

PART 5

STRATEGIC MANAGEMENT AREAS





PART 5 - STRATEGIC MANAGEMENT AREAS

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PART 5 - STRATEGIC MANAGEMENT AREAS

5.0 GENERAL EXPLANATION

A most important part of the resource management process used in the Plan is the identification of appropriate resource management units. For the Outer and Inner Islands, Strategic Management Areas (SMA's) have been identified. Strategic management areas can be broadly described as those geographic units which have a commonality (likeness) for reasons related to elements of the physical and natural environment, cultural and historical and settlement patterns, existing development extents, transportation and roading linkages and various combinations of all those factors.

The Strategic Management Areas provide the means by which integrated resource management can be achieved and brings together the resource management process for land units into an integrated and comprehensive planning context. For the Hauraki Gulf overall, the major outcome must be the integration of management of the parts so that a coherent whole structure emerges.

Without the strategic integration at a strategic management area-wide level, insufficient recognition would be given to the impact of one land unit and the activities therein upon another land unit.

Each Strategic Management Area is composed of a variety of land units. The combination of different land units within different areas creates a different set of resource management issues for each strategic management area and accordingly a different resource management strategy for each. The interaction between land units therefore has led to different objectives and policies at the strategic management area level as a result of recognition of the interactions between the land units.

Outer Islands

Because of the nature of the land contained within the Outer Islands, the large areas held under the management of the Department of Conservation; and the fact that the physical and natural landscape is the major element in managing the resources of the Outer Islands, natural drainage basins (or catchments) are identified as the SMAs for the Outer Islands.

The nature and number of the Outer Islands SMAs (catchments) are described in detail in this section in order to put the resource management process into a working context. The boundaries of the areas are shown generally on Figure 6 (refer Part 4) and more specifically on the Outer Islands Planning Maps (Foil 1). There are 17 SMA's for the Outer Islands with corresponding statements within this Part for each including a description, statement of resource

management issues, resource management strategy and objectives and policies.

Inner Islands

The Inner Islands have been divided into three SMAs covering Western Waiheke, Eastern Waiheke and the Other Islands. The nature of each area for the Inner Islands is described in detail in this section in order to put the resource management process into a working context. The boundaries of the Western Waiheke and Eastern Waiheke areas are shown on Figure 7 (refer Part 4). The Other Islands include all the inner islands, apart from Waiheke.

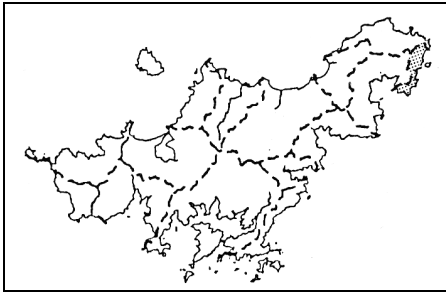
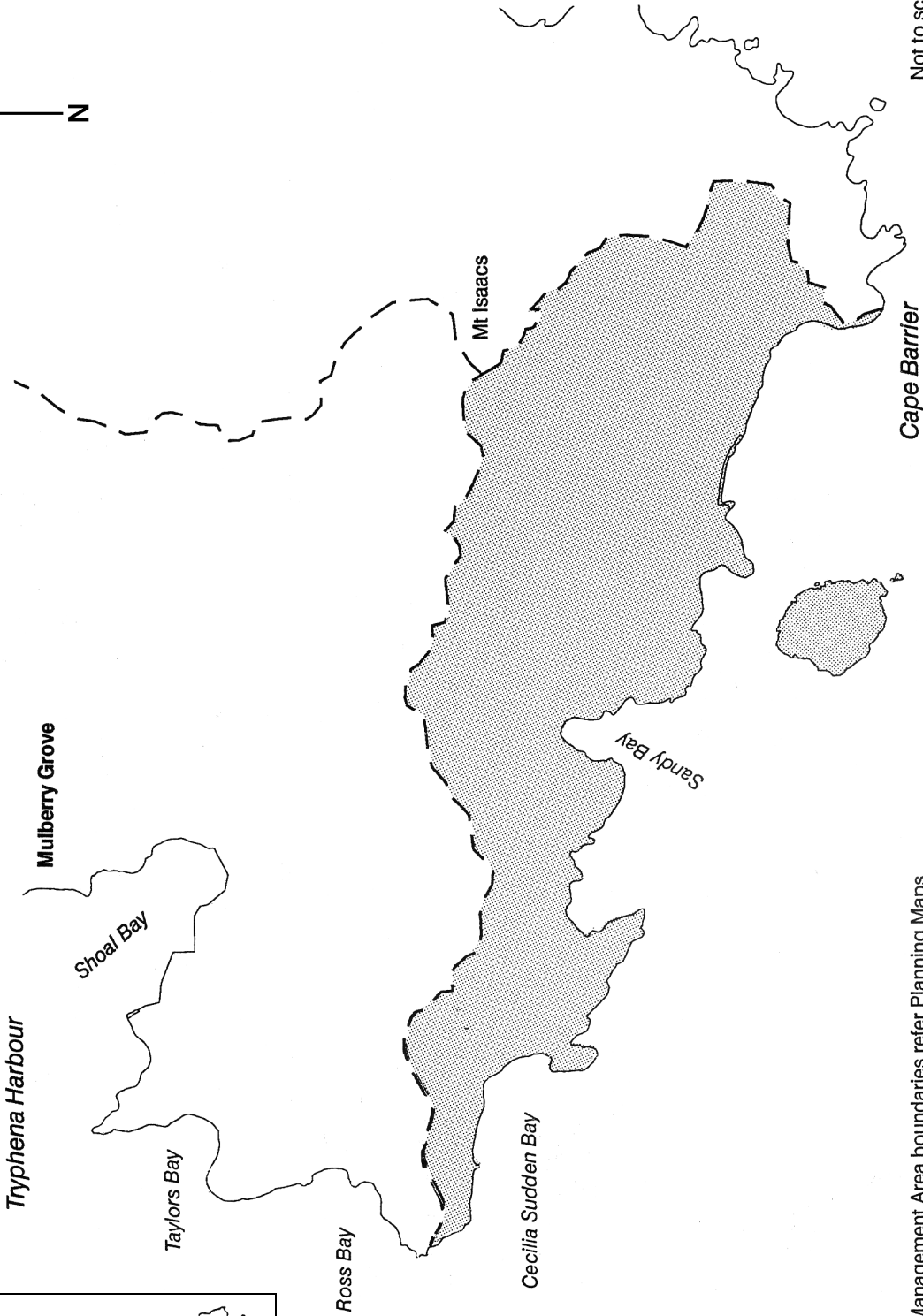
Each area includes a description and identifies resource management issues. A resource management strategy specific to each area is outlined and this leads to the formulation of a number of objectives and policies. This enables those matters which need to be addressed in the particular rules relating to the area (or parts of it) to be identified. The issues, objectives, policies and strategy for the Hauraki Gulf Islands overall outlined in this plan need to be considered in conjunction with the strategic management area statements. The last part of each catchment's documentation is the relevant maps which are necessary to understand the catchment-wide context.



