

Appendix B: Officer's Recommended Amendments to Definition of Overlay

Note the below provisions represent the Section 42A Report Writing Officer's recommended amendments to the provisions of the Proposed District Plan, in response to submissions (with red underline used for new text and ~~red strikethrough~~ for deleted text).

Definition

Overlay

means the spatially identified sites, items, features, settings or areas with distinctive values, risks or other factors within the District which require management in a different manner from underlying zone provisions. These are identified in:

1. Schedule 1 (Historic Heritage), Schedule 2 (Notable Trees), Schedule 3 (Sites and areas of significance to Māori);
2. Coastal Environment, High Natural Character and Outstanding Natural Character Area;
3. Outstanding Natural Features (ONFs) and Outstanding Natural Landscapes (ONLs);
4. Coastal Flood Hazard Area, Coastal Erosion Hazard Area and River Flood Hazard Areas identified on the Planning Maps;
5. Esplanade Priority Area;
6. Maungatūroto Dairy Factory Noise Sensitive Area; and
7. Mangawhai Hakaru Managed Growth Area.
8. The State Highway or Rail Corridor Noise Control Boundary.
9. Maungaturoto Dairy Factory Wastewater Pipeline.
10. Airport Runway, Airport Height Restrictions – Transitional Surface and Airport Height Restrictions – Approach and Take-Off Surface.
11. National Grid and Gas or Petroleum Pipelines.¹

¹ Transpower [292.3], S Cullen [231.8], P Ryan [256.7], The Rise Ltd [260.2], Mangawhai Hills Ltd [277.1], Moonlight Heights Ltd [281.1], Murphy Property Development Ltd [282.13], Vermont Street Partners Ltd [293.9], Northland Holdings 2016 Ltd [331.1]