

2 District Wide Resource Management Issues

2.1 Introduction / Resource Description

The Kaipara District covers a land area of 3,098 km², extending from the east to west coasts of New Zealand and is located at the entrance to Northland at the top of the North Island. It is one of three Councils within the Northland Region and borders the Far North and Whangarei District Councils. Kaipara's southern boundary adjoins the Auckland Region. The District has numerous physical and social/cultural resources which contribute to the community's social, economic and cultural wellbeing. This Chapter describes these resources and identifies the District Wide Issues and approaches that will enable the sustainable use and management of these for both current and future generations.

This Chapter is intended to provide an overview of District Wide Issues and the general management responses that are addressed through a number of different Zones and other Chapters of the District Plan. Part A identifies the overall direction established by the District Plan and how the different Parts of the District Plan will contribute towards achieving the District Wide objectives and policies set.



This Chapter provides a review of the natural, physical and social/cultural resources of the District and the District wide issues for their management and protection

2.1.1 Natural and Physical Resources

Geology

Kaipara contains a variety of land types ranging from consolidated sand dunes along its coasts, numerous river valleys and flats, to extensive areas of rolling hills and steep ranges. The highest point in the District is Mt Tutamoe in the Tutamoe ranges which rises to 777m above sea level. Other notable features include the Tangihua Ranges (627m), Houto Mountain (496m), Maunganui Bluff (459m), Brynderwyn Hills (430m), the Maungaru Ranges (418m), Pukekaroro Mountain (308m), Maungaraho Mountain (221m) and Tokatoka Mountain (179m).

The soils in the District have been mapped by the Department of Scientific and Industrial Research (DSIR) and are shown on the NZ Land Inventory NZMS 290 Series, which record over 80 different soil types in the District. These soils form seven major groups, being 'Yellow – Brown Earths', 'Gumland Soils', 'Limestone Soils', 'Yellow Brown Sands', 'Brown Loams', 'Gley Organic and Saline Soils' and 'Alluvial Soils'. In addition to soils, Kaipara has significant mineral resources, principally argillaceous limestone deposits and various sedimentary and volcanic rocks which serve as a source of aggregate for building and road construction. Aggregates and mineral resources are found in various parts of the District and are an important finite natural resource.

Ecology

Ecological values in the District are based on ecological districts as summarised in protected natural area reports prepared by the Department of Conservation.

The amount of each Ecological District included within the District varies considerably. Essentially there are three Ecological Districts which have much of their area within the District (Tutamoe, Tokatoka and Otamatea), two with a moderate amount (Tangihua, Kaipara), and three with a much smaller land area (Whangarei, Waipu and Rodney).

The Kaipara District contains extensive areas of indigenous forest, shrubland and remnant wetlands which have important ecological values. These areas are home to a unique range of plants and animals.

Coasts and Harbours

The District is endowed with an extensive and varied coastline of open beaches and enclosed estuary and harbour areas. The West Coast comprises approximately 100km of sandy beach stretching from the Waipoua River mouth to the entrance of the Kaipara Harbour. This area maintains a wilderness and high natural character values.

The East Coast has around 10km of sandy beach between Bream Tail and the Mangawhai Estuary. This coastal area is dominated by the Mangawhai Sandspit and the adjoining estuary.

The Kaipara Harbour is one of the major features of the District. It is the largest internal waterway in New Zealand having a shoreline of around 700km, some 250km of which borders the Kaipara District. The Harbour is broken by numerous tidal inlets, bays and beaches. Mangroves fringe much of the Harbour. The Harbour is renowned as an internationally and nationally important habitat for migratory and non-migratory bird species.

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Water Bodies (Lakes, Rivers, Wetlands)

The land of the District is dissected by numerous rivers and streams. The most extensive is the Northern Wairoa River, Northland's largest river, with a catchment of 3,650 km² running from beyond the District to Kaipara Harbour. It is fed by the Mangakahia, Wairua, Kirikopuni, Tangowahine, Mangonui, Awakino and Kaihu Rivers. Other major rivers and streams include:

- Waipoua River, Waima River and Opouteke Stream;
- Waihaupai, Ngakiriparauri and Kai Iwi streams;
- Kaihu, Awakino and Tangowahine Rivers;
- Tauraroa River, Pikiwhahine and Tauraroa Streams;
- Omaru River and Te Awaoteaowhi Stream; and
- Matakohe, Pahi, Paparoa and Hakaru Rivers.

Most of the rivers have their outlets in the Kaipara Harbour. Few have outlets discharging directly onto the coast. The rivers are of considerable value to the District both for their natural values and as a physical resource. Resource values include serving as a source of water for various activities including stock watering and horticultural irrigation, as well as having a flood control function. Some are also used for fishing, boating and other recreational activities.

