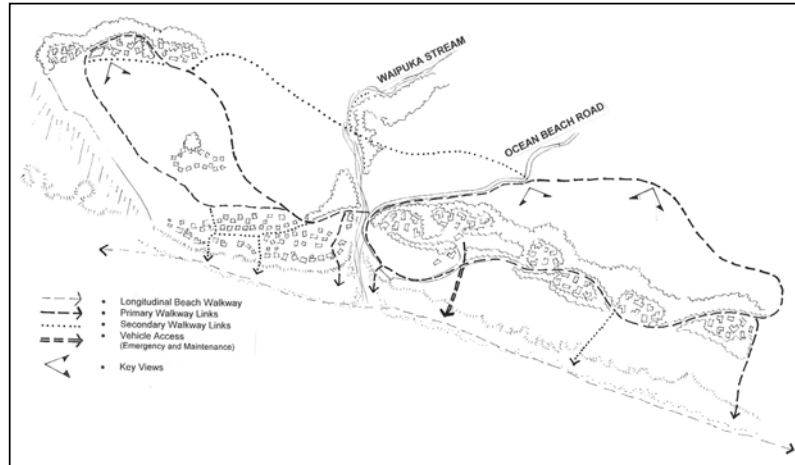


Figure 11: Possible Layout of Walkway Links Around Ocean Beach (Subject to Consultation with Landowners)

5.5.6 Active Recreation

Many of the issues associated with active recreation in coastal areas about managing conflicting uses rather than the provision of additional space. Ensuring sufficient car parking, bus turning space, and vehicle and pedestrian access points can be addressed by design solutions in development plans. However, given that the activities themselves do not often require anything more than the beach or the water, guidelines should be developed, and partnerships should be established which address codes of behaviour. These guidelines and partnerships should encourage user groups to work cooperatively to increase understanding and minimise conflict.

Detail associated with the guidelines and partnerships should be established through the Management Plan process once there is a clearer understanding of who the potential user groups are and what their requirements are.

Mechanisms such as bylaws, zoning over space and time, speed limits should be developed to enable the codes of behaviour to be enforced and to ensure safety in the public area.

5.5.7 Reserve Management Plan

It is recommended that a Reserve Management Plan be prepared for all land in public ownership.

As part of the process of preparing the Reserve Management Plan – it is recommended that consideration be given to the formation of a 'Advisory Team' consisting of key stakeholders including tangata whenua, Council, Department of Conservation, and local residents. The purpose of this Team would be to ensure that the Management Plan is implemented.

6 DEVELOPMENT DESIGN GUIDELINES

The character of the existing Ocean Beach settlement is typical of New Zealand 1950s coastal bach development. Key qualities include simple, single detached housing on small sections. It is intended that the proposed development areas identified in Section 2.3.3 reflect these characteristics.

In establishing the development design guidelines the following principals are established:

- harmonious
- low intensity
- NZ coastal character
- simple form (architecture, infrastructure, vegetation)

It is the recommendation of this report that future development be integrated into the landscape by careful use of colour and materials. A minimum lot size is recommended for all residential developments, and all developed areas are to have an area of open space between each housing cluster.

Preservation and restoration of the dune system must be undertaken to enhance the landscape character and control public access.

6.1 Housing Intensity and General Layout

For the purposes of this section the Ocean Beach inner catchment area has been divided into two key areas – south of the Waipuka Stream, and north of the Waipuka Stream. This reflects the unique development potential within each of these areas.

The land south of the Waipuka Stream is unique in that it currently includes settlement (which could be expanded). There are also development opportunities on the second terrace (half way up the hillside), and site investigations revealed opportunities for development behind the ridgeline of the backshore hills.

