

4 Overlays

4.1 Introduction

In preparing this District Plan, Kaipara District Council is seeking to provide a framework for the management of land uses to enable people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety. In providing for this, Kaipara District Council is seeking to recognise the importance of natural and physical resources, the life supporting processes they contribute to the people, the mauri or life force that binds these environments together, and the value placed by the District's residents on this environment.

In *Kaipara's Future - Working Together* (Council's Long Term Plan) a number of environments are recognised as significant and valued. These environments are identified as key elements that define the communities of the District and provide the unique or special value.



Kaipara Harbour

4.1.1 Valued Environments Identified – The Overlays

From the communities and environments identified in *Kaipara's Future - Working Together*, those matters in Part 2 of the Resource Management Act, National Policy Statements and Regional Policy Statement and Plans, and on the basis of issues identified for the District, the following specific environments have been identified for their sensitivity and value:

- Northern Wairoa River;
- The West Coast;
- The East Coast;
- The Kaipara Harbour;
- The Mangawhai Harbour (including its valued natural environments); and
- Kai Iwi Lakes.

Given the interaction of processes and activities within the coastal environment and receiving environments (such as waterways), the District Plan has also had particular regard to the Regional Coastal Plan and the District Plans of adjoining territorial authorities (the Auckland, Far North and Whangarei Districts).

The following provides a brief description of the Overlays identified in the District Plan. An overview of the Overlay areas is provided in Appendix B to the Maps (Part E).

Northern Wairoa River

It is acknowledged that the catchments of the District's major rivers, particularly the Northern Wairoa but also Waipoua, are valued and contribute to the health of the Kaipara Harbour (a key taonga of the District). The Northern Wairoa River catchment area corresponds well to the 'Rural Heartland' community of the Kaipara District identified in *Kaipara's Future - Working Together*. Council recognises the importance of this river on the Kaipara Harbour and on the rural heartland (as a natural resource) as well as the community of this area. However, this environment has not been mapped as an Overlay as the catchment area covers a large part (approx. 60%) of the District and has been considered in the development of management methods across the general zones.

West Coast

The District Plan seeks to recognise the special values of the District's West Coast. In particular, the Council identifies the natural character of the coastal environment in this area as well as the high ecological, historical, environmental and cultural values. This area is also identified for its significant and outstanding landscapes and for the natural character values associated with the relatively low levels of built development. Council also recognises this area as an increasingly attractive destination for the development of tourism and lifestyle activities and seeks to provide for these opportunities. Given the values of the coastal environment and the sensitivity of receiving environments, the existing information

The Plan therefore recognises and gives specific management direction to sensitive environments that are valued in the District

The sensitive environments that are valued in the District have been defined as "overlays"

The catchment of the Northern Wairoa covers most of the District. Protection of this valued waterway has been provided for in general zone methods

Part E (Maps) – Appendix B

on the natural values of the West Coast have been used to define the Overlay area.

East Coast

The East Coast of the District is comparatively limited in geographic extent, extending from Bream Tail in the north to the District boundary (just north of Te Arai Point) in the south. In contrast to the wild and comparatively undeveloped natural values of the West Coast, this area is characterised by its distinctive and popular surf and white sandy beaches and the growing township of Mangawhai. The coast is recognised as an area of significant and outstanding landscape value and for its ecological values. Council also recognises that this area adjoins the urban centre of Mangawhai, which is valued both as a residential and holiday settlement. Given the values of the coastal environment and the sensitivity of receiving environments, existing information on the natural values of the East Coast have been used to define the Overlay area.

Kai Iwi Lakes

The Kai Iwi Lakes are three basin-type dune lakes (the predominant lake type found along the West Coast of the North Island). The largest of the Kai Iwi Lakes is Lake Taharoa, which covers 237 hectares and is the third largest and deepest dune lake in New Zealand. The two smaller lakes are Waikere and Kai Iwi. The Kai Iwi Lakes are within the Taharoa Domain (recreation reserve). The Kai Iwi Lakes have no known natural inlets or outlets and their principal source of water is likely to be rain, which falls directly onto the lake surface and immediately surrounding land catchment. The Lakes are recognised for their historical and cultural importance, their ecological values (habitat for indigenous flora and fauna), landscape value and as habitat for trout. Kaipara District Council also recognises the importance of use of the lakes (with their clear blue waters, sandy beaches, scenic qualities and varied recreation opportunities). Council, Tangata Whenua, local residents and the many visitors to the District regard the Taharoa Domain as one of the "jewels of the Kaipara". Given the values of this environment and the sensitivity of the receiving waters, the visual and drainage catchments of the Kai Iwi Lakes have been used to define the Overlay area.

Kaipara Harbour

To the west, the Kaipara Harbour is the largest enclosed Harbour in the southern hemisphere and is recognised for its cultural, landscape, ecological, heritage and amenity values.

