

## DISTRICT-WIDE MATTERS

# Coastal Environment

### General Overview

We are reviewing and updating our current District Plan – looking ahead to the next 10 to 15 years. The Kaipara District Plan is essentially the ‘rule book’, which is applied to manage development, activities and the environment within the district.

The District Plan influences the future shape and feel of our district, which is why it’s important for Kaipara communities to be informed and get involved. Its purpose is to protect our environment, historic locations and cultural tāonga for future generations, through sustainable management of our resources, while supporting our communities to develop and grow.

We’re seeking input on the Proposed District Plan from Monday 28 April to Monday 30 June 2025.

### How much is changing?



**Kaipara has large areas of coastal environment, ranging from the Kaipara and Mangawhai Harbours, and the Ripiro Beach coastline. They are all highly valued by our communities for their natural beauty, cultural and recreational values, and scenic landscapes.**

Under the Resource Management Act 1991, New Zealand Coastal Policy Statement 2010, and the Northland Regional Policy Statement 2016, Council is responsible for preserving and protecting the natural character of the coastal environment from inappropriate land use and subdivision.

### What are we proposing?

The Proposed District Plan identifies the landward extent of the mapped coastal environment, and areas of high and outstanding natural character (High Natural Character Areas and Outstanding Natural Character Areas). These areas were originally identified in the Northland Regional Policy Statement 2016 and these maps have been incorporated into the Proposed District Plan.

The Coastal Environment Chapter seeks to preserve and protect the characteristics, qualities and values that contribute to the natural character of the coastal environment by managing land use and subdivision within these areas.

The new maps highlight properties that fall within the coastal environment as well as mapped High

Natural Character Areas and Outstanding Natural Character Areas. The Proposed District Plan maps differentiate these areas, making it clearer which area applies where. The Coastal Environment provisions are aimed at protecting and preserving these sensitive environments from inappropriate subdivision, use and development and apply different levels of protection targeted to the natural character values of each area.

The Proposed District Plan maps show approximately 11.9% less land as being affected by the coastal environment than currently shown in the Operative District Plan.

The Operative District Plan includes maps and provisions about some coastal areas and were based on catchment areas rather than the function of the coast. These maps do not cover the full extent

of Kaipara's coastal margin. The Proposed District Plan mapping of the coastal environment is based on the more recent mapping in the Northland Regional Policy Statement 2016.

### **How much is changing?**

The Operative District Plan already identifies and manages land use and subdivision in coastal areas, the Proposed District Plan refines the coastal mapping

and targets provisions for managing different areas of natural character. The PDP provisions also give effect to the New Zealand Coastal Policy Statement 2010, whereas the Operative District Plan does not.

## **Coastal Environment Key FAQs**

### **How will I know if my property is within the coastal environment or a natural character area?**

The coastal environment, high natural character areas and outstanding natural character areas are all mapped in the Proposed District Plan. This means that when you search for your property in the E-plan, it will show up in the online maps.

### **Will I be able to build on my property in the Coastal Environment?**

Yes, new buildings may be permitted when these comply with the relevant standards, including maximum height. New dwellings will require a resource consent if located within outstanding natural character areas.

### **Can I extend or alter an existing building?**

Yes, but the extensions and alterations cannot increase the height of the existing building.

### **What can I do to maintain a building?**

Generally, you will be able to carry out maintenance and minor upgrading of a building on your property without a resource consent.

However, if you want to extend the building you will require a resource consent if increasing the height of the building.

## **Summary**

- Inappropriate development in the mapped coastal environment may compromise the natural character and quality of the coastal environment. Development can place additional pressures on coastal environments, and the preservation and protection of these resources. Inappropriate development adjacent to the coastline may restrict public access to and along the coastal environment.
- The Operative District Plan does not recognise the differences in natural character of the coastal environment and applies the same provisions and rules across the whole environment. The Operative District Plan does not align with the direction or mapping set out in the Northland Regional Policy Statement 2016 and the New Zealand Coastal Policy Statement 2010.
- The new maps for the coastal environment, High Natural Character Areas, and Outstanding Natural Character Areas and associated provisions to protect these areas in the Proposed District Plan are more targeted and follow the criteria and strong policy direction set out by these higher-level documents.

**We'd love to hear  
your views:**

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