Strategic Management Area 1 - Cape Barrier



Not to scale



For specific definition of Management Area boundaries refer Planning Maps



STRATEGIC MANAGEMENT AREA 1 : CAPE BARRIER

5.1.0 DESCRIPTION

The Great Barrier SMA is a relatively small catchment area incorporating several small valley systems draining to the exposed southern coast of Great Barrier Island. These areas are largely in forest or regenerating shrubland although there are some areas of pastured farmland. There is no main settlement in the area. A number of dwellings are dispersed through the area.

Most lots within the area are within the 1-10 ha size range. Virtually all of the Great Barrier SMA is held in private ownership.

A single road provides access to the area from Tryphena. There are a number of lots that have no formed access.

The Great Barrier area has some important vegetation features and is a significant habitat for a number of wildlife species including kaka and other forest species and blue penguin on the coast. A particularly important feature, Mt. Ruahine (Mt Isaac) is one the boundary of SMAs 1, 2, and 3. That landmark dominates the visual environment and is of great significance.

5.1.1 RESOURCE MANAGEMENT ISSUES

Despite the relatively small size and unmodified state of much of the catchment, there are some significant resource management issues arising from development pressure within the Great Barrier SMA. The significant resource management issues for the area are as follows:

- Protection of the adjacent coastal environment.
- Visual amenity and prominence of the southern coastline.
- Protection of the Great Barrier south eastern forests and associated wildlife habitats.
- Isolation and difficulties associated with access.
- Recognition of the environmental significance of Mt. Ruahine (Mt. Isaac).

5.1.2 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the Great Barrier SMA is based on a recognition of the potential for land use activities to directly affect the adjacent marine environment due to the nature of the small coastal catchments which form the Great Barrier SMA. The strategy also acknowledges the need to provide for appropriate land use activities and opportunities on existing privately owned lots, that will have no adverse effect on the natural and physical environment.

The strategy therefore aims to limit those activities within the area, that are likely to have an adverse effect on the natural environment and the adjacent marine environment. This can be achieved through controls on activities such as vegetation clearance, earthworks, quarrying or other disturbance to the landscape, particularly in areas immediately adjoining the coast and on steeper slopes. The strategy also acknowledges the importance of key vegetation features within the area by seeking to conserve those features through District Plan rules such as scheduling the feature for protection.

5.1.3 OBJECTIVES AND POLICIES

5.1.3.1 OBJECTIVE

To protect and preserve significant areas of vegetation, ecosystems and wildlife habitats in order to maintain and enhance the intrinsic values of the natural environment and to ensure the quality of the coastal environment is not reduced.

Policies

- A. By controlling the removal of vegetation (including firewood harvesting) and any disturbance to natural ecosystems and wildlife habitats.
- B. By limiting the location, scale and intensity of any land use activities, including the erection of buildings, which may have an adverse impact on the natural environment.
- C. By carefully managing and limiting land use activities including earthworks and any extractive industry which may have an adverse effect on the catchment.
- D. By using a range of techniques such as scheduling particular forests, to encourage the protection and



preservation of significant vegetation, ecosystems and wildlife habitats.

5.1.3.2 OBJECTIVE

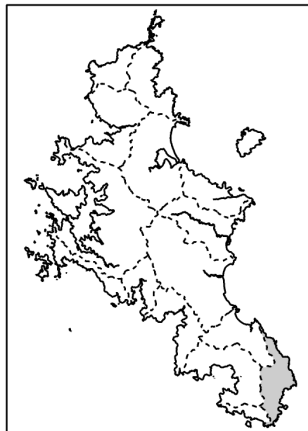
To recognise the southern coastline of Great Barrier Island as a significant visual feature and to preserve the natural character of the coastal environment.

Policies

- A. By restricting development within a defined coastal protection yard.
- B. By maintaining appropriate vegetation cover on coastal slopes and headlands.
- C. By ensuring buildings and development are appropriate to the physical and visual characteristics of any site or lot.
- D. By restricting activities such as earthworks, vegetation removal or other alterations to the natural landscape which may lead to adverse effects on the natural environment, visual character or amenity.
- E. By requiring appropriate landscaping and vegetation planting to mitigate any adverse effects of any land use activities.



Strategic Management Area 2 - Rosalie Bay



For specific definition of Management Area boundaries refer Planning Maps



STRATEGIC MANAGEMENT AREA 2 : ROSALIE BAY

5.2.0 DESCRIPTION

The Rosalie Bay SMA includes the primary catchment of Rosalie Bay together with the small secondary coastal catchments and coastal slopes between Cape Barrier and Shakespeare Point. Much of the area is in regenerating bush and shrubland. The area includes significant areas of open pasture near the coast in Rosalie Bay and on rolling and terrace land in the upper catchment. To the north near Shakespeare Pt the steep coastal slopes have been repeatedly cleared. The whole coastline of the Rosalie Bay SMA is characterised by very steep slopes and cliffs exposed to the south east, making access very difficult.

Settlement within the Rosalie Bay area is limited due to the nature of the subdivision pattern, the isolation and difficulties of access. A single road provides access only to the upper areas of Rosalie Bay, and many of the existing lots are not presently served by a formed road. Most of the lots in the Rosalie Bay SMA are in excess of 10 ha in size and reflect the rugged physical landscape and historic development patterns.