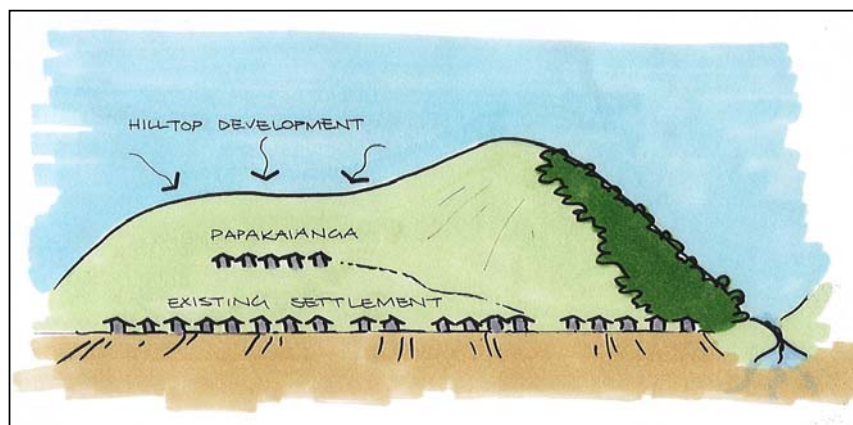


Figure 12: Development Opportunities South of the Waipuka Stream.

The land north of the Waipuka Stream is relatively consistent in character offering similar development opportunities along its length. It is anticipated that all residential

developments within the inner catchment area will need to be assessed against the criteria provided, prior any approvals being granted by Hastings District Council.

The following criteria are standard to all developments within the inner catchment area:

- Maximum lots per cluster of 7 - 9,
- Minimum lot size 500 sq.m (excluding Papakaianga),
- House walls, roofs, facia, out buildings to meet British standard 5252 colour specifications, as set out in **Appendix XI**.³⁵
- Trim and doors may be any colour
- Building footprint to be shown on subdivision application
- No overhead street lighting (lighting to be below eye level)
- Require Geo-technical Stability Report

All roads on beach terrace to be chipsealed (complying to HDC engineering code of practice) with drainage to grass swales on level areas. No footpaths are required although a minimum road verge of 3.5 metres is necessary on one side ie. average road reserve 12m.

This report recommends that the preferred vegetation for residential areas follow the species listed in **Appendix X**.

6.1.1 Development South of the Waipuka Stream

6.1.1.1 Existing Settlement Expansion



Section 2.3.3.2 states that development would be appropriate behind the existing settlement area. Prior to any new development it is recommended that the existing settlement be legitimised including subdivision, appropriate infrastructure and services. New two storey buildings or second storey renovations within the existing settlement area (excluding existing two storeyed buildings) are not appropriate.

Figure 13: Development Opportunities within the Inner Catchment, South of the Waipuka Stream

Any new housing should reflect the traditional New Zealand coastal character of the settlement, that is simple, detached, single / double storey housing mix. Roof pitch to be between 15° and 35°.

The entire lower settlement area should meet the following criteria:

³⁵ Several Local Authorities have included colour restrictions as part of their District Plans. These include the Hamner Basin, Kaikoura, and Queenstown.

- Development to occur in accordance with the Development Blueprint Plan, **Appendix VII**.
- Appropriate services as required by the Hastings District Council, and Hawke's Bay Regional Council,
- Appropriate colour scheme as attached in **Appendix XI**.
- Maximum height restriction for houses along the back boundary of 7.5 metres (as stated in the District Plan, Section 8.8.2 a)
- Minimum lot size of 500 square metres with no limit set as to number of sites per hectare.

6.1.1.2 Papakaianga

Development of this area (currently controlled in Section 13.1 of the Hastings District Council District Plan) should meet the following criteria:

- Simple, single storey architecture (low key)
- Tight cluster of houses in village format
- The development area defined and identified on above diagram.
- Utilisation of the existing access road

6.1.1.3 Hilltop Development

Development of this area should meet the following criteria:

- 500 sq.m minimum lot size
- Maximum site coverage 30% - 500+ sq.m
- No development, including earthworks, structures, and vegetation to encroach on view shaft from beach (ie. above ridgeline)
- No development, including earthworks, structures, and vegetation to encroach on view shaft from entry catchment

