

7.5 Bell Block

Bell Block is a satellite coastal township. The Bell Block local community area is generally defined as extending from the western edge of Hickford Park, where it joins the Ngamotu Golf Course, across the Waitaha Stream to the northern boundary of the airport. The inland boundary of this community is provided by State Highway 3.

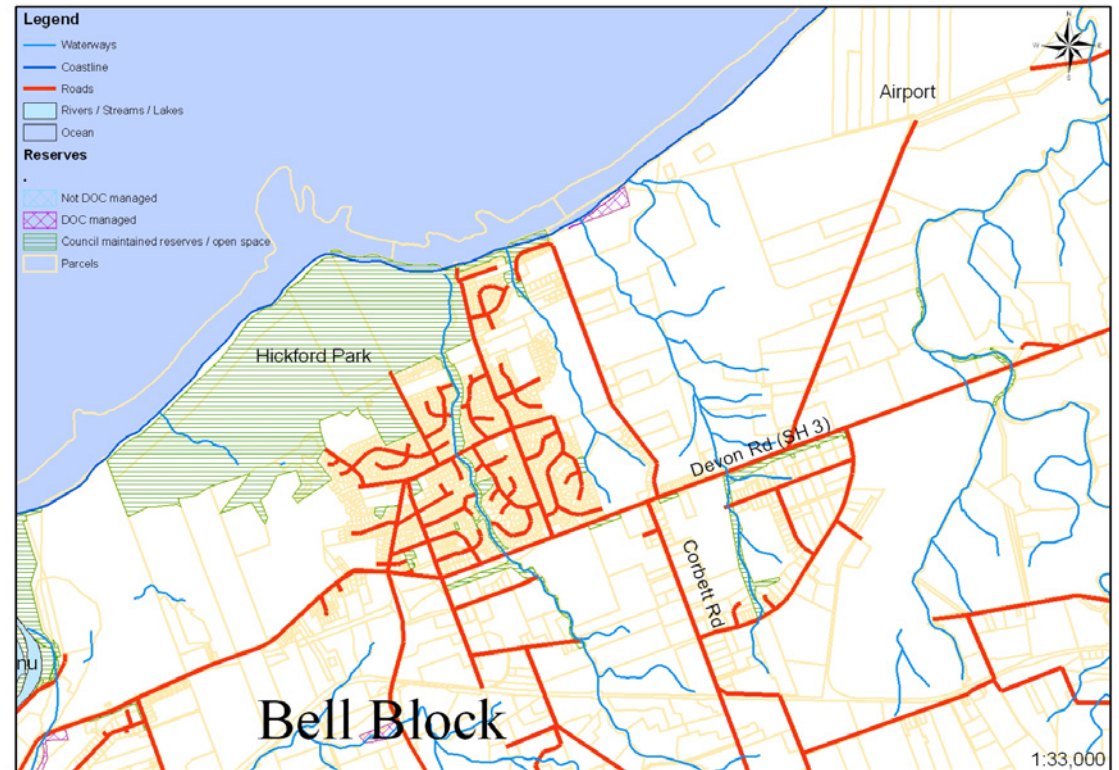
Bell Block is a coastal settlement where the character is changing as a result of growth and urban development. Bell Block had a resident population of around 3,800 people in 2001. An increase in the number of dwellings since 2001 (of around 20 dwellings/yr) suggests that growth in this area remains high, both within Bell Block and on its periphery.

It is considered that there is sufficient zoned-land to cater for this growth. Hickford Park is valued for the open space it provides for public use and enjoyment in the vicinity of Bell Block. Extensive panoramic views of land, sea and coast are available from many locations in the park.



Bell Block Beach

Bell Block beach is a 'safe family' beach surrounded by significant sand dune areas. This beach provides both active and passive recreational opportunities.