Some of the area is in cooperative ownership and has been developed as a horticultural area. Other cleared areas in pasture are used for grazing. The Cape Barrier forest area extends from Cape Barrier through to the Tryphena Scenic Reserve and out to the east coast in the vicinity of Windy Hill. This area is largely unmodified by stock damage, due to its inaccessibility, but has been significantly modified in the past due to clearing and burning. There are a range of forest types and the area is an important wildlife habitat.

5.2.1 RESOURCE MANAGEMENT ISSUES

The significant resource management issues within the Rosalie Bay SMA, include:

- Limited potential for access to the area.
- The need to retain vegetation and restrict land use activities on steep slopes and within forested areas in order to protect the heritage values of the area.
- Protection of identified significant vegetation features, wildlife habitats and other aspects of the natural environment.
- Protection of the visual amenity values of the area.
- Integration of the management of natural areas with the management of areas administered by the DOC.

5.2.2 RESOURCE MANAGEMENT STRATEGY

The resource management strategy is derived from the recognition of the significant limitations to intensive development within the Rosalie Bay SMA. While there are a number of areas where existing agricultural activities occur, the potential to extend these activities to other areas within the SMA is limited.

The strategy seeks to limit those activities which are likely to have an adverse effect on the natural and physical environment, and the adjacent marine environment. Specific controls are imposed on vegetation clearance, earthworks or other activities which are likely to impact on the environment, particularly in Land Units 1 through to 10. The strategy also seeks to encourage the protection and preservation of significant vegetation features, wildlife habitats and natural systems. While the DOC has limited landholdings in the area, the strategy seeks the integrated management of natural areas owned by the private and public sectors.

The strategy also seeks to restrict further intensification of development by using appropriate subdivision controls. However, provision is made for the establishment of multiple dwellings, subject to detailed assessment criteria, as a means of addressing issues of cooperative ownership.

5.2.3 OBJECTIVES AND POLICIES

5.2.3.1 OBJECTIVE

To manage land use activities so that heritage values are not compromised and development opportunities reflect the limited capability of the area.

Policies

- A. By ensuring that the productive capacity of existing cleared areas is maintained and not compromised by inappropriate development.
- B. By allowing for multiple dwellings on a lot subject to meeting special criteria.
- C. By encouraging appropriate improved access to areas with sustainable productive potential.
- D. By limiting development so that the coastal environment is protected.



5.2.3.2 OBJECTIVE

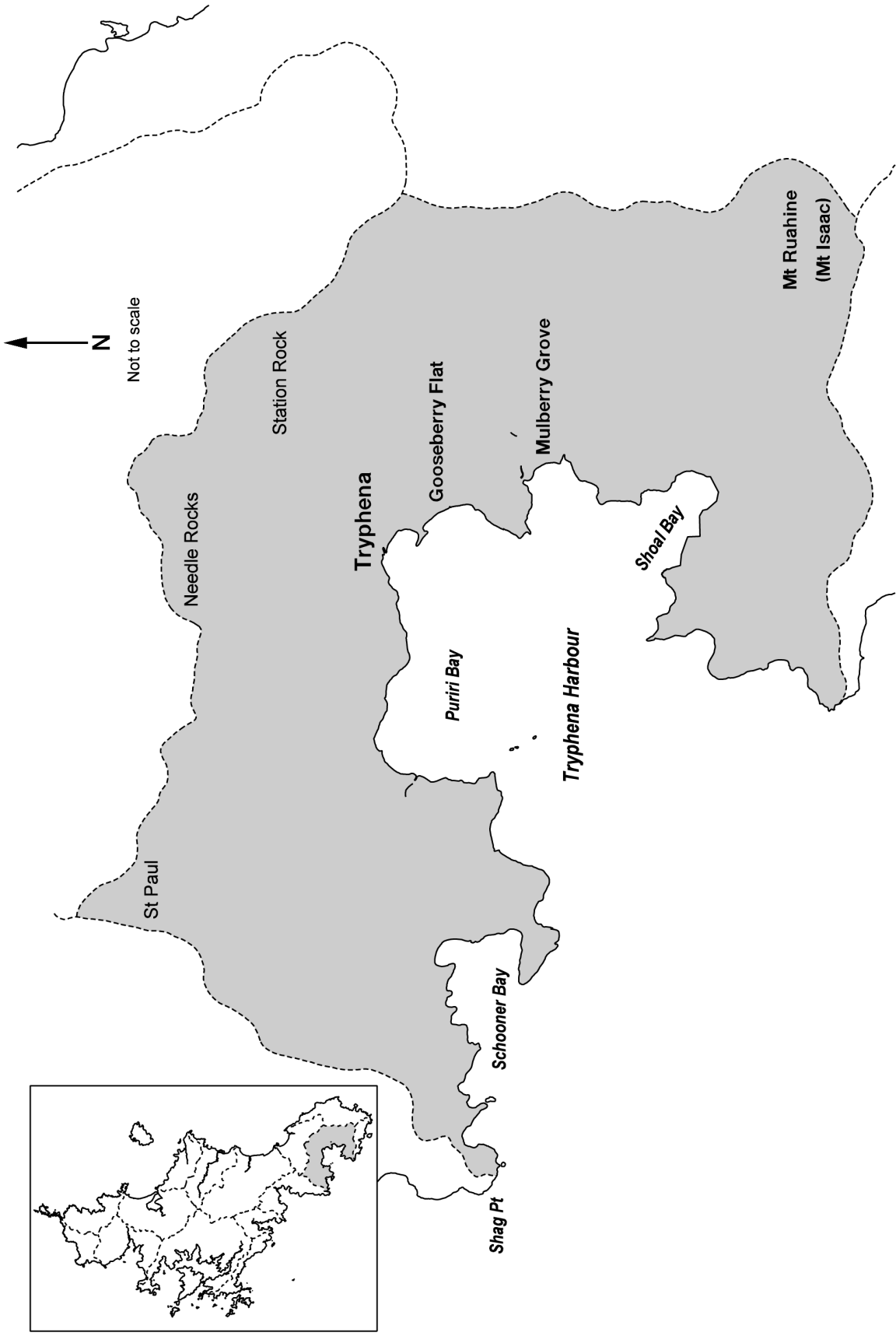
To protect and preserve significant natural features and ensure that the intrinsic values of the natural environment, including coastal areas, are maintained and enhanced.