The Kaipara Harbour contributes the majority of juvenile snapper to the entire West Coast North Island adult fishery. The Kaipara Harbour is a nursery for flounder, school shark, rig, great white sharks; roosting and feeding ground for hundreds of thousands of wading seabirds; it is within the home range of Maui dolphin, New Zealand fur seal and Orca. The Kaipara Harbour therefore plays a significant role in the wider West Coast North Island ecosystem.

As a traditional 'food basket' for Ngati Whatua and on-going treasure and resource for the people of the Kaipara District, it is identified by Council as a taonga that should be there for all to enjoy. In particular, Council recognises the importance of balancing the competing demands of commercial and recreational activities in the Kaipara Harbour and the importance of maintaining and enhancing the quality of this sensitive receiving environment. Council also recognises this area as an increasingly attractive destination for residential and lifestyle settlement and the area is valued and defined by its small coastal settlements and lower density built environment in the Harbour's hinterland. From a resource management perspective, it is important to acknowledge that the Harbour is managed by a number of regional and territorial authorities, including the Northland Regional Council, Auckland Council and Kaipara District Council.

Mangawhai Harbour

In the east, the Mangawhai Harbour is also recognised for its cultural, landscape, ecological and heritage values. The history of the Harbour also signifies its importance to communities that have lived on its shores (both Maori and later European settlement). Activities on the Harbour have included gathering of kaimoana, shipbuilding, kauri milling, gum digging and more recently farming and sand mining (ceased in 2004). Today, Mangawhai is a popular seaside holiday destination as well as becoming an established, serviced urban centre surrounded by several areas of 'lifestyle' or rural-residential development. The distinctive built environment of this settlement and surrounding rural area is recognised as contributing to the amenity values and character that the community identifies with this area.

As a component of planning for growth, Council is undertaking Structure Planning. At the time of notification of this District Plan, only the Mangawhai area had been through the Structure Plan process. However, Structure Plans are proposed for a number of Growth Areas (as detailed in Chapter 3 of this District Plan).

The Mangawhai Structure Plan was adopted by the Council in 2005. It identified in general terms natural features and values that warrant specific protection, these include:

- Coastal dune systems and coastal edge;
- Estuarine wetland and saltmarsh systems;
- Terrestrial wetland systems and associated riparian corridors;

Part E (Maps) – Appendix B

Part E (Maps) – Appendix B

Part E (Maps) – Appendix B

- Significant areas of contiguous bush remnants and regenerating bush shrubland areas;
- Visually prominent ridgelines;
- Significant wildlife habitats and corridors; and
- The Brynderwyn Range.

While growth and further subdivision, including rural-residential development, is expected in the Mangawhai Harbour Overlay Council is also seeking that as an outcome of this growth, these natural values are mapped and appropriately protected and/or enhanced.

Since adoption of the Structure Plan a number of rural-residential subdivisions and other developments have been approved, several of which have resulted in significant protection and enhancement of 'valued natural environments'. The Council supports such initiatives.

District Plans must give effect to national and regional policy statements. A revised New Zealand Coastal Policy Statement was made operative in December 2010, after the hearing of submissions on the Proposed Plan. The Council will undertake a scoping exercise to identify any amendments needed to the District Plan to give effect to the New Zealand Coastal Policy Statement 2010 as soon as practicable.

The Northland Regional Council notified their Regional Policy Statement in October 2012. The Proposed Regional Policy Statement includes mapping of natural character and natural features of the coastal environment. As noted above, the mapping of Overlays in the District Plan is based on existing available information and there is still work required to bring more detailed mapping of values into the District Plan (e.g. those features that contribute to natural character of the coastal environment). Once the Regional Policy Statement is operative Council will review the defined Overlay areas, particularly for the West and East Coast Overlays, and other plan provisions to ensure the District Plan gives effect to the Regional Policy Statement.

4.2 How to Use This Chapter of the District Plan

This Chapter is intended to provide an overall direction established by the District Plan for the Environment Overlays and identify how this will be implemented (the methods) through the District Plan.

In this respect, this Chapter identifies significant management issues and the Objectives, Policies and Methods employed by Council (through the District Plan and beyond) to address these issues.

The Chapter concludes on the Environmental Outcomes that are intended to be delivered by implementing the District Plan, with respect to values in the Environmental Overlay areas. It is noted that the Rules to give effect to the objectives and policies in this Section are provided in the Zone Chapters of the District Plan.

In summary, before you use this Chapter of the District Plan, check:

- That the property for development / subdivision is in an Overlay (Map Series 1, Part E).
 - If it isn't, the objectives and policies of this Chapter don't apply.
 - If it is, you need to look at the relevant Rules of the Zone Chapter and where relevant using the relevant performance standards for the Overlay your property is in.
- If you comply with the Performance Standards for the Zone (including the Overlay you are in), you don't need to look further at this Chapter.

If you don't comply with those Performance Standards, you will need to consider the relevant assessment criteria. In considering a Resource Consent application Council will exercise its discretion (Discretionary Activities) or will limit its discretion to identified matters (Restricted Discretionary Activities) in order to consider how the activity contributes to or is not contrary to the objectives and policies of the Plan. In addition, for Discretionary or Non-Complying Activity Resource Consent applications Council will consider how your proposal contributes to achieving the objectives and policies of this Chapter, as well as those of Chapter 2. Issues, Objectives and Policies within each Chapter of the Plan are presented in no particular order of importance.