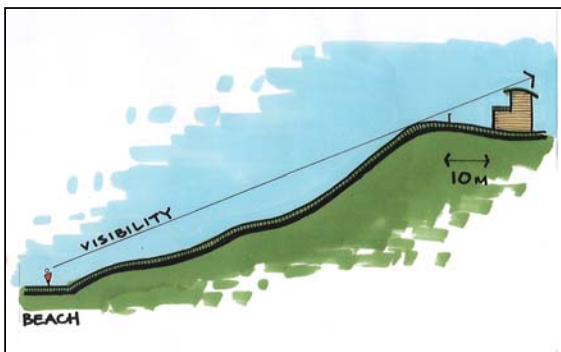


Figure 14: Viewshaft to the Ridgeline from the Beach

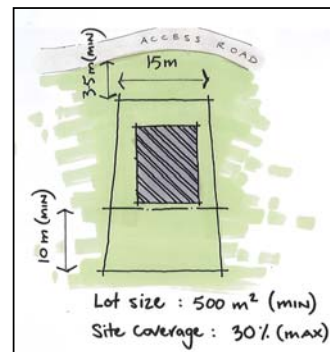
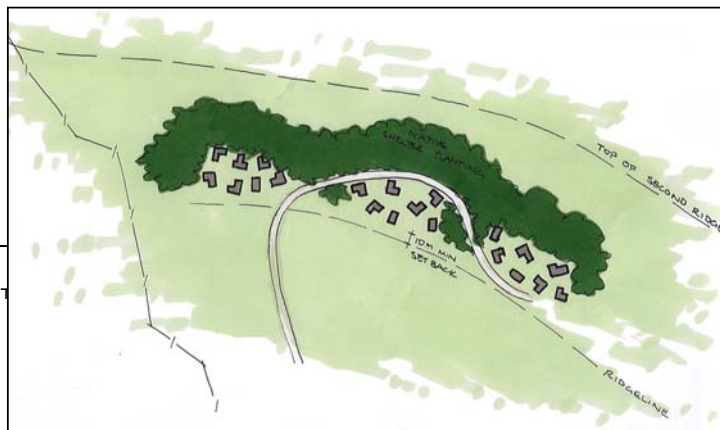


Figure 15: Typical Hilltop Section Layout

- Clustered development with back 2/3 of section available for building, front 1/3 open space



- Max 7 lots per cluster, with maximum of 3 clusters
- Location of house sites to be confirmed on site prior to construction to ensure view shaft criteria are met.
- Clusters to incorporate 1/3 total land area for sections, 2/3 of total land area for open space
- Access roads and other services should be planned and designed so as to reduce visibility (location to be approved on site)

Figure 16: Clustered Development Behind the Ridgeline of Waipuka

6.1.2 Development North of the Waipuka Stream

6.1.2.1 Residential Development

All residential development is to be located at the toe of the backshore hills, well back from the foredunes. All remaining open space in front of the residential areas is to be restored and preserved under the proposed revegetation strategies discussed in previous sections.

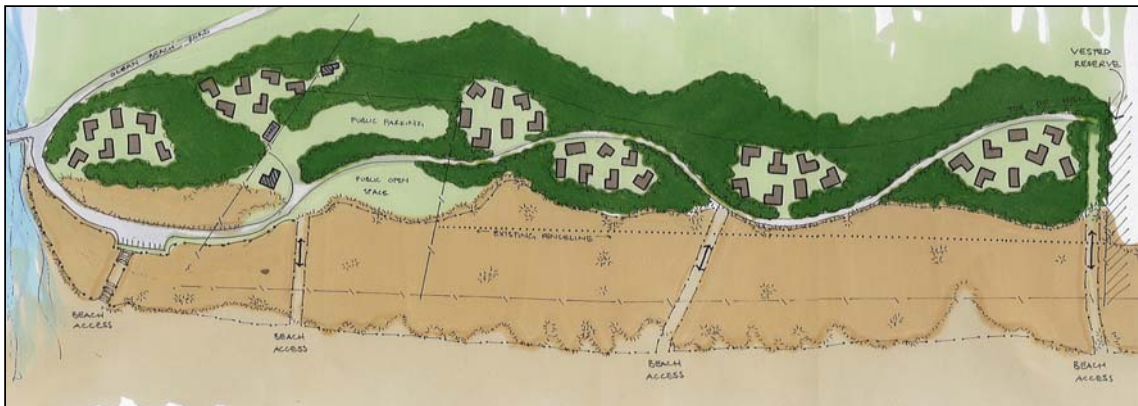
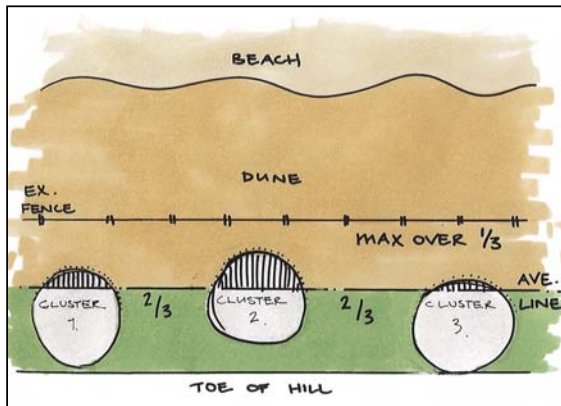