Numerous freshwater lakes are found along the West Coast of the District. The lakes have been formed in consolidated sand dunes of relatively recent geological origin. They are in three main locational groups – Kai Iwi, Redhill and Pouto. The major lakes in the groups are as follows:

- Kai Iwi Lakes: Kai Iwi, Taharoa, Waikere and Shag;
- Redhill Lakes: Kapoai, Parawanui and Wainui; and
- Pouto Lakes: Rototuna, Rotopouua, Humuhumu, Mokeno, Rotootuauru (Swan), Kanono, Kahuparere, Rotokawau Waingata.

The lakes vary considerably in size with the majority between 5ha and 35ha. Lake Taharoa is the largest covering 237ha. They are relatively shallow, most being less than 15m deep. The lakes generally have limited surface inflows or outlets and rely on direct rainfall for water input. They are prone to nutrient enrichment.

The lakes provide habitat for numerous indigenous fauna and flora species (e.g. freshwater crayfish, mussels and fish, the rare grass-like herb *hydratella inconspicua*). Trout have been introduced into the Kai Iwi lakes and are managed for recreational fishing purposes.

Kaipara District contains close to 2,000 hectares of wetlands, many of which are nationally and regionally important. In particular, these include wetland areas from Pouto through to the Ruawai Flats, and around the Kaipara Harbour. Wetland areas provide habitats for a range of estuarine and freshwater flora and fauna, including migrating waders and local resident bird species (e.g. godwits, rails, herons, gulls, terns, shags and fernbirds).

Renewable Energy Resources

Under Section 7 of the Resource Management Act 1991, the Council must have particular regard for energy efficiency, climate change and the benefits of the use and development of renewable energy. Renewable resources in the District are potentially an important source of energy development. By way of example, the West Coast of the District offers significant wind energy resources. The District also has capacity for utilising wind, hydro energy, bio-energy and solar energy.

2.1.2 Social, Cultural and Economic Resources

Population

The resident population at the time of the 2006 Census was 18,132. The resident population is not expected to increase significantly over the next fifteen years. Statistics New Zealand's sub-national population estimates anticipate that by 2021 the population will have increased to between 18,600 (medium projection) and 19,750 (high projection) (these figures are based on the 2006 Census counts, as at September 2008).

In addition to the resident population, Kaipara has a large non-resident population. For example at the time of the 2006 census, of the 9,360 dwellings in the District, 25% were unoccupied (2,316). The majority of these are considered to be bach or holiday homes.

Tangata Whenua

At the time of the 2006 census the resident population who identified themselves as being of New Zealand Maori ethnicity was 3,810 or 22%.

The Maori people of the Kaipara District generally belong to two iwi or tribal runanga, being Te Uri o Hau and Te Roroa. Other groups include Te Kuihi, Te Parawhau and Ngati Whatua Runanga, Ngapuhi and Ngati Wai, all of whom have historical connections with and descendants living within the District.

Te Uri o Hau occupy the largest portion of the District. Their takiwa or territory in which they are Tangata Whenua extends in a general sense from Auckland, around the Kaipara Harbour, to the Northern Wairoa in the vicinity of Dargaville. Te Roroa's takiwa generally extends from the Northern Wairoa River, in the vicinity of Dargaville, along the coast and includes the Waipoua Forest and the Maunganui Bluff areas. It also extends into the South Hokianga area which is part of the Far North District.

Land Use

The major land use activities in the District are farming and forestry. A number of regionally and nationally significant industries also exist within the Kaipara District such as the Maungaturoto Dairy Factory, manufacturing and tourism. As we look to the next ten years and beyond, it is important that the District Plan reflects on the varying trends in land use occurring with the different communities in the District. In the Rural Heartland offsetting the trend of merging agricultural units, there is an increasing growth in lifestyle properties. The Heartland continues to see demand for opportunities to diversify rural land uses, including light industrial type activities and organic farming production. This diversification has the potential to result in conflicts for resource and land use.

While the settlements on the West Coast are currently small, Council anticipates that there will be longer term coastal growth trends impacting on these settlements, e.g. Baylys and Glinsky Gully. Other trends include continuing forestry, traditional rural production and emergence of eco-tourism. Future infrastructure opportunities are also recognised, particularly in relation to wind farms and other potential renewable energy developments.

The Kaipara Harbour, over the past ten years, has seen an increasing trend from rural land uses to more intensive rural lifestyle activities and a diversification in rural land uses including increased boutique farming. A similar trend is evident around the District's second harbour – Mangawhai. Recognising the treasure or taonga of these Harbours and the competing values of these areas (tourism, recreation, industry and lifestyle) will need to be addressed through the District Plan.

Townships and Settlements

The major centres of the District are Dargaville, Mangawhai, Maungaturoto and Kaiwaka. There are a number of smaller settlements including Matakohe, Paparoa, Whakapirau, Pahi, Tinopai, Ruawai, Tangiteriora and Baylys.

The main residential and business areas are in Dargaville and Mangawhai. Dargaville is the service centre town for the western part of the District and Council anticipates there will be growth in commercial activities and tourism.