Bell Block vision

“...to be a vibrant growing community linked to city and coast that protects the special ecological and heritage values unique to this area”

(Community Workshop Vision)

7.5.1 Challenges and opportunities facing Bell Block

- There is demand and provision for new residential development between Bell Block and New Plymouth. A feasible growth direction exists that needs to be managed to avoid adverse effects.
- There needs to be a balance between the provision for recreational activities with economic and commercial activities in the future in Bell Block.
- There is the potential for increased coastal access through the coastal walkway (and proposed cycleway) and other coastal access points. There is also the potential for the natural environment around access areas to be affected from overuse.
- There are concerns regarding the rate of erosion of the coastline adjacent to Bell Block (e.g. effectiveness of rock seawall) and the impact on the community and assets (in particular the Wills Road and airport areas).
- The Bell Block area is rich with Māori heritage sites that are not currently mapped in the District Plan and therefore not formally protected from development pressure.
- Bell Block has important ecological and heritage values (e.g. the sand dunes and boulder banks between Bell Block and Waitara) that are sensitive to development

7.5.2 Goals for Bell Block - what we want to achieve

BBG1 – Provide for growth in Bell Block and surrounds in a manner that supports the vision for Bell Block and protects and enhances the natural, social and cultural values.

BBG2 – Plan for the establishment of business and industry to support the growth of Bell Block, whilst mitigating impacts on the environment.

BBG3 – Provide public access to and along the coast within Bell Block through linkages to the city. Improve provision of facilities for the wider public benefit so the coast is accessible to everyone. Retain the naturalness of the environment through sensitive informal walkways where appropriate.

BBG4 – Retain the natural features important to the Bell Block area. Protect and safeguard the existing natural buffers (including rock boulders) and wild open spaces within the Bell Block coastal environment from subdivision, development or inappropriate use.

BBG5 – Protect areas of significance to tangata whenua, recognise the importance of the area for tangata whenua and improve knowledge of Māori heritage sites within Bell Block.