Figure 17: Proposed Blueprint of Development North of the Waipuka Stream

The recommended 'assessment criteria' for any subdivision applications are:



- No more than 1/3 of entire development area may extend over the 'average line' (as shown on diagram)
- No housing to extend beyond the existing stock fence (as shown on diagram)

Figure 18: Diagram of Recommended Development Layout North of the Waipuka Stream

- Clustered development with back 2/3 of section available for building, front 1/3 open space
- 2/3 of total land area for open space, 1/3 (maximum) of total land area for clustered development (as shown on diagram)
- Max 7 – 9 houses per cluster
- Building footprint to be shown on subdivision application
- Maximum site coverage 30% - 500+ sq.m



Typical Housing Density

1 = 501m² (22% Site Coverage)

2 = 522 m² (44% Site Coverage)

3 = 523m² (25% Site Coverage)

- Only single storey houses to be on front sites
- Developer must nominate in their application which sites are proposed for single / two storey houses
- Maximum building height of 7.5 m
- Location of house sites to be confirmed prior to the issue of building consent

- Open space between clusters to be no less than 20m wide and located on subdivision application
- All remaining land, including that adjacent to accessways, open space and road frontages, to be fenced off using 7 wire stock fence with batons at regular intervals
- Internal fences to be maximum height of 1.2m and permeable (wire mesh, pool fencing, stock fence)
- There shall be no secondary dwellings
- Windows to be designed so as to reduce glare (predominantly vertical)

6.2 Vegetation Guidelines

Vegetation within the Ocean Beach area requires careful consideration to ensure that landscape character is maintained and enhanced. Separate lists have been developed for the residential development areas, public open spaces areas (including road reserves and parking areas), and for erosion control.

6.2.1 Residential Planting

Amenity planting can include both native and exotic species. Planting within residential areas should endeavour to be consistent with the natural, wilderness character of Ocean Beach. All amenity planting within the residential areas is to integrate into the existing landforms. To do this careful consideration of colour, form, texture, and scale is necessary. A list of both appropriate exotic and native vegetation for all residential areas is included in **Appendix X**.



Figure 19: Vegetation & Open Space in Association with Residential Development

6.2.2 Public Open Space Vegetation

Native species have been selected for all public reserve areas. Specific requirements include shade, shelter from wind, screening of structures, and aesthetic purposes. Within the open space areas plants have been selected to provide transition between the naturalised areas, ie sand dunes, and the more intensively developed areas, ie the surf club and public toilets. See plant list in **Appendix X**



Figure 20: Layout of Vegetation within the Public Open Space Area

Road side plantings may be clumped on the road side of the boundary fence, and then feathered up the foot of the backshore hills).

6.2.3 Erosion Control Vegetation

Due to the open, pastoral nature of the hills surrounding the Ocean Beach coastline it is recommended that erosion control species be selected carefully. It is currently common practice to plant large block of pines, however, it is the recommendation of this report that these plantings be 'feathered' into the natural topography of the land using native vegetation. This will allow the hardy, drought tolerant pines to establish and quickly control erosion prone areas, minimising the detrimental visual impact on the existing landscape character.