Mangawhai is the fastest growing area in the District, both for rural residential and holiday accommodation. The Council anticipates Mangawhai becoming the largest community in the District. On-going subdivision and development at Mangawhai (including provision of infrastructure) will need to be managed so that Mangawhai's high natural character and landscape, amenity, recreation and ecological values are maintained and enhanced.

Infrastructure and Networks

Utilities and infrastructure such as water, sewerage, stormwater drainage systems, roading network, railway lines, telecommunications and radio communications networks, electricity generation facilities and transmission and distribution networks, gas lines and the petroleum pipeline are all important infrastructure elements supporting the communities of the Kaipara District and beyond.

Community Facilities

The Council provides and maintains parks, reserves, and open spaces throughout the District as well as a range of recreation facilities in the different communities. Community facilities include playgrounds, swimming pools, camping grounds, public toilets, community libraries and cemeteries.

The Department of Conservation also manages a number of reserve areas in the District, many of which are used as recreation facilities by the District and beyond, e.g. Trounson Kauri Forest Park.

Heritage and Culture

The Kaipara District is steeped in history being one of the first settled by Maori and also the focus of early European exploration. It has an extensive range of archaeological sites principally related to early Maori occupation. Numerous pa terraces, pits and middens are present along the coasts as well as some inland areas. There are also a few sites from the timber milling and gum digging areas including camps and other workings.

The District also contains a large number of historic buildings which remain from early pioneering days. Although many impressive buildings have been lost over the years, several important examples of early architectural styles are present. Nearly all the concerned are privately owned and maintained.

Genetically Modified Organisms

The community continues to be concerned about the Central Government regulatory regime for the field release of Genetically Modified Organisms. The issue of risk and the question of liability continue to remain unanswered.

Kaipara District Council is a member of the Inter-Council Working Party on Genetic Engineering. The strength of this Working Party is its collaborative approach between the Local Council members. The Working Party agrees on a precautionary approach for the management of Genetically Modified Organisms in the environment and is concerned about the issue of risk and liability. The Working Party takes every opportunity to lobby and work with Central Government to address the issue of regulatory gaps in the Hazardous Substances and New Organisms Act 1996, and the resulting environmental, economic and liability risks which are faced by local government in respect of the field release of Genetically Modified Organisms.

The inclusion in Regional Policy Statements of a precautionary stance towards Genetically Modified Organisms is being considered by both the Northland and Auckland Regional Councils. A regional approach to this issue is considered by Kaipara District Council to be appropriate. Council will 'give effect' to this approach on Genetically Modified Organisms within Kaipara District through the District Plan if it is included in the Northland Regional Policy Statement.

2.1.3 Kaipara's Future - Working Together

Kaipara's Future - Working Together (Long Term Plan) provides strategic directions for the future of Kaipara. To contribute to achieving these strategic directions and balancing these with sustainable management, the District Plan has taken into account the following key directions.

A Vision for the future of the Kaipara District

The Long Term Plan identifies five communities:

- West Coast - increasingly attractive to tourism and lifestyle. An area with high ecological, historical, environmental and cultural values.
- Dargaville - an attractive place to shop, visit, live and work.
- Kaipara Harbour - a taonga preserved for all to enjoy. Retaining a rural atmosphere. Balancing competing demands of commercial and recreational activities.
- Mangawhai - fully serviced urban centre located in an outstanding coastal environment. Kaipara's largest town.
- Rural Heartland - farming and forestry support the District's economy with an increase in rural lifestyle uses.

Community Outcomes

Community Outcomes represent what people in the Kaipara value and how they want our community to be. In 2003 Council, in partnership with other Government agencies and organisations, facilitated Kaipara - Our Future - Together. This process provided the people of Kaipara with the opportunity to have their say about the future of the District. The communities' priorities are represented by the following outcomes:

2.1.4 Kaipara Community Outcomes

Sustainable Economy

Kaipara District has a diversified and sustainable economy that supports the well-being of its communities and residents.

Strong Communities

Kaipara District is built on strong communities where people have a sense of belonging and work together to shape their collective future.

Safety and Good Quality of Life

Kaipara District is a safe place to live and raise a family, where people enjoy a good quality of life.

Special Character and Healthy Environment

Kaipara District is proud of and renowned for its beautiful environment and sound management of natural resources, where residents enjoy a clean, healthy environment.

These Community Outcomes have been re-confirmed by Council and the community in 2006 and 2009.