7.5.3 Implementation for Bell Block - what we aim to do

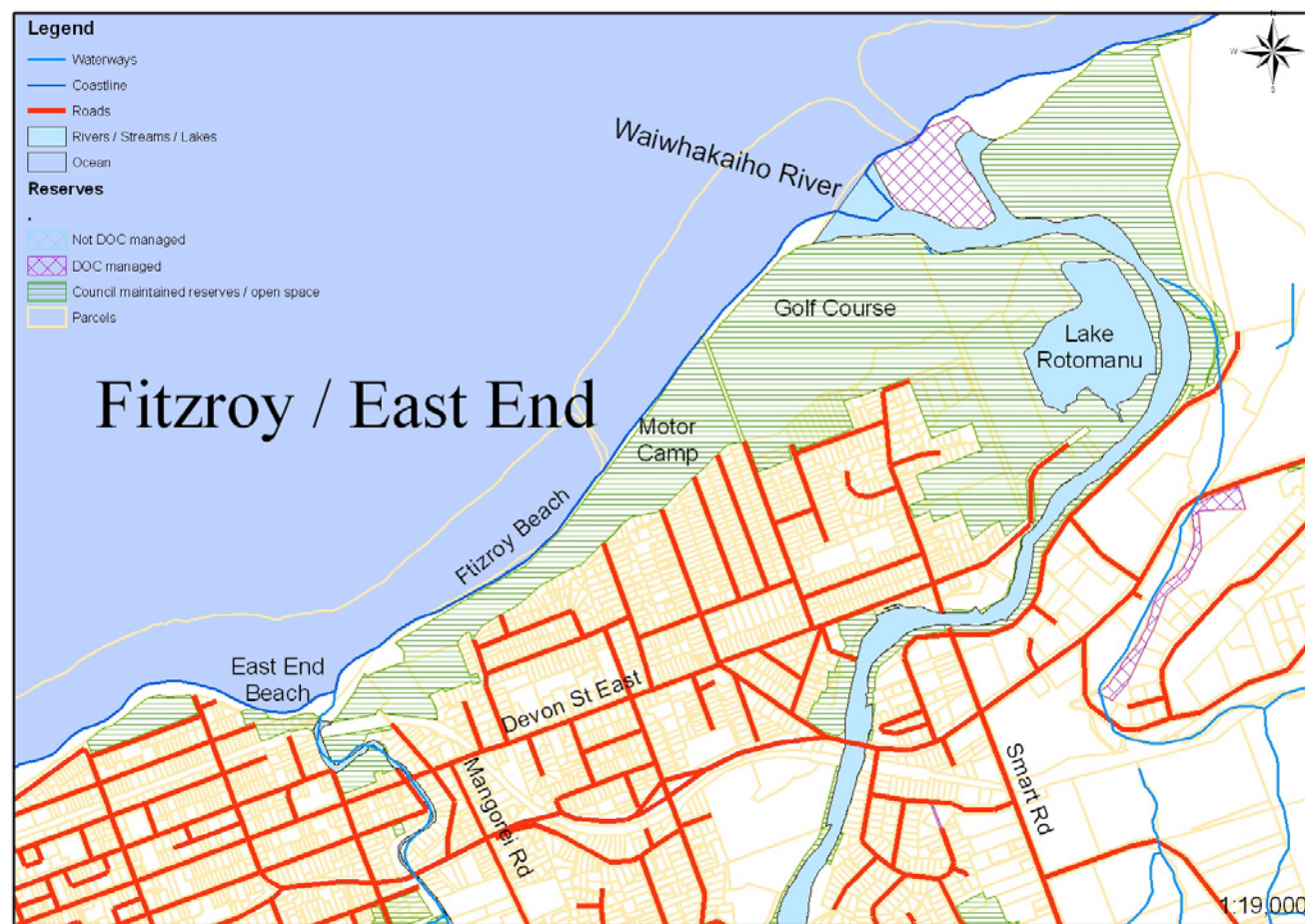
Actions for Bell Block		Type	Lead (support)	Priority
BBA1	Identify, recognise and protect significant natural areas within the Bell Block area. <ul style="list-style-type: none"> - This is to include the sand dunes from Waiwhakaiho to Bell Block and the rock boulders that help to protect the community from coastal hazards. - To be done in conjunction with DOC and TRC. Support ongoing protection of the natural buffer areas by assisting the community to re-establish pingao within appropriate dune areas (through the Coast Care programme). - To be undertaken in accordance with the Dune Study 2003. 	I/P & C	NPDC, TRC & DOC	H
BBA2	Identify and protect major infrastructure that is at risk from coastal erosion. <ul style="list-style-type: none"> - Prepare asset management plans and/or coastal erosion management plans in conjunction with the asset owners. - This is to include the airport. 	I/P	NPDC	H
BBA3	Work with the community to develop a future plan that balances Bell Block's growth with the natural, cultural and social values of the area.	P/C	NPDC <i>(local community)</i>	M
BBA4	Identify options for providing future recreational opportunities within the coastal environment, e.g. this could include a regional park or motor home park.	C/P	NPDC <i>(VTT)</i>	M
BBA5	Work with Puketapu to identify and list sites and areas of significance to mana whenua and establish protocol for their protection.	C/P	NPDC & Puketapu	M
BBA6	Work with the community to protect large bush/wetland areas, develop walkways, picnic areas and viewing platforms. <ul style="list-style-type: none"> - In consultation with the community identify a plan for undertaking this work that includes specific details of locations. 	C	NPDC <i>(local community)</i>	M
BBA7	Investigate options for providing for public access and open space in the Bell Block coastal environment. <ul style="list-style-type: none"> - This includes continuing to investigate options for the Coastal Walkway in the vicinity of Wanaka Terrace and Tiromoana Crescent and footbridges as part of walkway extensions. - To include identifying options to relocate the Bell Block boat ramp and links through Hickford Park as focal points. 	OP	NPDC	M
BBA8	Work with the community to agree a future use for the area formerly used for oxidation ponds. <ul style="list-style-type: none"> - This should include options for stormwater treatment and also as a protected habitat for fauna and flora. 	C	NPDC	L
BBA9	Prepare and distribute educational information about heritage sites in Bell Block. <ul style="list-style-type: none"> - Work with the community to identify special sites that can be promoted to the wider community to improve the knowledge and appreciation of heritage values. 	E/C	NPDC	L



7.6 Fitzroy/East End

The Fitzroy/East End coastal area is an established urban community with a focus on the beach environment. East End and Fitzroy beaches have historically, and continue to be, popular coastal areas with high recreational use. Recreation reserve land at these locations provide a holiday camp, golf course, surf life saving clubs, a skate board park and many other facilities. This area includes Lake Rotomanu and the Waiwhakaiho River mouth. Both East End and Fitzroy Beach amenity areas have recently been upgraded in consultation with the community.

The access to and along the coast, the uncluttered recreation space and the natural character of the coastal environment are all things that define the Fitzroy/East End community's sense of place.



Fitzroy/East End vision

“...to be our city playground encompassing river, lake, beach and coastal walkway”

(Community Workshop Vision)

7.6.1 Challenges and opportunities facing Fitzroy/East End

- There is a demand for residential growth in the Fitzroy/East End area that has the potential to change the existing pattern of settlement.
- There is support for the expansion of the Coastal Walkway but concern about protecting important values of the community and the natural environment.
- There are important Māori heritage sites within Fitzroy/East End (such as Ngati Te Whiti waka landing site) that mana whenua wish to have recognised and protected.
- There is potential for the infrastructure and assets located on the coast (including the walkway) between East End and Waiwhakaiho area to be at high risk from coastal erosion.
- The Fitzroy/East End area has ecological areas and cultural values that need to be protected.
- There is a public desire for additional recreational facilities.