Policies

- A. By using a range of techniques, such as scheduling, to encourage the protection and preservation of identified significant vegetation, ecosystems and wildlife habitats.
- B. By limiting the location, scale and intensity of land use activities, including the erection of buildings which may have an adverse impact on the natural environment, particularly vegetation, ecosystems and wildlife habitats.
- C. By controlling the removal of vegetation and any disturbance to the visual landscape and natural environment.
- D. By carefully controlling land use activities which may have an adverse effect on water quality and water systems generally.
- E. By limiting the provision of access to areas containing significant natural ecosystems including forests and wildlife habitats.



Strategic Management Area 3 - Tryphena



For specific definition of Management Area boundaries refer Planning Maps



STRATEGIC MANAGEMENT AREA 3 : TRYPHENA

5.3.0 DESCRIPTION

The Tryphena SMA is characterised by a number of sub-catchments draining into the various bays of Tryphena Harbour, together with Schooner Bay to the west. These sub-catchments form distinct units with associated settlements in the coastal areas. A number of relatively steep, bush clad headlands separate the bays of Tryphena Harbour. The inner bays are relatively shallow with sandy beaches while the outer bays are more exposed with stony beaches. Much of the upper catchment is forested and there are significant remnant forest stands and extensive areas of regenerating bush. There are few areas of relatively flat or gently sloping land, the most extensive being in the Tryphena valley.

The Tryphena SMA contains the largest existing population centre on Great Barrier Island. Existing settlements are centred on the lower slopes and coastal margins of Mulberry Grove and Gooseberry Flat.

Within the intensively settled areas on the lower slopes, ground water levels tend to be high. There are also a number of smaller creeks which are prone to flooding. The combination of high water tables and the drainage limitations of soils in these areas can result in poor performance of wastewater disposal systems.

The SMA contains a particularly important feature, Mt. Ruahine (Mt. Isaac). That landmark dominates the visual environment and is of great significance. The most significant forested area is the podocarp broadleaf forest extending from the Tryphena Valley and Needles Rock area to Saint Paul's peak. Much of this forest is within the Department of Conservation Protected Area. This area is a significant habitat for kaka, parakeet, Great Barrier skink and paua slug. The lower reaches of the Tryphena Stream are an important Brown Teal habitat while the Shoal Bay Stream valley is an important lizard habitat with 5 species (including the Great Barrier skink) found in the area. Much of the coastal margin of the harbour is characterised by pohutukawa forest.

There are several small commercial centres within the SMA providing services to the residents. A number of activities also service the visitor industry including a range of accommodation facilities. The Shoal Bay wharf is a principal entry point for visitors and freight as well as serving the local fishing fleet.

5.3.1 RESOURCE MANAGEMENT ISSUES

The major issues within the Tryphena SMA include:

- Need for careful management of residential and commercial activities within the SMA.
- Protection of identified significant wildlife habitats and ecosystems, including upper catchment forest areas, and stream margins.
- Recognition of the environmental significance of Mt. Ruahine (Mt. Isaac)
- Protection of coastal areas and wetlands from any detrimental effects of intensive land use activities.
- Limited capability of land within the area for effluent disposal.
- Recognition of areas potentially prone to flooding and the need to control location of buildings and infrastructure.
- Management of land use activities in upper catchments, riparian areas, wetlands and coastal margins to retain vegetation cover so that environmental values and amenity are retained.
- Rationalisation of wharf related facilities and associated land use activities.
- Maintenance of a roading system able to adequately service the land use activities and wharf related activities in the area.
- Ensuring opportunities exist to provide for community facilities servicing the Tryphena area.
- Providing opportunities for the establishment of land use activities related to the visitor industry.
- Management of development within existing intensively subdivided areas to avoid, remedy or mitigate problems associated with water supply, stormwater or effluent disposal.



5.3.2 RESOURCEMENT MANAGEMENT STRATEGY

The resource management strategy for the Tryphena SMA is aimed at ensuring that the key elements of the catchment and their inter-relationships are reflected in the District Plan rules. The key elements of the Tryphena SMA are the steep upper bush clad areas the valley systems and associated settlement areas, the headlands and coastal margin, the existing pattern of subdivision and limited capability of the land to absorb development impacts.

The strategy seeks to foster the preservation, conservation and enhancement of the natural features of upper catchment areas, particularly those in mature native vegetation or with wildlife habitat values, including Mt. Ruahine (Mt. Isaac). Activities in these areas need to be significantly limited in recognition of the role these forested areas play in water and soil conservation, as wildlife habitat and as areas of high environmental and visual amenity.

The strategy also recognises the existing settlement pattern and seeks to foster the continuation of separate village settlements. It is acknowledged that the existing pattern of subdivision and associated activities within the settlement areas have a number of current and potential problems. Accordingly, these areas are included within a policy area to ensure that sustainable development is achieved. The policy area technique recognises the existing land use activities, settlement pattern and subdivisional constraints as well as the range of environmental limitations. The high amenity and environmental value of the coastal edge is also recognised and included within the policy area framework. (See Part 7: Policy Areas – Policy Area 1 : Tryphena). Additional areas capable of intensive development within the Tryphena SMA are limited, although there are some areas in the lower catchment, adjacent to existing settlements that have greater potential. The strategy seeks to recognise the different potentials and environmental constraints of these areas and to provide for appropriate activities of a suitable scale.

The strategy recognises Tryphena as a primary entry point for visitors and seeks to fulfil the need to provide for appropriate facilities to service the visitor population, including accommodation. The wharf area is specifically included within a policy area, in order to address the long term development of this facility and its links with other infrastructure and services.

5.3.3 OBJECTIVES AND POLICIES

5.3.3.1 OBJECTIVE

To provide for an appropriate range of opportunities for land use activities using existing lots within the various settlements in the area.

Policies

- A. By limiting activities to a scale and intensity which is compatible with the capability of the lot.
- B. By carefully controlling land use activities in areas draining into the bays of Tryphena Harbour to avoid any adverse environmental impacts in terms of pollution, sedimentation, erosion, instability or loss of amenity.
- C. By giving special recognition to the settled areas by identifying them as a policy area within the Plan. (Policy Areas – Policy Area 1 : Tryphena)

5.3.3.2 OBJECTIVE

To protect the steeper upper catchment areas and coastal margins of the Tryphena SMA so that the intrinsic values of the natural environment are maintained and enhanced.