2.1.5 Links to District Plan Outcomes

Kaipara's Future - Working Together and the District Plan are the two main documents through which Council and the community can influence the District. Council and the community have agreed on the future vision for the District. These future visions are articulated in the Kaipara's Future - Working Together, by the Community Outcome Statements and in the District Plan through the Outcome Statements (refer Section 2.7). Both Outcome Statements are closely linked, as the following table shows:

Kaipara Community Outcomes and District Plan Outcomes			
Long Term Plan Community Outcomes - Sustainable Economy	Long Term Plan Community Outcomes - Strong Communities	Long Term Plan Community Outcomes - Safety and a Good Quality of Life	Long Term Plan Community Outcomes - Special Character and Healthy Environment
Kaipara District has a diversified and sustainable economy that supports the well-being of its communities and residents.	Kaipara District is built on strong communities where people have a sense of belonging and work together to shape their collective future.	Kaipara District is a safe place to live and raise a family, where people enjoy a good quality of life.	Kaipara District is proud of and renowned for its beautiful environment and sound management of natural resources, where residents enjoy a clean, healthy environment.
District Plan Outcomes	District Plan Outcomes	District Plan Outcomes	District Plan Outcomes
'Traditional' rural production activities will occur in the 'Rural Heartland'.	Managed expansion residential settlements is provided for.	Activities and development will occur in a manner that recognises the distinct and unique character of the Kaipara Harbour environs.	The character (including social, environmental and natural values) of the rural area will be retained.
Industrial and commercial developments occurring in locations serviced by key transport infrastructure e.g. railways and state highways, and in areas which are appropriately serviced by other infrastructure.	Active partnership with Tangata Whenua in policy development and implementation and in decision making.	Public access to the coast will be managed to improve opportunities for access in appropriate locations through low impact methods.	The 'wilderness' aspect of the West Coast will be maintained.
Economic uses in rural areas are not precluded e.g. working from home/home based office.	The amenity, heritage, natural character and character of the District's unique communities and environments are protected, maintained and enhanced.	A natural environment that is enhanced, through better management of the effects of land uses.	Water quality in the Kaipara and Mangawhai Harbours and their valued waterways will be improved through better management of the effects of land uses.
A sustainable and well functioning economy that provides for the social and economic wellbeing of the community without generating adverse environmental effects.			

2.2 How to Use This Chapter of the District Plan

This Chapter is intended to provide an overview of District Wide Issues and the general management responses that are addressed through a number of different Zones and other Chapters of the District Plan. Overall the Part A Chapters identify the directions established by the District Plan and how the different Parts of the District Plan will contribute towards achieving the District Wide objectives and policies set.

The specific methods (e.g. Rules) to implement the objectives and policies of Chapter 2 are addressed through a number of different Zones and other Chapters (Part B (Land Use) and Part C (Sites, Heritage and Units)) of the District Plan. The Plan's objectives and policies are structured in a hierarchy, with overarching district-wide objectives and policies in Chapter 2 and the remainder of Part A, and either zone or area specific provisions in Parts B and C respectively. Issues, Objectives and Policies within this Chapter of this Plan are presented in no order of importance.

While there are no Rules in this Chapter, if you are doing a Plan Change or require a Resource Consent (particularly for a larger scale activity, a Discretionary or Non-Complying Consent), Council will consider the extent to which the proposal is consistent with the objectives and policies of this Chapter (along with the rest of Part A).

Figure 1-2 provides a summary of how to use this District Plan

- 2.3 Significant Issues for the Sustainable Management and Development of the District**
- 2.3.1 There is a need to ensure the sustainable management of natural and physical resources while providing on-going opportunity for economic development in the District.**
- The effects-based approach of the Plan is designed to minimise the level of intervention on business activity and intercede only where there are clear effects on natural values or sensitive areas or values of the environment such as effects on residential areas or areas of value to the community. This will encourage a wide range of activities to establish and thrive in the District. To avoid incompatible land uses and to focus development opportunities and Council resources, the Plan seeks to encourage like activities to group together, primarily in the four Growth Areas of Dargaville, Maungaturoto, Kaiwaka and Mangawhai. But given the economy's rural base, the Plan also anticipates rural production industries will be distributed throughout the District.*
- 2.3.2 The Council has a responsibility to take into account the Treaty of Waitangi in managing the use, development and protection of natural and physical resources.**
- The overriding principle of the Treaty of Waitangi is the establishment of a partnership between Treaty parties. Recognising and understanding Maori social, spiritual and cultural values and needs is therefore an important resource management issue for the Council. The Council considers that structures and processes around partnerships with Tangata Whenua are an important outcome of the planning process and in promoting sustainable management.*
- 2.3.3 There are a number of areas of significance to Tangata Whenua in Kaipara. Council has the responsibility to provide for their protection.**
- The District's Tangata Whenua has a special relationship to the land and environment. The District Plan needs to address this relationship by managing the effects of land uses on these areas.*
- 2.3.4 There is a need to protect and enhance the District's unique natural environments including the values of their ecosystems.**
- Many of the District's natural features and landscapes contribute to its identity and are valued both locally and nationally. These features and landscapes contribute to the five communities of interest identified in the Long Term Plan. It is important that these values are recognised, managed and as appropriate protected to ensure that they do not suffer further degradation or are lost as a result of unsustainable land use and development.*
- 2.3.5 Council has a responsibility to recognise and enhance the inherent characteristics and values of Kaipara's natural environment and heritage. There is a need to manage development in a way which preserves long term opportunities within the District. It is also important to achieve sustainable development through a process whereby conservation and development can be mutually supportive.**
- Through appropriate conservation initiatives, development has the potential to be undertaken in a manner that protects and enhances the natural and physical environment. Equally, conservation of the natural and physical environment has the potential to add value to development within the District, such as may be associated with tourism. The District Plan seeks a number of outcomes to define, enhance and protect those values of the natural and physical environment that contribute to amenity, heritage, natural character and character. Council has a requirement under Part 2 (Sections 6 and 7) of the Resource Management Act to provide for these matters.*
- 2.3.6 There is a need to provide for a range of land use and subdivision activities and establish a framework for long term growth.**
- The rural economy is derived from the natural and physical resources of the District. The on-going provision for this should enable these resources to be used responsively without unduly undermining the ability of these resources to meet the needs of future generations.*
- By directing residential growth to locations where the cumulative environmental effects of more intensive development can be managed the potential for reverse sensitivity effects can be avoided, a substantial part of the District remains available for rural production.*
- 2.3.7 The safe and efficient development and management of infrastructure, including transport networks, utilities, utility networks, to support growth and contribute to the social and economic wellbeing of the community.**
- The provision of infrastructure is important to avoid potential adverse effects on the environment resulting from more intensive land use and development, particularly residential and business growth (e.g. the contamination of water-bodies from human effluent).*
- The District Plan seeks to provide for the safe and efficient development and operation of infrastructure, including transport networks, network utilities and renewable energy generation to support this growth. It also seeks to recognise the role of infrastructure in enabling people and community to provide for their social, economic and cultural wellbeing and for their health and safety. However the Plan must also provide for the sustainable management of its infrastructure resources to avoid, remedy or mitigate any actual or potential adverse effects they will create on the environment.*