For clarity, if your property is within or partially within an Overlay, the provisions of this Chapter of the Plan relate only to that part of the property within the Overlay.

Maps of the District showing the location of the Environmental Overlay areas are included in the Appendices to the District Plan Maps in Part E of the Plan.

In summary, if your property or site for development is in an Overlay you start by checking whether your proposal meets the Performance Standards for a Permitted Activity (set out in the Rules for your Zone (Part B of the District Plan). If it does, you don't need a Resource Consent. If your proposal doesn't meet these standards, or it's a subdivision, you will need Resource Consent to allow you to do it. The matters that will be considered in a Resource Consent are set out in the assessment criteria for the Rules. In addition, if the Consent is large or complex, Council will consider how your proposal contributes to achieving the objectives and policies of this Chapter (Sections 4.4 and 4.5).

Part E (Maps) – Appendix B

You can check if your property is in an Overlay. Look on Map Series 1 of the District Plan Maps.

Part B of the District Plan

Sections 4.4 and 4.5

If you need to prepare a Resource Consent application for your proposed development or subdivision, Council has prepared a guide that sets out the process and information they want to assist them in processing your application. This guide can be obtained from Council's offices or their website: www.kaipara.govt.nz

4.3 Significant Issues for Environmental Overlay Areas

4.3.1 There is a need to provide for the appropriate use and development of the natural and physical resources in all Overlays (except Kai Iwi Lakes) in order to provide for the social, economic and cultural wellbeing of people, communities and the region.

Some activities have a functional need to be in a coastal location and have access to the resources of the coastal environment. For example, this would include activities requiring access to the sea, such as wharves and boat haul-out facilities or activities such as renewable energy generation (e.g. wind and wave resources of the coastal environment). These activities can be important for the well-being of the community. It is important they are able to be established in a range of suitable locations, recognising that there is potential for conflict between these activities and other values and activities in the coastal environment.

The Plan seeks to provide for the appropriate use and development of natural and physical resources in the District. However, it is recognised that the environments of the Overlays and their values means that some limitations need to be placed on development in some of these areas, particularly in respect of the coastal environment. The Plan seeks to provide for an appropriate management regime that is designed to recognise and respond to the fact that the environmental values (including the natural character of the coastal environment) change from place to place. The focus of any management response under the Plan will be to avoid, remedy or mitigate significant environmental effects of appropriate subdivision and development on the values associated with a particular overlay.

West Coast

4.3.2 Activities on the foreshore and adjacent coastal margins have the potential to compromise the natural character and quality of the coastal environment, particularly its wilderness and the low level of built form and development.

The West Coast is valued for its natural character including landscape and ecological values. The current low levels of development in this environment contribute to these values. Whilst seeking to enable compatible land uses, Council recognises that some activities are a potential 'threat' to these natural character values, particularly intensive built development. The natural character of the West Coast includes the natural processes and quality of the receiving environment. It is acknowledged that the quality of this environment has the potential to be adversely impacted by land uses on the adjoining catchment discharging to the West Coast.

Associated with the use of the West Coast is the provision of access. Continuing development including tourism growth has the potential to put additional pressure on access to, and the use of, the Coast which may adversely affect the natural, cultural and amenity values associated with this environment.

The 'wilderness' aspect of the West Coast has been identified by the community as meaning the experiential values, including its remoteness, scenic and amenity values, and the high energy coast.

4.3.3 The amenity of existing coastal settlements has the potential to be compromised by inappropriate development.

There are a number of small settlements along the West Coast that are recognised and valued for their special sense of place and 'amenity'. While it is anticipated that there will be on-going growth and development of these settlements, it is recognised that without management direction, this growth and development has the potential to adversely impact on these values.

East Coast

4.3.4 Activities on the foreshore and adjacent coastal margins have the potential to compromise the natural character, quality and amenity of the coastal environment.

The East Coast has a long history of resource and land use. However, it is recognised that this environment is valued for its natural character; particularly landscape values. Whilst seeking to enable compatible land uses, Council recognises that some activities are a potential 'threat' to these natural character values, particularly intensive built development and some land use activities.

Maintaining the quality of the coastal receiving environment of the East Coast is recognised as a significant factor contributing to the sense of place and value of this environment (e.g. tourism, recreation and residential amenity values). It is recognised that the quality of this environment has the potential to be adversely impacted by land uses on the adjoining catchment discharging to the coast.

The Objectives and Policies seek to respond to these Issues

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Chapter 3 – Land Use and Development Strategy

4.3.5 Land use and development on the foreshore and adjacent coastal margins has the potential to restrict public access to and along the East Coast.

The East Coast is valued for its recreation use. With on-going subdivision and development pressure in this environment, there is potential for public access to and along the East Coast to be compromised. It is considered that, given the anticipated population growth in this area, there is demand for continued improvements to public access to and along the coast.