Policies

- A. By using rules to control the removal of vegetation within the upper part of the catchment area and along coastal margins.
- B. By using alternative techniques to encourage the protection in perpetuity of notable areas of vegetation or environmental significance, in particular habitats for wildlife.
- C. By protecting the quality of creeks, wetlands and coastal margins, by limiting the nature and intensity of activities within or adjacent to such areas.



5.3.3.3 OBJECTIVE

To preserve the significant ecosystems and wildlife habitats of the Tryphena SMA.

Policies

- A. By limiting the location, scale and intensity of any land use activities including the erection of buildings, so as to restrict any detrimental impact upon wildlife habitats or ecosystems.
- B. By carefully managing land use activities so that water quality and water systems are not adversely affected.
- C. By using a variety of techniques, including scheduling to secure long term protection and preservation of the wildlife habits and ecosystems in the area.
- D. By protecting and preserving indigenous bush through the control of vegetation removal and alterations to the landscape.

5.3.3.4 OBJECTIVE

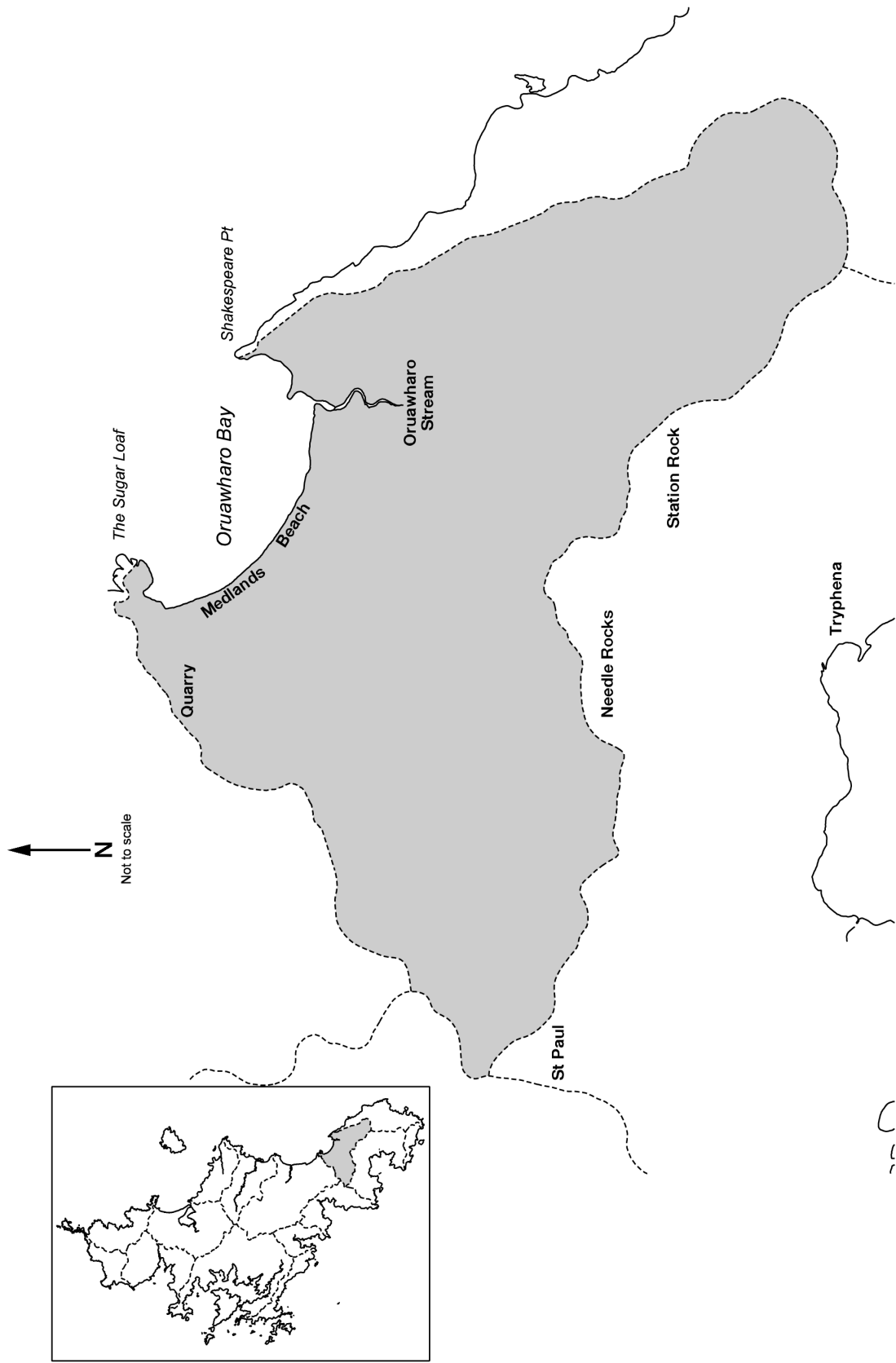
To recognise the Tryphena SMA as the primary entry and destination point for visitors.

Policies

- A. By developing and implementing resource management techniques to aid in the development of a visitor industry management plan for the Tryphena SMA.
- B. By limiting the scale of visitor facilities so they are consistent with the character of the natural environment and compatible with land capabilities.
- C. By establishing a roading system capable of accommodating visitor impacts without detrimentally affecting the natural environmental or visual amenity values.
- D. By monitoring visitor numbers, their primary destinations and island travel patterns as a means of detecting and resolving existing and future pressure on the natural and physical environment.
- E. By implementing wharf management practices to ensure the safe and efficient movement of passengers and freight.



