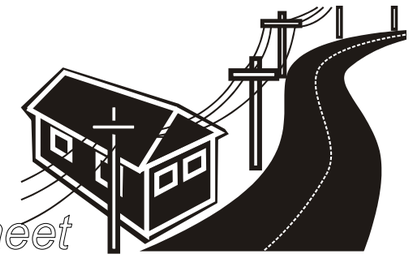
# Built Environment and Infrastructure

Theme sheet



The Wairarapa Coast is noted for its rugged beauty and isolation and is largely undeveloped; but it may not stay this way forever. You may have noticed that coastal sections are becoming sought after and property values are soaring. This development may have some positive spin-offs for the Wairarapa but could equally have negative implications for the character of our coast and how we enjoy it if not managed well.

The development of a Wairarapa Coastal Strategy will enable the community to come up with a management approach to retain the special qualities of the coast we value.

This theme sheet contains information on some of the issues facing our coast, and outlines some of the options for dealing with those issues. The issues and options are a mixture of technical information and views of the community. We want to know what you think the major issues are, and how you think they should be managed.

Your comments will be used to help develop a draft strategy that will be released for further comment mid-year.

**Built Environment and Infrastructure**

People living on and visiting the coast have created a *built environment*, that is the houses, shops and other buildings that we see in the coastal settlements. They also have created a demand for *infrastructure* such as electricity cables,

roads, sewerage, coastal protection works, and services such as shops, schools and rubbish collection.

Our coastal settlements have a mixture of rural infrastructure like water collection from roofs and on-site sewage disposal, and urban infrastructure like tar sealed roads and stormwater drains.

The extent, suitability, and state of infrastructure can impact on the environment, the ability for a town to grow, the type of development that can occur, and the enjoyment and safety of

## *What are some of the options ?*

The Options

**How to address the issues surrounding provision of infrastructure in Wairarapa's coastal town may involve:**

- Taking stock of what we have and working within existing limitations,
- Determining where infrastructure is inadequate and prioritising where it should be upgraded and who should pay for it,
- Ensuring future development provides adequate infrastructure, taking into consideration not only the proposed development, but likely future development, or
- A mix of all three



**Where are we headed?**

Rather than being reactive to the question of where and how development occurs, it is possible to be proactive and take a strategic approach to the growth and development of settlements. A 'structure plan' looks at current limitations such as available land and existing infrastructure, takes into consideration current and future demand and community requirements, and comes up with a 'best approach' for future development. Structure plans would help ensure that settlements had adequate infrastructure and services.

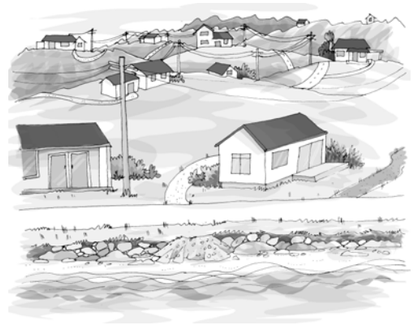
**Other options**

The Built Environment and Infrastructure Technical Report details many other options, some quite specific to particular settlements. The full report is available for reading at your local or regional council office, iwi or library. The "Land Use and Development" theme sheet also has some related issues. You may have some thoughts on the built environment or the provision of infrastructure. You can tell us what is important to you by filling in a freepost submission form.

# *What are the issues associated with the built Environment and Infrastructure?*

## The Issues

**Potential Settlement Expansion**



There is increasing demand for subdivision and development on the coast. If we are to accommodate further development where and how much development can and should occur? How do we decide on the extent of, and then manage the expansion of settlements and infrastructure?

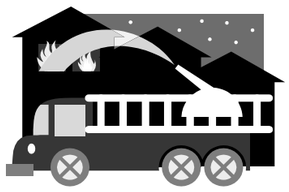
**Road Networks and Parking**

Settlements on the Wairarapa coast are generally isolated and accessible from only one road. It is vital for the existence of the settlements that these roads be accessible and adequately maintained. Increased visitation means increased pressure on existing roads. Conflicts may also arise if there is inadequate parking available at public and recreation spots.

**Sewage Disposal**

There are three main infrastructure issues associated with the disposal of sewage.

- *The capacity of existing communal systems* - what happens when we reach capacity?
- *Poorly maintained individual systems* - this has led to contamination of ground and surface waters in some areas and discharges to the sea
- *Limitations to on-site disposal* - the amount of land needed for on-site disposal limits the density of development



**Fire**

Coastal settlements are vulnerable to fire due to the limited availability of water and fire fighting apparatus, and limited volunteer personnel due to the increasing proportion of 'weekend' residents. Should we be letting vulnerable settlements grow? Should we be allowing the creation of new settlements in vulnerable areas? How do we ensure adequate funding and staffing?

**Electricity and Communications**

There are three issues in relation to the provision of electricity and communications infrastructure and services.

- *Impact on visual amenity*- while infrastructure in new developments are usually underground, who pays for existing infrastructure to be placed underground?
- *Existing availability of services*- there is good provision of electricity throughout coastal Wairarapa but the availability of cell phone and fast internet service is becoming an issue
- *Future provision of services*- with the deregulation of many service industries how do you ensure adequate provision to settlements into the future?

**Social Infrastructure**

Due to their isolation and decreasing resident population the coastal settlements are vulnerable to continued loss of 'social infrastructure', that is the provision of services such as schooling, health care, shops, employment opportunities. How can we reverse that trend? Do new subdivisions provide for adequate social infrastructure with a variety of lot sizes and a design to encourage a 'village' to develop?

**Refuse**

People are concerned about the provision of rubbish bins and collection services. Should there be less bins to prevent the build up of rubbish which then gets blown around? Should services run more often? How do we meet the cost of service provision?

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**Water Supply**

An adequate water supply is required for septic disposal systems, domestic requirements and fire fighting. While it is not necessary that every settlement has a reticulated supply, the lack of such a system may limit the expansion of settlements and could impact on the health of residents if bore or tank water is not of a suitable quality.

**Signage**

A large number of signs litter the foreshore in many of the coastal settlements. These signs are not only an eyesore due to their state of disrepair but there is no co-ordination between various agencies. Would less signs mean people are less likely to become aware of coastal dangers?

**Coastal Erosion**

While some people feel it is important that the foreshore is protected, coastal protection infrastructure can be visually and physically intrusive. Who should pay for such protection works? Should we continue to build in areas that require protection? Coastal erosion is discussed further in the Hazards theme sheet.

**Stormwater**

Increased development increases the amount of stormwater 'run-off' as the rain can no longer soak into the ground that is covered by roads, houses, sheds etc. This may result in:

- *Effects on slope stability and erosion*- how can we ensure increased development 'up stream' does not cause washouts/erosion down stream? How do we plan for cumulative effects?
- *Contamination of natural watercourses*- is there adequate practices and infrastructure in place to minimise the contamination of water courses from litter, oil from roads, sediment from building sites?
- *Increased risk of localised flooding*- increased stormwater run-off can cause localised flooding. This is often difficult to plan for as the effects may be cumulative and the elusive question of "how much development will there be in 10, 20, 30 years?" needs to be answered when designing stormwater systems.