Kai Iwi Lakes

4.3.6 Pristine and limited water supply to the Lakes is potentially compromised by land use activities and activities on the water surface, particularly nutrient input from farming, forestry and development in surrounding areas.

The catchment of the Kai Iwi Lakes has been modified, including significant clearance of indigenous forest for pasture and forestry. Such activities have the potential to generate effects that will impact on the water quality of the lakes. For example, pastoral farming can result in compaction of soils and decreased infiltration, diminished riparian vegetation and increased runoff, which can result in increased nutrients in the water. Activities on the surface of the water, including recreation activities, also have the potential to increase discharge of pollutants to the Lakes' environment.

Reduced water quality has the potential to adversely affect the values of the Lakes, including vegetation and habitats in and along the lake edges. This also adversely affects people's enjoyment of these features and use of the lakes for scenic or landscape and recreational activities.

4.3.7 Human activities can impact on the high levels of amenity (visual and aural) of the Kai Iwi Lakes and surrounds.

The low levels of development and perceptions of 'naturalness' contribute to the visual and aural amenity of the Kai Iwi Lakes. Some activities, for example building development and some recreation activities, have the potential to adversely impact on these amenity values.

Kaipara Harbour

4.3.8 Land use and development on the catchment of the Kaipara Harbour significantly contributes to the social and economic wellbeing of the community. However, some activities in the catchment have the potential to degrade the values of these sensitive environments, and may result in:

- **Loss of public access to and along the Harbour;**
- **Adverse impacts on ecological values and habitats;**
- **Changes to landscape;**
- **Loss of amenity values;**
- **Loss of cultural and heritage sites; and**
- **Degradation of water quality.**

The land within the Kaipara Harbour Overlay is under pressure for on-going land use and development. This development is important for the social and economic wellbeing of the community. Council seeks to provide a win-win scenario: protecting and enhancing the identified values of the harbours while providing opportunities for development (e.g. agriculture, tourism, recreation, fishing, marine based industries, aquaculture).

As use and development of land within the Kaipara Harbour Overlay is intensifying, the need for management of these activities to recognise and balance the values associated with these environments is increasing. For example:

- *Increased residential development has the potential to impact on the water quality of the harbour, through the cumulative impact of increased discharges. This in turn can have adverse impacts on people's enjoyment and recreational use of these environments and on other economic opportunities for these environments (e.g. aquaculture);*
- *While intensified development in the harbour catchment will increase pressure for recreation and access to the coast and harbours, without appropriate management, such development has the potential to restrict public access;*
- *There is limited information available on the location of heritage sites and features in the Kaipara Harbour Overlay. Unmanaged development has the potential to result in the unintentional loss of such sites and features; and*
- *Sporadic residential subdivision in the Kaipara Harbour Overlay has the potential to adversely affect the distinct and unique character of the coastal environment.*

Mangawhai Harbour

4.3.9 Land use and development in the Mangawhai Harbour Overlay significantly contributes to the social and economic wellbeing of the community. However, some activities in the Overlay have the potential to degrade the values of these sensitive environments, and may result in:

- **Loss of public access to and along the Harbour;**
- **Adverse impacts on ecological values and habitats;**
- **Changes to landscape;**
- **Loss of amenity values;**
- **Loss of cultural and heritage sites; and**
- **Degradation of water quality.**

The land within the Mangawhai Harbour Overlay is under pressure for on-going land use and development. This development is important for the social and economic wellbeing of the community. Council seeks to provide a win-win scenario: protecting and enhancing the identified values of the harbours while providing opportunities for development (e.g. agriculture, tourism, recreation, fishing, marine based industries, aquaculture).

As use and development of land within the Mangawhai Harbour Overlay is intensifying, the need for management of these activities to recognise and balance the values associated with these environments is increasing. For example:

- *Increased urban development has the potential to impact on the water quality of the harbour, through the cumulative impact of increased discharges. This in turn can have adverse impacts on people's enjoyment and recreation use of these environments and on other economic opportunities for these environments (e.g. aquaculture). At the same time, subdivisions and developments that result in protection or enhancement of natural environments can reduce sediment and waste discharges to streams and the harbour;*
- *The Mangawhai harbour is valued for its recreational use. While intensified development in the Mangawhai Harbour Overlay will increase pressure for recreation and access to the coast and harbour, without appropriate management, such development has the potential to restrict public access. At the same time, land subdivision provides a good opportunity to secure long term public access to the Harbour and significant natural features, through reserves, esplanade reserves / strips and access strips. The waterways that feed the harbour are also important for both their water quality and as potential public access ways to the Coastal Marine Area. It is considered that, given the anticipated population growth in the wider Mangawhai harbour area, there is demand for continued improvements to public access to and along waterways that provide access to the harbour and coastal environment;*
- *There is limited information available on the location of heritage sites and features within the Mangawhai Harbour Overlay. Unmanaged development has the potential to result in the unintentional loss of such sites and features; and*
- *Sporadic residential subdivision in the Mangawhai Harbour Overlay has the potential to adversely affect the distinct and unique character of the coastal environment.*

4.3.10 Water quality and natural character of waterways and ultimately the harbours is potentially compromised by land use activities adjacent to these waterways.

