



PROPOSED  
**KAIPARA**  
DISTRICT PLAN

## DISTRICT-WIDE MATTERS

# Natural Features and Landscapes

## 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.

**Kaipara has a diverse range of landscapes ranging from exposed coasts, sheltered estuaries, rivers, steep bush clad hills, riverside flats and rolling farmland. Natural features of the District are distinct geographic and/or geological landforms, or other features formed by natural processes, which include mountains, hills, valleys, lakes, streams, wetlands, native forests, sand dunes and beaches.**

Collectively, these varied landscapes and features contribute to the character and identity of the Kaipara District and are highly valued by the community. They can also bring economic benefits by attracting people to the District.

Council has responsibilities under the Resource Management Act 1991, New Zealand Coastal Policy Statement 2010, and the Northland Regional Policy Statement 2016 to protect Outstanding Natural Features (ONFs) and Outstanding Natural Landscapes (ONLs) from inappropriate subdivision, use and development.

## What are we proposing?

The Natural Features and Landscapes chapter focuses on protecting ONFs and ONLs from inappropriate subdivision, use and development. The Proposed District Plan identifies ONFs and ONLs using criteria and mapping included in the Northland Regional Policy Statement. However, for Kaipara, some of the mapped areas will be slightly different because the original mapping undertaken by the Northland Regional Council did not include some of Kaipara’s valued landscapes and features.

The proposed rules enable small-scale buildings and activities such as indigenous vegetation clearance associated with established activities that are unlikely to result in adverse effects on the characteristics, qualities and values of the identified ONF or ONL. There are also stronger protections

for ONFs and ONLs located in the coastal environment to give effect to the requirements in the New Zealand Coastal Policy Statement 2010. For example, the construction of a new building is controlled within these features or landscapes to ensure these highly valued areas are protected.

## How much is changing?

Overall, the level of change is a 5/10 with the mapping and identification of ONFs a new aspect in the Proposed District Plan.

The Operative Kaipara District Plan 2013 already identifies some outstanding natural landscapes and includes provisions to manage land use and subdivision within these areas. The Proposed District Plan will introduce some new mapped landscapes and features, with more targeted provisions.

## How much is changing?



NOT  
MUCH

A LOT

# Natural Features and Landscapes

## Key FAQs

### **How will I know if my property is within an outstanding natural landscape or has an outstanding natural feature on it?**

These landscapes and features are 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 need to get a resource consent to build on my property if it is within an identified outstanding natural landscape or has an outstanding natural feature on it?**

That will depend on what you are doing and if you are inside or outside of the Coastal Environment overlay as well. Some small-scale buildings and structures associated with established activity or an approved subdivision can be constructed without a resource consent outside the Coastal Environment overlay where they comply with the relevant performance standards. If this cannot be achieved then resource consent will be required.

### **Will there be higher costs to obtain a resource consent in an ONF or ONL?**

If you need to get a resource consent, there may be increased costs to obtain your consent to assess the effects on the identified feature or landscape.

### **Can I do earthworks on my property if it is within an outstanding natural landscape or has an outstanding natural feature on it?**

That depends, if the earthworks are directly associated with maintaining existing roads, driveways, walking tracks or farm or forestry tracks, you will be able to undertake earthworks without getting a resource consent. If the earthworks are associated with a new activity, you will need to comply with the relevant performance standards controlling the volume and maximum cut and depth of earthworks.

## Summary

- Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONFs) provide significant public benefit for the District, including the economic benefits of tourism, recreational use, as well as providing and protecting aesthetic and cultural values. The Natural Features and Landscapes chapter focuses on protecting ONFs and ONLs from inappropriate subdivision, use and development within and outside the coastal environment.
- Subdivision, use and development, particularly activities such as buildings, earthworks and vegetation clearance can have adverse effects on the characteristics, qualities and values of these features and landscapes.
- In the coastal environment, the interaction between land and sea often provides a dynamic and scenic environment and is also a popular place to live and visit. Pressures related to natural landscapes therefore tend to be more explicit in the coastal environment. The New Zealand Coastal Policy Statement 2010 requires strong protection of ONFs and ONLs in the coastal environment.
- Currently, the Operative District Plan does not map and identify any outstanding natural features. The Proposed District Plan has carried out a new assessment which identifies and recognises the value of more places across the Kaipara District.
- The Proposed District Plan introduces more rules for the types of work that can take place without getting a resource consent, however, these are more targeted and are more stringent in the coastal environment.

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

Freephone: 0800 727 059

Email: [districtplanreview@kaipara.govt.nz](mailto:districtplanreview@kaipara.govt.nz)

[www.kaipara.govt.nz](http://www.kaipara.govt.nz)