7.6.2 Goals for Fitzroy/East End - what we want to achieve

FEG1 – Provide for residential growth and renewal in a manner that retains the community’s ‘sense of place’ as a city playground.

FEG2 – Retain and enhance the natural environment (including flora and fauna) to retain the natural character that is important to the community in Fitzroy/East End.

FEG3 – Provide and expand public recreation opportunities and facilities focused around the beach and coastal walkway (including esplanade areas), taking into account the need to protect natural, cultural and social values.

FEG4 – Encourage a wider appreciation of cultural heritage values within the coastal environment of Fitzroy/East End.

FEG5 – Identify and protect resources and areas of high amenity value within the Fitzroy/East End area that contribute to the value of this area to the community as a city playground.



7.6.3 Implementation for Fitzroy/East End - what we aim to do

Actions for Fitzroy/East End		Type	Lead (support)	Priority
FEA1	Review the coastal erosion policy in respect of Fitzroy/East End. <ul style="list-style-type: none"> - Involve the wider community in the process and decisions on managing coastal hazards so that the wider implications can be understood. - To be consistent with district wide coastal erosion policy. 	P	NPDC <i>(local community)</i>	H
FEA2	Prepare appropriate development plans and guidelines to minimise the impact of housing on the sense of place and natural character of Fitzroy/East End. <ul style="list-style-type: none"> - Focus on encouraging sensitive residential and recreational development. - Identify development opportunities and forms of renewal that are compatible with the sense of place. 	P/C	NPDC <i>(local community)</i>	M
FEA3	Support the development of a cultural centre at the Rewa Rewa block on the mouth of the Waiwhakaiho River. <ul style="list-style-type: none"> - Work closely with Ngati Tawhirikura 	C/E	NPDC & hāpu	M
FEA4	Mitigate risk of coastal flooding through planned and programmed capital stormwater works being environmentally placed. <ul style="list-style-type: none"> - Review asset strategies and Asset Management Plans and reflect goals and actions of Coastal Strategy. 	P	NPDC	M
FEA5	Where there is agreement with local iwi and hāpu, promote opportunities to improve public knowledge of cultural heritage sites. <ul style="list-style-type: none"> - To include interpretation signs and heritage trails. 	E	NPDC & hāpu	L
FEA6	Through the Coastal Reserves Management Plan, plan and manage appropriate types and levels of recreation use to meet changing demands within the East End/Fitzroy area. <ul style="list-style-type: none"> - This is for land-based activities and should include appropriate locations for associated facilities. 	C	NPDC	L