The catchment of the Mangawhai Harbour has been extensively modified, including significant clearance of indigenous forest and drainage of wetlands for pasture and more recently residential and rural-residential activities. Such activities have the potential to generate adverse effects on the waterways which ultimately flow into the harbour (taonga for the District). While Council expects ongoing subdivision and development in the Mangawhai Harbour Overlay, this development needs to be undertaken with care, resulting in improved protection of the valued natural environments in this area.

4.3.11 A lack of integrated and sustainable management of land adjacent to waterways has the potential to adversely impact on those features and elements which significantly contribute to the landscape and ecological values of the wider area.

Remnant terrestrial and wetland vegetation, shrubland and forest areas, as well as the waterways and wetlands, significantly contribute to the landscape and ecological values of the wider catchments (e.g. the Mangawhai area). Loss or damage to these elements would therefore have adverse effects beyond the immediate site.

4.4 Objectives

In addition to the District Wide Strategic Objectives the following Objectives apply:

All Overlays

- 4.4.1 To promote the preservation, restoration, rehabilitation and enhancement of the natural character of the coastal environment. [Issues 4.3.1, 4.3.2 and 4.3.3](#)
- 4.4.2 To enable subdivision, land use and development in the Overlays, where it recognises and provides for:
- The protection of natural character; and
 - Maintenance or enhancement of the water quality of receiving environments; and
 - Maintenance or enhancement of amenity values; and
 - Any other specific values identified in an Overlay.
- 4.4.3 To maintain and enhance public access to and along the Coastal Marine Area in the Overlays. [Issues 4.3.1, 4.3.5, 4.3.8, 4.3.9](#)
- 4.4.4 To recognise the functional need for activities in the coastal environment and encourage greater integration of landward and maritime land use planning. [Issue 4.3.1](#)
- West Coast**
- 4.4.5 To recognise and provide for the wilderness aspect of the coastal environment (as an amenity value). [Issues 4.3.2 and 4.3.3](#)
- 4.4.6 Public access to and along the Coastal Marine Area of the West Coast Overlay is compatible with the protection of natural character and recognises amenity values. [Issue 4.3.2](#)
- 4.4.7 To recognise wind energy as a significant natural resource in the West Coast Overlay. [Issue 4.3.1](#)
- Kai Iwi Lakes**
- 4.4.8 To enable land use and development in the Kai Iwi Lakes Overlay, only where it is compatible with:
- The protection of natural character and landscapes; and
 - Maintaining and enhancing the water quality of the lakes; and
 - Maintaining and enhancing the significant social and cultural values associated with the lakes.
- Kaipara Harbour**
- 4.4.9 To recognise and provide for the protection of habitats and ecological values. [Issue 4.3.8](#)
- 4.4.10 To recognise and where appropriate protect cultural, heritage and amenity values, including the special rural character of the Kaipara Harbour hinterland. [Issues 4.3.2 and 4.3.8](#)
- Mangawhai Harbour**
- 4.4.11 To recognise and provide for the protection of habitats and ecological values. [Issues 4.3.9 and 4.3.11](#)
- 4.4.12 To recognise and where appropriate protect cultural, heritage and amenity values, including the special sense of place of land within the Mangawhai Harbour Overlay. [Issues 4.3.1, 4.3.9 and 4.3.11](#)
- 4.4.13 To enable growth in the Mangawhai Harbour Overlay in a manner that protects and enhances the identified valued natural environments which includes:
- Coastal dune systems and coastal edge;
 - Estuarine wetland and saltmarsh systems;
 - Terrestrial wetland systems and associated riparian corridors;
 - Significant areas of contiguous bush remnants and regenerating bush shrubland areas;
 - Visually prominent ridgelines; [Issues 4.3.9 and 4.3.10](#)
 - Significant wildlife habitats and corridors; and
 - The Brynderwyn Range.

4.5 Policies

In addition to the District Wide Strategic Policies, the following Policies apply:

It is also noted that compliance with Regional Council planning instruments may be relevant for activities in the coastal environment.