Chapter 3

Chapter 5

Chapters 5 and 17

Chapters 4, 6 and 19

Part C

Chapters 4, 5, 6, 17, 18 and 19

Chapters 10-16

Chapters 10, 11 and 21

Chapters 10-16

2.3.8	<p>Natural Hazards have the potential to adversely impact on communities and the natural environment. Whilst some of these hazards are poorly understood, hazard risk needs to be managed to take account of climate change.</p> <p><i>There is limited information on existing hazards in the District, both with respect of hazards associated with natural processes and the environment and hazards associated with land use activities and processes (technological hazards such as contaminants).</i></p>	Chapters 7 and 8	2.4	District Wide Objectives	
2.3.9	<p>Recreation and conservation reserves and activities contribute to the social, cultural and economic wellbeing of the District community.</p> <p><i>A wide range of recreational and conservation reserves and activities are needed to provide for the social wellbeing of the community. Reserve facilities are important to maintain and enhance the environment, amenity values and recreational opportunities of the District.</i></p>	Chapter 20	2.4.1	To maintain and enhance opportunities for sustainable resource use, to enable economic development and growth.	Issues 2.3.1 and 2.3.12
2.3.10	<p>The value of aggregate and mineral resources to the economic and social wellbeing of the community needs to be recognised and balanced by the need to avoid, remedy and mitigate any potential adverse effects on the environment resulting from their extraction.</p> <p><i>While the importance of aggregate and mineral resources to the economic and social wellbeing of the community is recognised, it is important to ensure that their extraction minimises effects on the wider environment, such as the life-supporting capacity of air, water, soil and ecosystems and on adjoining land uses and activities (e.g. limestone quarries). Conversely it is also important that adjoining land uses and activities do not impose unreasonable restrictions on extraction and processing operations given their importance to the District's social and economic wellbeing.</i></p>	Chapter 12	2.4.2	To involve Tangata Whenua as partners in policy development and implementation and decision making under the District Plan.	Issue 2.3.2
2.3.11	<p>The Council has a responsibility to give effect to the National Policy Statement on Electricity Transmission 2008.</p> <p><i>The National Policy Statement on Electricity Transmissions requires Council to recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network, managing the associated adverse environmental effects of the network; and managing the adverse effects of other activities on the network.</i></p>	Chapter 10	2.4.3	To recognise the importance of providing for the relationship of Maori, including their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga.	Issue 2.3.3
2.3.12	<p>Non-rural activities such as utilities often need to locate in the rural environment (including the Rural, Treaty Settlement Land and Maori Land Zones) due to their particular requirements for resources and land type and to avoid incompatibility with residential and commercial land uses. These activities can provide economic prosperity and enhance the social and economic wellbeing of the region, but can have adverse effects on the rural environment.</p> <p><i>The rural environment is not only a place for farming and open-space but is also a place with opportunity for other, potentially beneficial, uses. In order to provide for wellbeing, opportunities to use the rural environment for these other uses needs to be recognised and may require careful balancing.</i></p>	Chapter 10	2.4.4	To recognise and protect from inappropriate use and development those environments of the District which are the most sensitive to land use and development and which significantly contribute to the District's, Region's and/or Nation's identity.	Issue 2.3.4
2.3.13	<p>The District has physical resources which provide opportunity for renewable energy production that can contribute to the social and economic wellbeing of the District. The Council is required to give effect of the National Policy Statement for Renewable Electricity Generation 2011 and Section 7 of the Resource Management Act in the context of energy production and use.</p> <p><i>The National Policy Statement for Renewable Electricity Generation requires the Council to recognise the national significance of renewable electricity production and provide for the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities. Energy efficiency, climate change and the benefits of the use and development of renewable energy are matters to which the Council must have particular regard to under Section 7 of the Resource Management Act 1991.</i></p> <p><i>Kaipara District has the opportunity to provide for significant generation of renewable energy through its resources (such as the wind or solar resources). The development of these resources increases security of supply and social and economic wellbeing providing it is undertaken in a way that avoids, remedies or mitigates significant adverse effects.</i></p>	Chapter 10, 11 and 21	2.4.5	To recognise and enhance the amenity and character of the District, while providing for sustainable resource use.	Issue 2.3.5