Strategic Management Area 4 - Medlands



For specific definition of Management Area boundaries refer Planning Maps



STRATEGIC MANAGEMENT AREA 4 : MEDLANDS

5.4.0 DESCRIPTION

The Medlands SMA comprises two principal stream catchments draining to Oruawhoro Bay and containing a variety of landscapes and landforms. On the northern side of the SMA, coastal promontories contain a wide sandy beach backed by dune and sand systems. At the northern and southern ends of the catchment behind Medlands beach, tidal creeks run through into wetlands and wildlife habitats and ecosystems. There is a large area of relatively flat land which has a high flood potential located behind the dunes and sand systems, and contained by the creeks at either end of the beach. In this part of the SMA there is a relatively high water table which is at times exacerbated by the water carrying capacity of the upper part of the catchment. Where the flat to rolling land is not subject to flooding it is relatively fertile with good aspect, as indicated by existing uses such as horticulture and plant nurseries. Beyond the flat land to the south-west the terrain changes from pastured, cultivated flat country with an open rural landscape, to steeper vegetated hills, often deeply dissected and in parts subject to erosion, landslip and other such hazards.

The Medlands SMA contains a large part of the Tryphena Forest which is an outstanding habitat for species such as the Great Barrier skink and the paua slug. The land in the upper part of the area has limited potential for land use activities and requires careful management to avoid detriment to the natural environment.

Running parallel to the Medlands Beach and behind the sand dunes there is an existing settlement comprising both permanent as well as visitor activities based upon a small lot subdivision pattern. Previous subdivision activity has created a number of smaller lots running along the length of the beach in a ribbon fashion, serviced by a road running over the sand dune system. Beyond the residential-type lots towards the lower foothills, there are a variety of lot sizes, with some of the lots being between 1 and 10 ha but most of the lots in the area are within the lot size range of 800-2,000m².

At the southern end of Medlands Beach there is a DOC campground which experiences high use over the summer season. The stream adjoining the camp ground is protected as a wildlife reserve and is an important habitat for the brown teal duck. On the other side of that stream, on the higher land, rising above the beach there are a number of smaller lots created by relatively recent subdivisions and pressure is being experienced to further develop in that general vicinity. The Sugar Loaf promontory at the western end of the beach is a prominent landscape feature and is a popular location for fishing and diving. Some of the wetland areas inland are

subject to flooding and are experiencing degradation as a consequence of grazing by animals.

5.4.1 RESOURCE MANAGEMENT ISSUES

The major resource management issues for the Medlands strategic management area include:

- Protection of wildlife habitats and ecosystems, in particular areas frequented by the brown teal duck.
- Management of creeks, wetlands, and coastal margins.
- Management of dune and sand systems.
- Careful management and control on the location of buildings in recognition of the high water table and propensity to flooding.
- Managing the impacts and effects of visitor and recreational uses on the sand dune system and natural environment.
- Need for an integrated strategy for development immediately adjoining the beach to minimise impacts of land use activities.
- Facilitating the use of productive land.

5.4.2 RESOURCE MANAGEMENT STRATEGY

The main approach of the resource management strategy for the Medlands SMA is to ensure that the area is managed so that the three main identifiable parts of the area are specifically recognised in District Plan rules. The strategy enables the effects of activities within and between land units to be managed with regard to the wider context of the SMA.

The strategy seeks to foster the preservation, conservation and enhancement of the steep, upper parts of the area which are mainly covered by native vegetation. The strategy is to significantly limit activity in the upper part of the catchment primarily for environmental reasons and in particular in recognition of the likely effects of any activity in that part of the catchment upon the lower areas.

The resource management strategy also recognises the different potentials and environmental constraints of the lower flatter parts of the Medlands SMA. Intensive land use activities can be concentrated in this part of the area and the productive potential of land can be maximised. The flat to moderate sloping land would appear appropriate for a



diversity of productive land uses utilising good aspect, proximity to water and a variety of soil qualities. It is envisaged that the District Plan would allow a diversity of productive and sustainable land uses through the development of Rural Property Management Plans within these areas.

Recognition is given to existing settlement and development patterns through continued land use opportunity within the constraints of appropriate site management. The extent to which such activities can occur in this part of the SMA will be determined by site specific constraints of the land subject to any proposed activity. It is recognised through this strategy that these areas also have high amenity value in terms of the open rural character of the landscape. This character needs to be recognised in rules for the appropriate land units in this part of the Medlands SMA.

The third part of the Medlands SMA recognised in this strategy is the areas of sand dunes, wetlands, wildlife habitats and other sensitive or hazard-prone areas. The high amenity and environmental values of those areas are particularly emphasised in order to ensure that District Plan rules for the specific land units concerned reflect the resource management needs of the area. The protection of habitats as well as maintenance of acceptable water quality are two paramount factors to be considered when assessing any land use applications for activities either within this part of the catchment or with the potential to effect this part of the catchment.

In conjunction with the above identification of three main parts of the Medlands SMA, the strategy also seeks to ensure that the rural/coastal character of the immediate coastal part of the SMA. is maintained and where possible, enhanced, particularly in terms of beachfront visual amenity values. To achieve this outcome, the resource management strategy for the Medlands SMA is to use the policy area process of identification of special areas in order to ensure that sustainable development occurs within a more detailed management process. The use of the policy area technique in the Medlands SMA recognises existing subdivisional constraints, environmental limitations and existing settlement patterns and land use activities. (See Part 7: Policy Areas – Policy Area 2 : Medlands).

5.4.3 OBJECTIVES AND POLICIES

5.4.3.1 OBJECTIVE

To preserve the significant vegetation, dune systems, ecosystems and wildlife habitats of the Medlands SMA.

Policies

- A. By limiting the location, scale and intensity of any land use activities including the erection of buildings so as to restrict any detrimental impact upon wildlife habitats or ecosystems.
- B. By limiting landuse activities which may affect water quality and water systems generally.
- C. By using a variety of techniques, including scheduling, to ensure long-term protection and preservation of vegetation, wildlife habitats and ecosystems.
- D. Controlling the nature and extent of earthworks, extractive industries, and vegetation removal.

5.4.3.2 OBJECTIVE

To provide opportunities for land use activities which do not adversely affect the environmental capacities of the relevant land units, in the lower part of the Medlands SMA.

Policies

- A. By giving special recognition to the Medlands beachfront area by identifying it as a policy area in the Plan and using particular rules to control land use activities and buildings.
- B. By carefully controlling visitor activities and recreation, particularly within the coastal margins to ensure effects do not detrimentally impact upon the area.
- C. By providing for a wide range of permitted activities so that appropriate use can be made of the existing subdivided lots.
- D. By recognising the role that wetlands and natural drainage systems play in creating the opportunity to maximise productive use of better soils and protecting them accordingly.
- E. By facilitating the development of Rural Property Management Plans to enable efficient and sustainable long-term productive utilisation of the flat to moderate sloping land of the catchment.