- 4.5.1 **By encouraging consolidation of coastal settlements where it contributes to the avoidance of sprawling or sporadic patterns of development in the coastal environment.** [Objectives 4.4.1 and 4.4.2](#)
- Sprawling or sporadic subdivision and development in the coastal environment will be managed and avoided through the consolidation of subdivision and development to within or adjoining existing built up areas, as far as practicable. In areas such as the Kai Iwi Lakes where there is no settlement, this will include discouraging subdivision and development for any residential settlement.*
- 4.5.2 **By managing the location, scale and design of subdivision, use and development to minimise the potential adverse effects on the natural character of the coastal environment.** [Objectives 4.4.1, 4.4.2 and 4.4.4](#)
- Natural character of the coastal environment is a matter of national importance. The Plan seeks to provide for activities in the coastal environment, provided that these are designed and managed to recognise and respond to the natural character of the coastal environment and the fact that the natural character of the coast changes from place to place.*
- West Coast**
- 4.5.3 **By avoiding, remedying or mitigating the adverse effects of locating those activities which have the potential to discharge contaminants and adversely impact on sensitive receiving environments within the West Coast Overlay.** [Objective 4.4.2](#)
- Activities with the potential to generate adverse effects on the District's West Coast will be directed to establish in areas that are remote from sensitive adjacent sites, unless the effects of such activities can be carefully managed and their location in these areas are considered necessary.*
- 4.5.4 **By requiring activities to be developed, sited, designed and operated so as to avoid, remedy or mitigate adverse effects arising from these activities on the natural environment, particularly sensitive receiving environments in the West Coast Overlay.** [Objectives 4.4.2 and 4.4.5](#)
- Land uses and discharges from activities located within the catchment of the coast can find their way into this sensitive environment e.g. through watercourses. In conjunction with the Northland Regional Council, the District Plan seeks to ensure that such activities provide appropriate management, including wastewater and stormwater systems to ensure that discharges do not result in adverse effects on sensitive receiving environments.*
- 4.5.5 **By managing the scale, location and design of activities, particularly with respect to built form to maintain amenity values (including wilderness aspect) and to protect natural character from inappropriate use and development within the West Coast Overlay.** [Objective 4.4.2 and 4.4.5](#)
- While activities have the potential to create adverse visual and amenity impacts, the Plan seeks to manage such activities, e.g. through the establishment of buffers and screening or landscaping to provide effective mechanisms to reduce potential adverse effects, while not placing undue restrictions on activities in the West Coast overlay.*
- 4.5.6 **By identifying areas where public access to and along the West Coast needs to be improved and where such access needs to be managed.** [Objective 4.4.6](#)
- Public access to and along the coast is recognised as a matter of national importance. However, it is acknowledged that such access has the potential to generate potentially adverse effects, particularly on natural character and landscape values. It is proposed that careful management of such access can balance these values and achieve positive environmental outcomes.*
- East Coast**
- 4.5.7 **By avoiding, remedying or mitigating the adverse effects of locating those activities which have the potential to discharge contaminants and adversely impact on sensitive receiving environments within the East Coast Overlay.** [Objective 4.4.2](#)
- Activities with the potential to generate adverse effects on the District's East Coast will be directed to establish in areas that are remote from sensitive adjacent sites, unless the effects of such activities can be carefully managed and their location in these areas are considered necessary.*