2.3.14	<p>Potential adverse effects to life, property and the environment from fires</p> <p><i>Fires can be significant events that threaten life and property and can have significant adverse environmental effects. The scale of risk fire poses is affected by:</i></p> <ul style="list-style-type: none">• <i>The probability of an unwanted fire occurring ; and</i>• <i>The ability of fire services across the district to respond to fires given the variable distances and travel times involved</i> <p><i>It is important to ensure that communities living in settlements both with and without a reticulated water supply are educated and aware of the fire hazard risks and safety and mitigation measures recommended in order to minimise adverse effects to life, property and the environment.</i></p> <p><i>Careful consideration should be given to the degree of risk; the probability of an event occurring; the costs (not just the establishment cost but also the ongoing costs); and alternative measures that may be available in these settlements to minimise risk.</i></p>	Chapters 10-16	2.4.6	To protect and enhance those buildings, sites, objects and natural features and areas that contribute to the District's heritage, ecological and landscape values.	Issue 2.3.5
			2.4.7	To provide certainty to the community by identifying those areas of the District where the effects of particular land uses are considered sustainable.	Issue 2.3.6
			2.4.8	To provide guidance on areas for long term growth and land use change while recognising the limited resources of Council.	Issue 2.3.6
			2.4.9	To enable the development and operation of utilities, utility networks and the transport network (including the state highway network) throughout the District, particularly where this is undertaken in conjunction with land use development and change.	Issue 2.3.7
			2.4.10	To take a precautionary approach to managing hazards and their potential effects on communities and the natural environment.	Issue 2.3.8
			2.4.11	To provide for the establishment, operation, development and maintenance of land for reserves and recreation activities.	Issue 2.3.9
			2.4.12	To recognise the importance of aggregate and mineral resources to the District while avoiding, remedying and mitigating potential adverse effects associated with their extraction and processing.	Issue 2.3.10
			2.4.13	To recognise and provide for the sustainable, secure and efficient transmission of electricity within and throughout the District.	Issue 2.3.11
			2.4.14	To encourage and promote the efficient use of energy and enable the greater use, development, operation and maintenance of renewable energy resources whilst managing potential adverse effects.	Issue 2.3.13
			2.4.15	To encourage and promote fire safety measures to minimise risk to life, property and the environment from fire.	Issue 2.3.14
			2.5	District Wide Policies	
			2.5.1	By developing District Plan provisions that seek to manage the effects of activities which pose risks to sustainable environmental management, while maintaining flexibility for new activities and changes in technology	Objective 2.4.1
				<i>The District Plan provides an effects-based management approach which seeks to enable flexibility in land use and development, allowing the community to provide for their social and economic wellbeing, while managing the effects on the existing community, land uses and the environment.</i>	
			2.5.2	By providing incentives for land use and subdivision where these include environmental benefits over and above those required to avoid, remedy or mitigate adverse effects.	Objective 2.4.1
				<i>The District Plan seeks a 'win-win' outcome for environmental and socio-economic aspirations and encourages those activities which can demonstrate opportunities to enhance the District's environment.</i>	
			2.5.3	By developing a strategy to address those elements of economic development that are relevant under the District Plan (particularly land use).	Objective 2.4.1
				<i>The District Plan endeavours to provide the opportunity to address the continued loss of character in rural communities, through population loss, by enabling further diversification of activity in those areas.</i>	
			2.5.4	By establishing a strategy for resource management with Tangata Whenua.	Objective 2.4.2
				<i>A Land Use and Development Strategy will be developed in the District Plan, which will include more specific methods to address those elements of the Council's economic growth and development aspirations that are relevant to resource management.</i>	
				<i>The Resource Management Act requires the Council to take into account, throughout the implementation of its resource management strategies, the principles of the Treaty of Waitangi. A specific Chapter has</i>	Objective 2.4.3