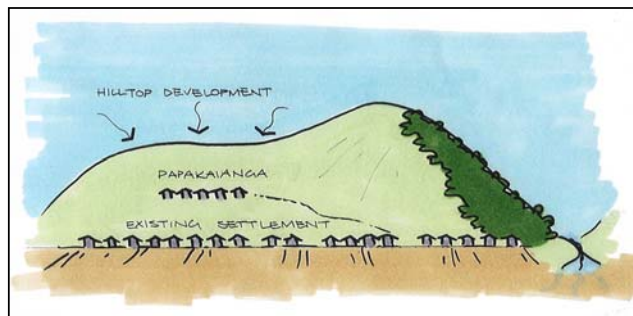


Figure 21: Uninterrupted Ridgeline behind Waipuka.

It is important that erosion control plantings do not impact on the uninterrupted skyline of the existing backshore hills. There are several blocks of existing erosion control plantings which contain a mixture of exotic and native planting. It is the recommendation of this report that the exotics be gradually removed and replaced with long term native species, such as Karaka, Kowhai, Ti tree.

7 CONCLUSION

The Ocean Beach area has unique landscape characteristics. However, this is a modified landscape and therefore has the ability to accommodate change. Several areas are considered to be appropriate for development in the Ocean Beach area. All development must reflect the existing rural coastal character, to ensure the special character of the area is retained and enhanced.

Development areas have been selected on the basis of the landscape overview and evaluation undertaken. The extent of development identified in this report is considered to be the maximum development potential of Ocean Beach. Any further development would considerably change the existing landscape character, to the detriment of Ocean Beach.

This report is a technical report and consultation draft. The recommendations of this report will help formulate the variation process.

APPENDIX I
Land Information Plan

APPENDIX II

Outstanding Landscapes Report

Isthmus 'Outstanding Landscapes' Report

Extract from the Isthmus '*Outstanding Landscapes*' Report relating to 'Ocean Beach – Rangaiika' and the 'Ocean Beach Bach Settlement' are identified as Special Landscape Character Areas.

Ocean Beach, Rangaiika is identified as having:

- (a) The following significant characteristics:
 - The most extensive area of dunes in the Hastings District.
 - The most extensive area of wilderness coast in the southern part of the Hastings District.
 - A largely natural character because of the undeveloped rural character of the defining hills, and the natural dunes.
 - Picturesque qualities from the bold hills defining the beach, the grand scale, the open coast. There is an important view from the elevated viewing point on the road access to the southern end of Ocean Beach.
 - The dunes have significant habitat values.
 - The beach is relatively close to Hastings City.
- (b) The following as potential effects of activities:
 - There is likely to be pressure to subdivide the coastline. This would compromise the natural qualities of the beach and remove its sense of wilderness and remoteness.
 - Plantations are potentially likely on hills behind the beach. If carried out in patterns discordant with the underlying landform these could detract from the natural landform character of the beach. Tree planting could block the dramatic views over the beach from the road lookout.
- (c) Criteria
 - Natural Character
 - Wilderness qualities – lack of development
 - Integrity of landform

Ocean Beach Bach Settlement is identified as having:

- (a) The following significant characteristics:
 - Compact and discrete layout.
 - Unity of scale, style and materials amongst buildings.
 - Intimate relationship with landform. It occupies a small coastal terrace defined by hills, a stream and the beach.
 - Picturesque qualities as a small intimate settlement with an open wilderness coast.
 - Historic character as an example of period bach architecture.
- (b) The following as potential effects of activities:
 - Intensive redevelopment or expansion could change the unity, scale, style and character of the settlement.
- (c) Criteria
 - Extent limited to coastal terrace
 - Design and appearance of buildings: Single storey, small scale, vernacular bach style and materials.

APPENDIX III

Extracts from Proposed District Plan

Extracts from the Proposed Hastings District Plan

Section 2.7 Coastal Environment Strategy

- **CEP3** Review the legal and practical future of the existing bach community at Ocean Beach as part of the Hastings District Coastal Environment Strategy.

Explanation

This bach community has limited legal status. This has restricted its development rights, but has also resulted in a form, style, and density that has contributed to its unique 'bach' appeal. As part of the Coastal Environment Strategy Council will examine how this bach community should be managed in the future, and if retained, how its style, form and contribution to character of the coast and District can be maintained and enhanced.