5.4.3.3 OBJECTIVE

To maintain an open rural landscape for those areas between the existing small lot coastal subdivision and the lower foothills of the SMA.



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Policies

- A. By limiting any further intensification of the lots within the area.
- B. By recognising the limitations for effluent disposal where there is a high water table and where the area is subject to flooding.
- C. By limiting the scale, form and location of buildings to maintain the coastal/rural amenity character of the area.
- D. By encouraging the establishment of activities that retain the available area of potentially productive land.
- E. By maintaining the existing roading network to provide for efficient and effective movement of people and vehicles without compromising environmental management or visual quality of the area.

5.4.3.4 OBJECTIVE

To protect and maintain the functions of the wetland systems within the Medlands SMA as an essential component of environmental management.

Policies

- A. By recognising and taking into account the extensive, interconnected nature and functions of wetland systems within the Medlands SMA when assessing any resource consent in the vicinity of wetlands or which may impact upon any wetlands.
- B. By recognising the importance of wetlands to the brown teal habitat and other wildlife.
- C. By ensuring the fencing of wetlands where appropriate as a partial means of protection.
- D. By ensuring activities maintain the quality of water systems and wetlands in the area.

5.4.3.5 OBJECTIVE

To maintain and enhance the natural functions of the steep upper parts of the SMA, particularly in terms of the area's natural hydrological, ecological and visual characteristics.

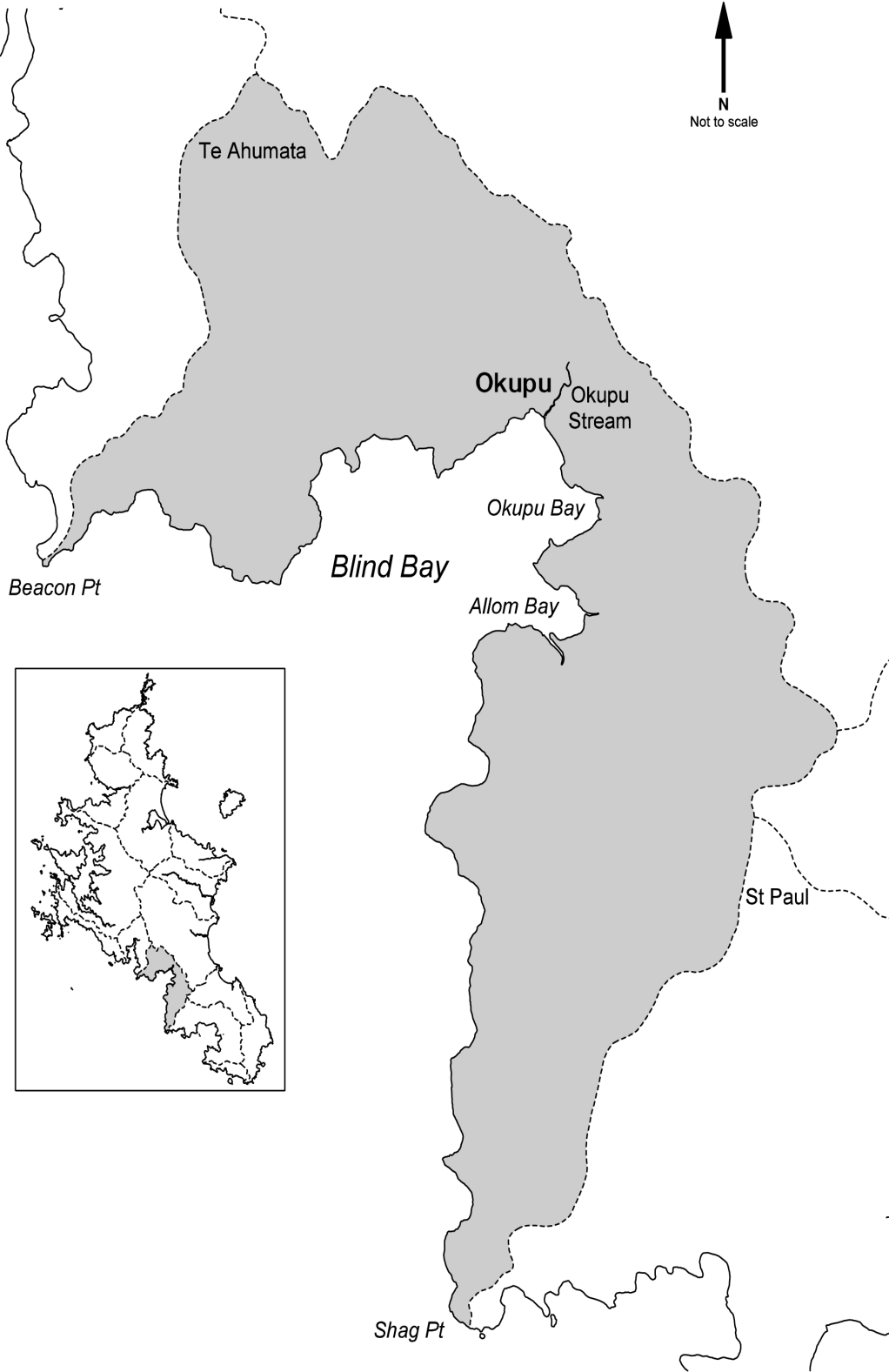
Policies

- A. By instigating appropriate management techniques to mitigate all hydrological effects resulting from the clearance of vegetation.

- B. By limiting the scale and intensity of buildings to maintain the natural characteristics of the rural environment.
- C. By restricting land use activities to those appropriate to the carrying capacity of the area.
- D. By recognising the upper catchment area as an important wildlife area.



Strategic Management Area 5 - Okupu



For specific definition of Management Area boundaries refer Planning Maps



STRATEGIC MANAGEMENT AREA 5 : OKUPU

5.5.0 DESCRIPTION

The Okupu SMA features two clustered intensive residential developments, one situated on a main ridgeline and the other located closer to the main beach area of Okupu. Within these two areas and within an undeveloped subdivided area adjoining the second residential area, a significant proportion remains undeveloped.