<p>been included in the District Plan to identify objectives and policies for sustainable resource management to address these matters.</p>	<p>2.5.13 By identifying transmission corridors that minimise reverse sensitivity effects generated by subdivision and land development; avoid, remedy or mitigate adverse effects on the transmission network; and protect the safety and amenity values of the community. Objective 2.4.13</p> <p>The National Grid provides essential electricity to the District and beyond. Encroaching activities need to be assessed when in close proximity to the transmission lines. This is because such activities have the potential to adversely affect the National Grid's on-going operation, maintenance and upgrading and pose risks to individual and community safety and security of supply.</p>
<p>2.5.5 By recognising the natural environments of the District to maintain and enhance their values.</p> <p>An Overlays Chapter is included in the District Plan to provide specific objectives, policies and methods to achieve the outcomes sought for the District's unique environments. Objective 2.4.4</p>	<p>This Chapter recognises the increased sensitivity of these areas, in terms of the potential effects of land use and development on amenity values, natural character or landscape features and habitats, by decreasing the thresholds for effects of activities in these areas.</p>
<p>The District Plan seeks to recognise the Kaipara Harbour, Mangawhai and West Coast communities of interest from the Long Term Plan, as well as outcomes sought for the Kai Iwi Lakes and Waterways.</p>	<p>2.5.14 By encouraging greater investigation of potential hazards during the development and subdivision process. Objective 2.4.10</p> <p>Chapters 7 and 8 of the District Plan provide a management approach with respect to natural hazards and contaminants. Where appropriate, the Council will encourage applicants for subdivision or Resource Consent to investigate whether there are any natural or technological hazards on sites. This approach provides a means for Council to better understand hazards in the District and to manage the potential adverse effects of hazards.</p>
<p>2.5.6 By identifying sites, landscapes, areas and features for specific management and protection of resources and values.</p> <p>Part C of the District Plan provides specific management to implement appropriate protection and management of those natural and physical sites, areas and features of the District which are valued regionally or nationally for their landscape, heritage or cultural value. Objectives 2.4.5 and 2.4.6</p>	<p>2.5.15 To enable the efficient extraction and processing of minerals and aggregates where benefits to the wider community are demonstrated and adverse effects on the environment will be avoided, remedied or mitigated. Objective 2.4.12</p> <p>Potential exists to extract resources whilst protecting those values of the environment that are also precious to the community. This will contribute to the economic, cultural, social and environmental wellbeing of the community (e.g. tourism opportunities, protection of sites of cultural significance, healthy living and opportunities for recreation as well as the protection of ecosystems) while having particular regard to effects on adjoining activities and land use incompatibility.</p>
<p>2.5.7 By developing a Land Use Strategy for the management of land uses in a geographic context.</p> <p>A Land Use and Development Strategy will be included in the District Plan. This Strategy will set out the method for geographically defining land uses or 'zoning' those areas of the District, where certain effects of land uses are considered acceptable or not acceptable. Objective 2.4.7</p> <p>Zoning provides a mechanism to prioritise and balance the needs of the community to provide for their economic wellbeing while appropriately addressing resource management issues associated with the effects of activities, on surrounding environments.</p> <p>This Strategy will also provide direction as to the locations Council considers appropriate for residential growth. By directing residential growth to locations where the cumulative environmental effects of more intensive development can be managed and the potential for reverse sensitivity effects can be avoided, a substantial part of the District remains available for rural production.</p>	<p>2.5.16 By establishing a strategy to provide and maintain reserve and public open space areas and for providing for the specific management needs of these areas. Objective 2.4.1</p> <p>Given the importance of reserves and open space areas, the Plan provides a Reserve Management Unit Chapter, which identifies these areas in the District Plan and provides specific management direction to achieve the outcomes sought for these areas.</p>
<p>2.5.8 By providing direction and opportunities for changes to land use to enable residential and business growth in appropriate locations.</p> <p>Over the ten years of the District Plan, Council anticipates on-going population and dwelling growth (albeit slow to moderate growth only). However, balancing the costs to the existing population with the needs of future generations, Council seeks to provide guidance on appropriate, public and private initiated, mechanisms to effect land use change in the future. Objective 2.4.8</p>	<p>2.5.17 To assess fire risks and encourage investigation of potential fire safety measures during the development and subdivision process. Objective 2.4.15</p> <p>The District Plan should prompt an awareness during development and subdivision processes if the need to consider fire hazards and risk, and how these can be mitigated to avoid adverse effects to life, property and the environment. Fire and Emergency New Zealand provides advice and education that may assist in designing appropriate safety and mitigation measures.</p>
<p>2.5.9 By providing for the development and operation of network utilities and the transport network in all areas of the District where the potential adverse effects can be appropriately avoided, remedied or mitigated.</p> <p>The District Plan seeks to provide the flexibility to enable existing infrastructure to be maintained and new infrastructure developed, in all areas of the District. The need for infrastructure to provide for the social and economic wellbeing of the community will be balanced with the requirement to ensure that it occurs in a manner that avoids, remedies or mitigates adverse effects on the environment. Transport networks and infrastructure may include footpaths, cycle ways, rail, ports, wharves, airports and roads. Objective 2.4.9</p>	<p>2.6 Methods</p> <p>The above policies will be implemented through the following methods:</p>
<p>2.5.10 By providing for and promoting the efficient use of energy and the greater use and development of renewable energy resources in all areas of the District, where the potential adverse effects can be appropriately avoided, remedied or mitigated.</p> <p>The District Plan seeks to recognise and promote the appropriate development of significant renewable energy resources in the District, recognising the range of positive effects and benefits this may have for the community while acknowledging that such development needs to be undertaken in a manner that avoids, remedies or mitigates adverse effects on the environment. Objective 2.4.9 and 2.4.14</p>	<p>2.6.1 District Plan Methods</p> <p>2.6.1.1 The use of Zoning to provide direction on the appropriate activities and effects of activities that will occur in geographic areas of the District.</p>
<p>2.5.11 By requiring land use, development and subdivision to provide adequate reserves, utilities and transport connections, at the outset of development.</p> <p>The District Plan provides mechanisms to require the safe and efficient development and management of utilities and transport networks, at the time of development and to ensure the establishment of open spaces and reserves commensurate with growth. Objectives 2.4.8 and 2.4.11</p>	<p>2.6.1.2 The use of Overlays to identify sensitive environments where additional resource management measures are considered appropriate.</p> <p>2.6.1.3 The mapping of sites, areas and features where specific resource management and methods are required.</p> <p>2.6.1.4 Provision of assessment criteria and direction on matters to be considered in Resource Consents.</p> <p>2.6.1.5 Undertaking consultation with Tangata Whenua, New Zealand Historic Places Trust, Department of Conservation, Fire and Emergency New Zealand and other agencies during the consenting process, where appropriate.</p>
<p>2.5.12 By recognising that the nature, location and extent of hazards have the potential to change; and working with other agencies to improve understanding of hazards and risks to the community and the environment, and managing activities to minimise the potential impact of such change.</p> <p>The District Plan seeks to take a precautionary approach to managing hazard risk, moving towards the active reduction of hazards as information becomes available. Objective 2.4.11</p>	<p>2.6.2 Other Methods</p>