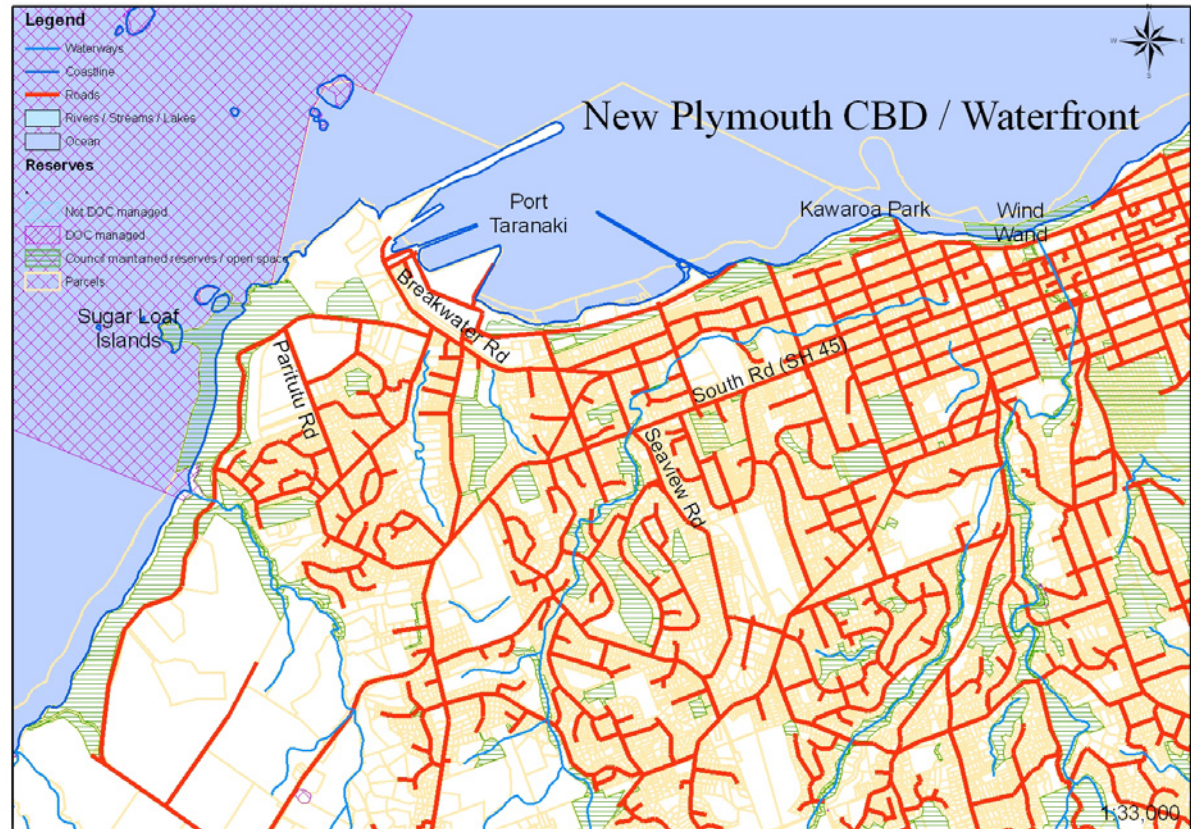
7.7 New Plymouth CBD/Waterfront

The New Plymouth City Waterfront local community area is generally defined as being from Te Henui Stream to the north, to the southern boundary of Paritutu Centennial Park. State Highway 45 acts as the inland boundary to this local area. The area encompasses the Sugar Loaf Islands, Pararaki Rock and Mataroa Rock. The local area also includes Port Taranaki, including Ngamotu Beach. Included in this area is the Belt Road Seaside Holiday Park, which connects to the western part of the New Plymouth coastal walkway.

Port Taranaki is a significant component of this local area. The port is anticipating spending \$20 million over the next few years on improving port infrastructure.

Much of the coastal area of urban New Plymouth is developed. In recent years there has been an increase in the number of residential dwellings as a result of higher density development on the waterfront (e.g. apartments). New Plymouth's waterfront has also experienced recent growth in tourist accommodation (hostels, hotels etc), new restaurants/cafes and new public facilities like Puke Ariki. The Coastal Walkway runs along the CBD foreshore, linking domains and reserves.

The Coastal Walkway and Puke Ariki Landing are high-use open space resources that are significant recreational assets to the community. These areas are the second most frequently used council facility or reserve. Ngamotu Beach is a popular recreational spot due to its proximity to the city and the safe swimming beach.



New Plymouth CBD/Waterfront vision

“...to be a vibrant coastal city – a hub for our recreation, lifestyles and economic growth”

(Community Workshop Vision)

7.7.1 Challenges and opportunities facing New Plymouth CBD/Waterfront

- This area is the commercial heart of the region, presenting a distinctive and important set of opportunities and challenges that need to be addressed.
- The growth in the commercial use of the CBD waterfront area and increasing transportation demands, particularly in relation to Port Taranaki have an impact on the social needs of the community.
- There is an interest and enthusiasm to build on recent moves to integrate the design of the city to the coast and acknowledgment of the social and cultural benefits of this for the community.
- There is demand from the public to retain the accessibility to the coastline and water space for recreational use in this area and to expand the coastal walkway.
- There are areas of cultural and historical importance in New Plymouth city including Ngamotu Beach and Puke Ariki Landing.
- The New Plymouth CBD/waterfront area needs to be prepared for natural hazards and events.
- There are changing land uses within the CBD, from predominately commercial to a commercial/residential mix, which positively influences the character of the city but presents new challenges for future provision of services.
- Existing structures within the coastal environment (e.g. power station and tank farm) affect views of and from the coast. Recognising the relationship of coast to mountain views is important.
- Development of the port is a key economic driver for the region and may have planning implications for city form, road, rail and coast.

