



**Kaipara  
DISTRICT  
PLAN REVIEW**

**AUGUST 2021**

## Kaipara District Plan Review Discussion Document Summary

# GENERAL DISTRICT-WIDE MATTERS

## BACKGROUND

The District-wide Matters chapters of the new District Plan will cover the matters described below.

### Activities on the surface of water

The use of boats, structures and recreational activities on the surface of rivers, lakes and wetlands needs to be managed so that they do not have a negative impact on waterbodies.

### Earthworks

In general, district plans allow small scale earthworks in urban environments and other sensitive environments and permit larger volumes of earthworks in rural locations or less sensitive environments.

### Light

Lighting and glare can affect how pleasant an area is as well as the health and wellbeing of neighbours if not appropriately controlled. The value of having 'dark skies' is also being increasingly recognised.

### Noise

Noise can impact on how pleasant an area is as well as the health and wellbeing of people.

### Signs

Signs provide useful information, but they can detract from the appearance of an area and distract drivers.

### Temporary activities

Temporary activities such as markets, sports events, fireworks displays and concerts contribute to the vitality of communities. District plan provisions can manage effects such as noise and traffic.

## Genetically Modified Organisms (GMOs)

Our neighbouring councils have adopted provisions for managing the risks of outdoor use, storage, cultivation, harvesting, processing and transportation of GMOs.

## KEY ISSUES

### Activities on the surface of water

- Given the cultural and ecological significance of the District's waterways, the new District Plan needs to provide clear policy relating to activities on the surface of water to ensure Council can take into account any potential effects on the values of waterways.

### Earthworks

- The earthworks rules in each zone need to be reviewed. In some zones the provisions are quite lenient and overly restrictive in other zones.
- Earthworks associated with subdivision need to be considered in conjunction with other land use rules to ensure a consistent approach that supports an overall positive outcome.
- The thresholds for earthworks within outstanding natural landscape areas, natural character areas and significant natural areas need consideration.
- Earthworks close to the National Transmission Gridline need consideration.

## KEY ISSUES continued

### Noise

- The current plan does not align with industry best practice and national standards for assessing noise.
- Noise sensitive activities, such as residential activities and retirement villages require specific policy and provisions related to noise.

### Light

- The current plan does not align with national standards for measuring glare and lighting and industry best practice.
- Opportunity to consider the value of 'dark skies' across the District.

### Signs

- Review the current provisions for signs including size requirements for each zone.

### Temporary activities

- The lack of specific rules for temporary activities places more reliance on these activities meeting the performance standards in the Plan (for permitted activities). Similarly, the activity status for the proposal is dictated by which performance standard cannot be complied with.
- Some temporary activities are currently 'slipping through the gaps', for example the temporary storage of shipping containers.

### Genetically Modified Organisms

- The new District Plan must give effect to the Regional Policy Statement and also consider risks relating to GMOs.

## THINGS TO THINK ABOUT

*The content of a district plan ranges from fulfilling legal requirements made by Central Government and regional councils, to proposing specific provisions that meet the needs of our District and its communities. This list includes any changes required to meet legal obligations, as well as some ideas Council wants to explore further with our communities.*

- New provisions which may provide details of what types of activities, buildings or structures on the surface of water need to be controlled and in what locations is needed to ensure the intrinsic values of waterways are appropriately recognised.
- A review of the existing provisions for earthworks in the Operative District Plan is needed to ensure that the adverse effects of both subdivision and land use activities are appropriate for the scale of the earthworks and their location (for example, whether some of the current thresholds are too restrictive or too lenient). Where possible, the new provisions should align with the Regional Council's provisions for earthworks.
- The noise provisions for each zone will need to be developed and updated to reflect national standards for assessing noise, and to align with industry best practice.
- The provisions for lighting and glare will need to be developed and updated to reflect national standards for measuring glare and lighting, to align with industry best practice.
- The provisions for signage need to be developed in the new District Plan. Amendments to the signage provisions may also be required to achieve a practical approach to signage across the district, which considers the amenity and character values associated with the relevant zone as well as traffic safety implications.
- In the development of the new District Plan, clear direction needs to be provided on temporary activities (such as concerts, markets and cultural events) particularly where adverse effects are likely to occur.
- A chapter on managing GMOs which aligns with the approach being taken by neighbouring territorial authorities (Auckland Council and the Far North and Whangarei District Councils) needs to be developed.