- 2.6.2.1 Liaison with the Northland Regional Council.
- 2.6.2.2 Work with other agencies, including Department of Conservation, the New Zealand Historic Places Trust and economic development agencies.
- 2.6.2.3 Establish and implement working relationships with relevant Iwi groups for District Plan implementation.
- 2.6.2.4 Working with landowners and the wider community to establish structures and instruments which encourage voluntary land management practices.
- 2.6.2.5 In non-reticulated settlements, Council will require an assessment of fire risk and an investigation into the availability of water supply for safety and mitigation purposes. Reference should be made to patterns of existing water supplies and mitigation measures.
- 2.6.2.6 The Council will actively promote and support Fire and Emergency New Zealand's public education initiatives which promotes the recognition of fire risk and the need for mitigation measures.
- 2.7 Outcomes**
- 2.7.1 A sustainable and well-functioning economy that provides for the social and economic wellbeing of the community. [Issue 2.3.1](#)
- 2.7.2 Active partnership with Tangata Whenua in policy development and implementation, and in decision making. [Issue 2.3.2](#)
- 2.7.3 The relationship of Maori, including their culture and traditions, with their ancestral lands is recognised and provided for. [Issue 2.3.3](#)
- 2.7.4 A natural environment that is enhanced, through better management of the effects of land uses. [Issue 2.3.4](#)
- 2.7.5 The amenity, heritage, natural character and character of the District's unique communities and environments are appropriately protected, maintained and enhanced. [Issue 2.3.4](#)
- 2.7.6 Specific sites of natural, landscape, cultural and heritage value are appropriately preserved, protected and enhanced. [Issue 2.3.5](#)
- 2.7.7 A well-functioning residential and business property market that is able to cater for and respond to demand without generating adverse effects on the environment. [Issue 2.3.6](#)
- 2.7.8 Infrastructure, utilities, transport networks and renewable energy generation that support the District and its growth in a sustainable manner. [Issue 2.3.7](#)
- 2.7.9 Communities with greater resilience to natural and technological hazards. [Issue 2.3.8](#)
- 2.7.10 Recreation and reserve areas that meet the needs of the community. [Issue 2.3.9](#)
- 2.7.11 Energy generation from renewable resources providing for the social and economic needs of communities within and outside the District. [Issue 2.3.7](#)
- 2.7.12 The operation of aggregate and mineral extraction and processing adds to the economic and social wellbeing of the community in appropriate locations and is managed to minimise adverse effects on the environment. [Issue 2.3.10](#)
- 2.7.13 A community which is educated on fire risk and has safety and mitigation measures in place, taking into account the degree of risk. [Issue 2.3.14](#)

Figure 2-1: District Plan Mapping Structure