7.7.2 Goals for New Plymouth CBD/Waterfront - what we want to achieve

NPG1 – Recognise the importance of the coast and port in shaping how New Plymouth CBD/Waterfront develops and how we provide for economic growth, residential development and recreational opportunities in this area.

NPG2 – Balance the growth of the port by accommodating adjacent community and recreational facilities where reverse sensitivity issues are minimised. Make sure implications for road, rail and coast are planned for in the future development of the Port and that the cohesiveness of the city and the quality of life of residents are maintained.

NPG3 – Appropriately manage the use of recreation facilities and open spaces to provide a diversity and range of opportunities and experiences to contribute to New Plymouth as a vibrant cultural hub.

NPG4 – Recognise the importance and history of these areas by encouraging a wider appreciation of Māori and European cultural heritage values.

NPG5 – Retain and enhance the vibrancy and amenity value of the New Plymouth waterfront area, e.g. the Huatoki walkway.

NPG6 - Continue to develop projects that recognise the relationship between the city and the coast and its relationship to Mount Taranaki.

7.7.3 Implementation for New Plymouth CBD/Waterfront - what we aim to do

Actions for New Plymouth CBD/Waterfront		Type	Lead (support)	Priority
NPA1	<p>Prepare an action plan and programme for enhancing and developing public access within the New Plymouth CBD/Waterfront area.</p> <ul style="list-style-type: none"> - Work with other agencies/groups to provide opportunities for public use of the coastal area. To include ongoing support for the PAMI group. - To be done in accordance with the coastal access action plan. 	C/P	NPDC (PAMI, TRC)	U
NPA2	<p>Work with the community to develop future plans that promote growth and a vibrant city centre, balancing recreational, cultural and social values of the area.</p>	P/C	NPDC (local community)	H
NPA3	<p>Work with Port Taranaki to investigate opportunities to enhance the recreational areas at Port Taranaki including the Lee Breakwater and Ngamotu Beach.</p> <ul style="list-style-type: none"> - This is to include provision of public parking area, turning circles and upgrading the boat ramp facilities. 	I	NPDC	H
NPA4	<p>Investigate the feasibility of a marina development.</p> <ul style="list-style-type: none"> - This should include commercial fishing berthing facilities and the feasibility of dredging of the channel alongside the Lee Breakwater. 	I	NPDC & VTT	H
NPA5	<p>Determine the best way to protect and/or promote the important cultural sites.</p> <ul style="list-style-type: none"> - Work closely with Ngati Te Whiti Ahi Kaa and Ngati Te Whiti Hāpu in the decision-making processes. 	E	NPDC & hāpu	M
NPA6	<p>Prepare a coastal erosion management plan for the New Plymouth CBD/Waterfront area.</p> <ul style="list-style-type: none"> - Involve the wider community in decisions on managing coastal hazards so that the wider implications can be understood. - To be consistent with district wide coastal erosion policy. 	P	NPDC (TRC & local community)	M
NPA7	<p>Continue to develop and promote the Coastal Walkway as an important asset for coastal recreation for the local community and visitors.</p> <ul style="list-style-type: none"> - Work with the community to identify new opportunities to utilise and promote the Coastal Walkway. 	C	NPDC & Venture Taranaki	M
NPA8	<p>Promote opportunities for land and marine-based recreational infrastructure and facilities.</p> <ul style="list-style-type: none"> - To include investigations into a pier-type structure on the waterfront, including a range of recreational/tourism facilities. - Continue investigations into the feasibility of a surf reef facility to be located off the New Plymouth foreshore area. 	I	NPDC	L



Actions for New Plymouth CBD/Waterfront	Type	Lead (support)	Priority
<p>NPA9 Work with key stakeholders to enhance existing visual appearances of industrial and port infrastructure where practicable.</p> <ul style="list-style-type: none"> - This should include the development of best practice guidelines, in association with the key stakeholders. 	C	NPDC (major industry)	O
<p>NPA10 Continue to provide support for community environmental work, e.g. continued enhancement of the Herekawe Stream Reserve.</p>	C	NPDC	O
<p>NPA11 Recognise, protect and enhance the importance of the sea to tangata whenua by working closely with port industries.</p>	C	Mana whenua/PAMI	H
<p>NPA12 Ngati Te Whiti to liaise with Westgate and Contact Energy about access requirements to Mikotahi.</p>	C	Ngati Te Whiti	H



CBD/Waterfront area



Views to the Port