Section 12.2 Landscape Areas Resource Management Unit

7.1.1 **SIGNIFICANT LANDSCAPE CHARACTER AREAS (Appendix 12.2-2)**

The following Significant Landscape Character Areas have been identified within each of the inland and coastal landscape units comprising the Hastings District. These significant character areas best represent the types of landscape found in the different landscape units. The key elements, patterns and character that contribute to their significance are identified, and the location and extent of the character areas are shown as RMU's on the Planning Maps.

AREA	NAME	MAP REF	SIGNIFICANCE
SLC6	Ocean Beach	32, 36, 37	<input type="checkbox"/> Largely natural character because of the undeveloped rural character of the defining hills, and the natural dunes <input type="checkbox"/> Most extensive area of wilderness coast in the southern part of Hastings District <input type="checkbox"/> Picturesque qualities deriving from the bold hills defining the beach, the grand scale, the open coast <input type="checkbox"/> Dunes have significant habitat value
SLC7	Ocean Beach Settlement	36	<input type="checkbox"/> Compact and discrete layout <input type="checkbox"/> Unity of scale, style and materials - single story, small scale, vernacular bach style <input type="checkbox"/> Intimate relationship with landform - occupies a small coastal terrace defined by hills, a stream and the beach <input type="checkbox"/> Picturesque qualities as a small, intimate settlement within an open wilderness coast

APPENDIX IV

New Zealand Coastal Policy Statement

APPENDIX V

Diagram Ocean Beach Planning Process

APPENDIX VI

Geology Map

APPENDIX VII

Ocean Beach Future Development Blueprint Plan



NATIVE SHELTER PLANTING (NO CLOSER THAN 15m FROM RIDGELINE)

PROPOSED HILLTOP RESIDENTIAL AREA

(ESTATE OF PIKEPIKE TANGIORA)

ARRIVAL CATCHMENT

WIDER CATCHMENT

PROPOSED PAKAKAIANGA AREA

RIPARIAN REVEGETATION PROGRAMME

ENTRY CATCHMENT

POTENTIAL LIMITED COMMERCIAL ACTIVITY AS PART OF PIKEPIKE TANGIORA DEVELOPMENT / REZONING

PROPOSED EXTENSION

EXISTING SETTLEMENT

INNER CATCHMENT

CONTROLLED BEACH ACCESS POINTS, DESIGNS TO MEET H.B.R.C. 'COAST CARE CODE'

- ARCHAEOLOGICAL & CULTURAL SITES TO BE AVOIDED IF POSSIBLE AND PROTECTED WHERE APPROPRIATE
- EFFLUENT & STORMWATER DISPOSAL TO MEET HIRC STANDARDS FOR ALL RESIDENTIAL DEVELOPMENT AREAS
- BRIDGE ACCESS TO BE UPGRADED TO MEET COUNCIL STANDARDS

EXPANDED PUBLIC AMENITY AREA. INCORPORATES: INTERPRETATION SITES, PICNIC AREAS, FORMAL PARKING AREAS, RECREATION SPACE, SURF LIFE SAVING CLUB, PUBLIC TOILETS, CONTROLLED BEACH ACCESS

RESIDENTIAL DEVELOPMENT LIMIT (BUFFER RESERVE OF NOMINAL SIZE)

DUNE SYSTEM RESTORATION AND PRESERVATION PROGRAMME.

DATE: JUNE, 2001

SCALE: N/A

DESIGNED BY: GEORGINA KING & DEBRA STEWART
DEVELOPED FOR THE HASTINGS DISTRICT COUNCIL

OCEAN BEACH

FUTURE DEVELOPMENT BLUEPRINT



APPENDIX VIII

Activity Node Layout Plan

APPENDIX IX
Coast Care Guidelines

APPENDIX X

Recommended Plant List

Recommended Plant Lists

Revegetation Species

Foredune

Kowhangatara (Spinifex)	<u><i>Spinifex sericeus</i></u>
Pingao	<u><i>Desmoschoenus spiralis</i></u>
Horokaka	<u><i>Disphyma australe</i></u>
Nihinihi	<u><i>Calystegia soldanella</i></u>
Hinarepe	<u><i>Astrostefuca littoralis</i></u>
Sand Milkweed	<u><i>Euphorbia glauca</i></u>