- 4.5.8 By requiring careful management of land use activities including their location, design and operational arrangements so as to avoid, remedy or mitigate adverse effects arising from these activities on the sensitive receiving environments in the East Coast Overlay.** Objective 4.4.2
- Land uses and discharges from these activities located within the catchment of the coast can find their way into these environments e.g. through stormwater systems or watercourses. In conjunction with the Northland Regional Council, the Plan seeks to ensure that such activities provide appropriate management, including wastewater and stormwater systems to ensure that discharges do not result in adverse effects on sensitive receiving environments.*
- 4.5.9 By managing the scale, location and design of activities, particularly with respect to built form to protect natural character from inappropriate use and development and maintain and enhance the amenity values of the East Coast Overlay.** Objective 4.4.2
- While activities have the potential to create adverse visual and amenity impacts, the Plan seeks to manage such activities, e.g. through the establishment of buffers and screening or landscaping to provide effective mechanisms to reduce potential adverse effects, while not placing undue restrictions on the ability for such activities to be undertaken in the East Coast Overlay.*
- 4.5.10 By identifying areas where public access to and along waterways and the Harbour needs to be improved, cognisant of the on-going development and population pressure in this area.** Objective 4.4.3
- Public access to and along the coast is recognised as a matter of national importance. The East Coast is identified as an area of on-going population growth and development. Such growth provides an opportunity for Council, through the taking of esplanade reserves and strips, access strips and reserve contributions to improve public access to and along the coast.*
- Kai Iwi Lakes**
- 4.5.11 By avoiding, remedying or mitigating the adverse effects of locating those activities which have the potential to discharge contaminants and adversely impact on sensitive receiving environments within the Kai Iwi Lakes Overlay.** Objective 4.4.8
- Activities with the potential to generate adverse effects on the District's Kai Iwi Lakes will be directed to establish in areas that are remote from this highly sensitive receiving environment.*
- 4.5.12 By managing the scale, location, operation and design of activities, particularly with respect to built form and potential aural impacts, to enhance the natural character, landscape and social and cultural values of the Kai Iwi Lakes.** Objective 4.4.5
- It is recognised that activities on land within the Kai Iwi Lakes Overlay have the potential to create adverse visual and amenity (including noise) impacts. The Plan seeks to carefully manage such activities, e.g. through the establishment of performance standards and requirements for buffers and screening or landscaping to provide effective mechanisms to reduce potential adverse effects.*
- Kaipara Harbour**
- 4.5.13 By requiring careful management of land use activities including their location, design and operational arrangements (including wastewater and stormwater systems) so as to avoid, remedy or mitigate adverse effects (including discharges) arising from these activities on sensitive receiving environments.** Objectives 4.4.2, 4.4.9 and 4.4.10
- Land uses and discharges from activities located within the land surrounding the Harbour can find their way into these environments through the stormwater system or watercourses. In conjunction with the Northland Regional Council, the Plan seeks to ensure that such activities provide appropriate management, including wastewater and stormwater systems to ensure that discharges do not result in adverse effects on sensitive receiving environments.*
- 4.5.14 By managing the scale, location and design of activities in the Kaipara Harbour Overlay.** Objectives 4.4.2, 4.4.9 and 4.4.10
- While activities have the potential to create adverse visual and amenity impacts, the Plan seeks to manage such activities, e.g. through the establishment of buffers and screening or landscaping to provide effective mechanisms to reduce potential adverse effects, while not placing undue restrictions on the ability for such activities to be undertaken in the Kaipara Harbour Overlay.*
- 4.5.15 By identifying areas where public access to and along the Kaipara Harbour needs to be improved, cognisant of the on-going development and population pressure in this area.** Objective 4.4.3
- Public access to and along the coast, including harbours, is recognised as a matter of national importance. The land within the Kaipara Harbour Overlay is identified as an area of on-going population growth and development. Such growth provides an opportunity for Council, through the taking of esplanade reserves and strips, access strips and reserve contributions to improve public access to and along the coast.*
- Mangawhai Harbour**
- 4.5.16 By requiring careful management of subdivision, land use activities including their location, design and operational arrangements (including wastewater and stormwater systems) so as to avoid, remedy or mitigate adverse effects (including discharges) arising from these activities on sensitive receiving environments.** Objectives 4.4.2, 4.4.11, 4.4.12 and 4.4.13
- Land uses and discharges from activities located within the catchment of the Harbours can find their way into these environments through the stormwater system or watercourses. In conjunction with the Northland Regional Council, the Plan seeks to ensure that such activities provide appropriate management, including wastewater and stormwater systems to ensure that discharges do not result in adverse effects on sensitive receiving environments.*
- 4.5.17 By managing the scale, location and design of activities in the Mangawhai Harbour Overlay.** Objectives 4.4.2, 4.4.11, 4.4.12 and 4.4.13
- While activities have the potential to create adverse visual and amenity impacts, the Plan seeks to manage such activities, e.g. through the establishment of buffers and screening or landscaping to provide effective mechanisms to reduce potential adverse effects, while not placing undue restrictions on the ability for such activities to be undertaken in the Mangawhai Harbour Overlay.*
- 4.5.18 By identifying areas where public access to and along the Mangawhai Harbour needs to be improved, cognisant of the on-going development and population pressure in this area.** Objective 4.4.3
- Public access to and along the coast, including the harbour, is recognised as a matter of national importance. The land within the Mangawhai Harbour Overlay is identified as an area of on-going population growth and development. Such growth provides an opportunity for Council, through the taking of esplanade reserves and strips, access strips and reserve contributions to improve public access to and along the coast.*
- 4.5.19 By requiring the identification and mapping of areas of valued natural environment at the time of subdivision and development.** Objective 4.4.13
- While the Council anticipates and is planning for on-going subdivision and growth of land within the Mangawhai Harbour Overlay, there are a number of valued natural environments that need protection. At the time of subdivision and development, Council will require that areas of the following natural environments are identified and protected from inappropriate use and development:*
- Coastal dune systems and coastal edge;
 - Estuarine wetland and saltmarsh systems;
 - Terrestrial wetland systems and associated riparian corridors;
 - Significant areas of contiguous bush remnants and regenerating bush shrubland areas;
 - Visually prominent ridgelines;
 - Significant wildlife habitats and corridors; and
 - The Brynderwyn Range.
- Guidance Notes will be available to provide worked examples of Council's anticipated outcomes for the mapping and protection of valued natural environments within the Mangawhai Harbour Overlay.*
- 4.5.20 By protecting those areas identified as valued natural environments from inappropriate use and development, particularly by:** Objectives 4.4.1, 4.4.2, 4.4.11 and 4.4.13
- Locating those activities which have the potential to discharge contaminants and adversely impact on waterways and the sensitive receiving harbours out of these areas;
 - Carefully managing the scale, location, operation and design of activities, particularly in respect to built form and vegetation.
- Activities with the potential to generate adverse effects on the Mangawhai Harbour will be encouraged to establish in areas set back from lakes, rivers and wetland areas that discharge to the Harbour (as areas identified for their natural value).*
- It is recognised that activities in valued natural areas (including sensitive receiving catchments and adjacent to lakes, rivers and wetlands) have the potential to create adverse visual and amenity impacts for the wider Harbour catchments. The Plan seeks to carefully manage such activities, e.g. through the establishment of performance standards and requirements for buffers and screening or landscaping to provide effective mechanisms to reduce potential adverse effects.*

4.6 Methods

The above Policies will be implemented through the following Methods:

4.6.1 District Plan Methods

- The use of Zoning to provide direction on the appropriate activities and effects of activities that will occur in geographic areas of the District.
- The use of Overlays to identify sensitive environments where additional resource management measures are considered appropriate.
- Requiring applicants to undertake the mapping of sites, features and units where specific resource management and methods are required.
- The taking of esplanade reserves and strips in subdivision and where appropriate, Land Use Consents.
- The taking of access strips as appropriate in subdivision and Land Use Consents.
- Provision of assessment criteria and direction on matters to be considered in Resource Consents.
- Undertaking consultation with Tangata Whenua, the New Zealand Historic Places Trust and other agencies during the consenting process.
- Compilation of data on lakes, rivers, wetlands and valued natural environments within the Mangawhai Harbour Overlay on Council's Land Information Register through the consenting process.
- Guidance notes to users with respect to the Overlay provisions in the Plan.
- Review of the Land Information Register in considering consent applications within the Mangawhai Harbour Overlay, to confirm whether information of greater accuracy than the District Plan Maps is available.

The relationship of these three methods is shown in the District Plan Mapping Structure, Figure 2-1 in Chapter 2

4.6.2 Other Methods

- Liaison with the Northland Regional Council, including integrated land use planning for the effects of land base activities associated with maritime facilities.
- Work with other agencies, including Department of Conservation, Historic Places Trust and Economic Development Agencies.
- Establish and implement working relationships with relevant Iwi groups for District Plan implementation.
- Working with landowners and the wider community to establish structures and instruments which encourage voluntary land management practices.
- The preparation of a Stormwater Management Structure Plan for the catchment of Mangawhai Harbour.
- Providing information to landowners on the values of Overlays and the effect of the District Plan on land use and development in Overlay Areas.

4.7 Outcomes

Overlays – All

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| 4.7.1 | The natural character values (including water quality of sensitive receiving environments) are protected and enhanced. | Issues 4.3.2, 4.3.4, 4.3.6, 4.3.8, and 4.3.9 |
| 4.7.2 | Appropriate use and development of natural and physical resources is enabled. | |
| 4.7.3 | Public access to and along the coast and waterways is maintained and improved. | Issue 4.3.1 |
| West Coast | | |
| 4.7.4 | The 'wilderness' aspect of the West Coast is maintained. | Issues 4.3.2 and 4.3.3 |
| East Coast | | |
| 4.7.5 | Environmental values that contribute to the amenity of the East Coast are maintained and enhanced. | Issue 4.3.4 |
| Kai Iwi Lakes | | |
| 4.7.6 | Activities on or adjoining lakes are managed to enhance the natural character values of these areas (including water quality). | Issues 4.3.6 and 4.3.7 |

Kaipara Harbour

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|--------------------------|--|---------------------------------|
| 4.7.7 | Water quality in the Kaipara Harbour will be improved through better management of the effects of land uses. | Issue 4.3.8 |
| 4.7.8 | Those values that contribute to the visual amenity of the Kaipara Harbour and its hinterland are maintained and enhanced. | Issue 4.3.8 |
| 4.7.9 | Subdivision, use and development will occur in a manner that recognises the distinct and unique character and amenity values of the Kaipara Harbour and the built environment (e.g. areas of extensive natural vegetation, open spaces between buildings, and low density built form). | Issue 4.3.8 and 4.3.8 |
| 4.7.10 | Appropriate subdivision, use and development of the Kaipara Harbour is maintained, including agricultural uses, tourism and the residential settlements. | Issues 4.3.1 and 4.3.8 |
| Mangawhai Harbour | | |
| 4.7.11 | Public access to the Coastal Marine Area of the Mangawhai Harbour and its valued waterways are enhanced where appropriate (given the sensitive ecological values in some areas). | Issues 4.3.9 and 4.3.12 |
| 4.7.12 | Water quality in the Mangawhai Harbour and their valued rivers, lakes and wetlands will be improved through better management of the effects of land uses. | Issues 4.3.9 and 4.3.10 |
| 4.7.13 | Those values that contribute to the visual amenity of the Mangawhai Harbour and its hinterland are maintained and enhanced. | Issues 4.3.9 and 4.3.11 |
| 4.7.14 | Subdivision, use and development will occur in a manner that recognises the distinct and unique character and amenity values of the Mangawhai Harbour catchment and the built environment (e.g. areas of extensive natural vegetation, open spaces between buildings, and low density built form). | Issue 4.3.9 |
| 4.7.15 | Appropriate subdivision, use and development of land within the Mangawhai Harbour Overlay is maintained, including agricultural uses, tourism, residential and rural-residential settlements. | Issues 4.3.1 and 4.3.9 |
| 4.7.16 | The valued natural environments of land within the Mangawhai Harbour Overlay are enhanced. | Issues 4.3.9, 4.3.10 and 4.3.11 |
| 4.7.17 | Those values that contribute to amenity landscapes (e.g. areas of terrestrial and estuarine wetland vegetation, shrubland and remnant indigenous forest areas) are protected. | Issues 4.3.9 and 4.3.11 |