



**KAIPARA
DISTRICT**
PLAN REVIEW

AUGUST 2021

Kaipara District Plan Review Discussion Document Summary



OUTSTANDING NATURAL LANDSCAPES

BACKGROUND

A diverse range of landscapes occur in Kaipara District, ranging from exposed coasts, sheltered estuaries, rivers, steep bush clad hills, riverside flats and rolling farmland. These varied landscapes contribute to the character and identity of the Kaipara District and are highly valued by the public.

Landscape areas are classified as outstanding natural landscapes (ONLs) if they strongly display the physical characteristics and character associated with a particular landscape type and can either be in public and private ownership, and in some cases, these landscapes are situated within working farms.



KEY ISSUES

- The Regional Policy Statement for Northland (RPS) was published in 2016, and it identifies and maps the Outstanding Landscapes within the Northland region. The new District Plan must align with the RPS. At present there are additional ONLs that have been mapped in the RPS, which are not identified in the Operative District Plan currently. These areas include Sentinel Rock and the Brynderwyn ranges. There are also changes to the RPS which need to be reflected for the Tutamoe/Kaihu Marlborough Forest boundaries.
- Chapter 18 of the Operative District Plan describes the ONLs, however does not contain any rules controlling activities within the ONLs meaning there is a current risk that subdivision, use or development could affect these landscapes if not carefully managed.



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PROPOSED CHANGES

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.

- **Sentinel Rock**

The area identified as Sentinel Rock Coast extends from the south of the Bream Tail Outstanding Landscape Area for 2km to Sentinel Rock at the mouth of the Mangawhai Harbour. The area is confined to a narrow coastal belt, typically extending to the upper edge of the coastal ridge. Sentinel Rock has not been identified as an ONL in the Operative District Plan, but it has been in the RPS. It is not clear why it was not previously identified, but it needs to be identified in the new District Plan as required by the RPS.

- **Brynderwyn Ranges**

The Brynderwyn ranges and bush margins have been identified as an ONL in the Whangarei District Plan, on the northern escarpment of the

Brynderwyn ranges. The RPS includes this area as an ONL on its maps and therefore it requires protection as an ONL in the new District Plan. However, it is clear from the aerial photography that the southern slopes of the Brynderwyn ranges, are being intensively farmed and therefore it is questionable whether this part needs to be protected in the new District Plan or not and further investigation is required.

- **Tutamoe / Kaihu / Marlborough Forest**

Tutamoe/Kaihu Marlborough Forest boundaries have slightly changed from those shown in the RPS, with some additional areas needing to be included in the new District Plan as an ONL. The forest boundary has been discussed by Council with Northland Regional Council staff and it was agreed that localised changes can be accommodated. Discussions are underway to make parts of the additional area a QEII covenanted area, in accordance with the Operative District Plan maps.

- **Tokatoka**

The extent of the Tokatoka mountain area differs when following the cadastre map compared to the road alignment. Corrections may be required for the new District Plan.