Secondary dune

Pohuehue	<u><i>Muelenbeckia complexa</i></u>
Sand Coprosma	<u><i>Coprosma acerosa</i></u>
Tauhina	<u><i>Cassinia leptophylla</i></u>
Karamu	<u><i>Coprosma robusta</i></u>
Ti	<u><i>Cordyline australis</i></u>
Pimelia	<u><i>Pimelia arenaria</i></u>
Oioi	<u><i>Leptocarpus similis</i></u>
NZ Iris	<u><i>Libertia peregrinans</i></u>
Carex	<u><i>Carex testacea</i></u>
	<u><i>Carex pumila</i></u>
Bidibidi	<u><i>Acaena pallida</i></u>

Backshore

Taupata	<u><i>Coprosma repens</i></u>
Karo	<u><i>Pittosporum crassifolium</i></u>
Coastal Tree Daisy	<u><i>Olearia solandri</i></u>
	<u><i>Olearia nummularifolia</i></u>
Coprosma	<u><i>Coprosma propinqua</i></u>
Akeake	<u><i>Dodonea viscosa</i></u>
Wharariki	<u><i>Phormium colensoi</i></u>
Toetoe	<u><i>Cortaderia toetoe</i></u>
Ngaio	<u><i>Myoporum laetum</i></u>
Kanuka	<u><i>Kunzea ericoides</i></u>
Karaka	<u><i>Corynocarpus laevigatus</i></u>
Kohekohe	<u><i>Dysoxylum spectabile</i></u>
Titoki	<u><i>Alectryon excelsus</i></u>
Kowhai	<u><i>Sophora tetraptera</i></u>

Native Amenity Planting

(Activity Node and Residential Areas)

Shore Astelia	<u><i>Astelia banksii</i></u>
Reinga Lily	<u><i>Arthropodium cirratum</i></u>
Carex	<u><i>Carex comans</i></u>
	<u><i>Carex comans</i> "Bronze"</u>

Cassinia	<u><i>Carex trifida</i></u>
	<u><i>Cassinia</i> spp.</u>
Coprosma	<u><i>Coprosma kirkii</i></u>
	<i>(plus other species)</i>
Corokia	<u><i>Corokia cotoneaster</i></u>
	<i>(plus other species)</i>
Grisilinea	<u><i>Grisilinea lucida</i></u>
	<u><i>Grisilinea littoralis</i></u>
Hebe	<u><i>Hebe stricta</i></u>
	<i>(plus other species)</i>
Manuka	<u><i>Leptospermum scoparium</i></u>
NZ Iris	<u><i>Libertia</i> spp</u>
Kawakawa	<u><i>Macropiper excelsum</i></u>
	<u><i>Macropiper psittocorum</i></u>
Wharangi	<u><i>Melicope ternata</i></u>
Muelenbeckia	<u><i>Muelenbeckia</i> spp</u>
Olearia	<u><i>Olearia albida</i></u>
	<i>(plus other species)</i>
Pittosporum	<u><i>Pittosporum</i> spp</u>
Plagianthus	<u><i>Plagianthus divaricartus</i></u>
Kowhai	<u><i>Sophora</i> spp</u>

Exotic Species

Residential Areas only

<u><i>Artemisia</i> spp</u>
<u><i>Cistus</i> spp</u>
<u><i>Convolvulus mauritanicus</i></u>
<u><i>Echium</i> spp</u>
<u><i>Euphorbia</i> spp</u>
<u><i>Osteospermum fruticosum</i></u>
<u><i>Plumbago auriculata</i></u>
<u><i>Lavendula</i> spp</u>
<u><i>Rosmarinus officinalis</i></u>
<u><i>Santolina chamaecyparissuss</i></u>
<u><i>Sedum spectabile</i></u>
<u><i>Teucrium fruticosa</i></u>
<u><i>Yucca filamentosa</i></u>
<u><i>Yucca glauca</i></u>

This list contains primarily shrubs and low growing species. It is recommended that if residents desire any tree species then these should be selected from the native list.

Appendix X

APPENDIX XI

British Standard 5252 Colour Chart

APPENDIX XII

Wider and Inner Catchment Sketch