Remaining development is scattered throughout the SMA. A few dwellings are situated in the vicinity of a newly refurbished wharf on the north western side of the harbour. Only limited areas abutting the harbour are presently in pasture. It appears that large areas of the catchment have been cleared for pastoral farming as the catchment contains few areas of mature vegetation. A high proportion of the catchment therefore contains regenerating manuka and kanuka. Growth is more advanced on the south facing northern part of the catchment. Some soil erosion problems exist on the north facing, slopes on the southern portion of the catchment.

The Okupu harbour, although situated midway between Tryphena and Whangaparapara Harbours is not as popular for recreational boating due to its exposure to dominant south westerly winds. As a consequence, problems associated with recreational boating are not a significant factor.

5.5.1 RESOURCE MANAGEMENT ISSUES

The significant resource management issues in the Okupu SMA include:

- Proximity to Claris airport's flight path and noise impacts.
- Intensive clustered residential development and visual impact and servicing issues.
- Significant existing ridgeline development and visual impacts.
- Potential sewage disposal problems and the effect on coastal waters and creeks.
- Development impacts arising from use of existing lots.
- Dry north facing slopes with potential erosion problems.
- Maintenance of an open landscape.

5.5.2 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the Okupu SMA involves principally the control of the effects generated by intensive residential development, in the small central sub-catchment which feeds the Okupu Stream above the Okupu beach area. It is important that effective monitoring is undertaken to determine any changes in the quantity of sediment within the Stream and surrounding marine areas and to detect any substantial changes in water quality. This strategy recognises the relatively large number of lots in the sub-catchment, the small size of the sub-catchment, the large number of undeveloped, small lots (70%), the spatial distribution and clustered relationship of the lots, the close proximity of these lots to the water's edge, the slope and nature of the soils in the vicinity, and the lack of mature vegetation in the sub-catchment.

The strategy seeks to manage the use of existing lots so that environmental and visual impacts are minimised. The nature, location, scale and form of the built environment needs to be controlled through particular rules so that this is achieved.

For the other areas within the Okupu SMA, but outside the central sub-catchment identified above, the carrying capacities of different areas are taken into account by using development controls specific to land units.

5.5.3 OBJECTIVES AND POLICIES

5.5.3.1 OBJECTIVE

To minimise any adverse impact on the natural environment from the intensively subdivided Okupu residential area.

Policies

- A. By monitoring sedimentation and water quality of the Okupu Stream and associated water systems and implementing resource management controls to maintain water quality.
- B. By limiting the impact of further ridgeline development by controlling the location, form design and scale of buildings.



- C. By limiting the creation of additional lots within the Okupu central sub-catchment.
- D. By protecting the regenerating manuka and kanuka on reserve land within the Okupu central sub-catchment.
- E. By confining intensive residential activities to Okupu's two existing settlement areas.
- F. By controlling the removal of vegetation and disturbance to landscape and the natural environment, in order to protect the natural environment and to maintain visual amenity values.

5.5.3.2 OBJECTIVE

To provide opportunities for small scale, low impact land use activities compatible with the environmental capacity of the Okupu SMA.

Policies

- A. By recognising the particular constraints of the natural and physical environment and restricting development to those activities with low intensity characteristics.
- B. By implementing a coastal protection yard to limit development immediately adjacent to the coast and thereby ensuring protection of the coastal environment.
- C. By restricting vegetation clearance, earthworks and other modifications to the natural landscape that may lead to adverse effects on the natural environment, rural character or amenity.

5.5.3.3 OBJECTIVE

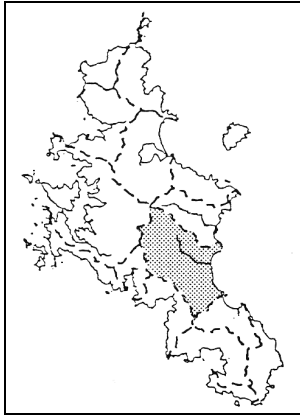
To maintain in a natural state the areas other than existing settlements in the Okupu SMA.

Policies

- A. By using a range of techniques, including rules, to encourage the protection and preservation of significant vegetation, ecosystems and wildlife habitats.
- B. By having clearly defined controls on vegetation removal, earthworks and any alterations to landforms or landscapes.
- C. By controlling the location, form, design and scale of dwellings and other buildings.
- D. By encouraging land use activities and buildings that enhance or maintain the visual amenity values of the area.



Strategic Management Area 6 - Kaitoke



For specific definition of Management Area boundaries refer Planning Maps

Not to scale



STRATEGIC MANAGEMENT AREA 6 : KAITOKE

5.6.0 DESCRIPTION

The Kaitoke SMA contains a significantly large area extending into the upper, undulating regions of the centre of the island. The landscape is diverse and includes the northern half of the catchment, located principally within the Department of Conservation Protected Area, that is predominantly forested in mature podocarp and regenerating manuka and kanuka. The remaining upper catchment area to the south and west is slowly regenerating, but remains with stunted manuka areas and severely eroded areas. The mid catchment areas contain extensive wetland and associated areas together with potentially productive midslope and flat pastoral areas. Large dune systems together with back dune and extensive sand flat areas are also a feature of this catchment.

Land use activities presently involve limited pastoralism, limited horticultural activity, the Claris airfield and a small area of settlement located at Claris and within the Ocean View Road subdivision.

Claris airport is the principle airport for the island and is located within the sand flats. Strategically it is important that this facility remain operational although there is a potential threat from sand dune movement and the popularity of sea transport.

The SMA, and more particularly the Claris settlement, is strategically important, being at the centre of the islands north-south link. Development opportunities exist, for example in terms of visitor facilities as a consequence of this location.

The SMA is characterised by significant wetland and sand dune systems located centrally in the catchment. The wetland system includes the Kaitoke Stream, an important habitat and water catchment receiving area. The sand dune and sand flat system is large, sensitive and under pressure from a number of land use activities including recreational use and residential use.

5.6.1 RESOURCE MANAGEMENT ISSUES

The principle resource management issues for the Kaitoke SMA include:

- Undeveloped small lots located on sensitive sand dune areas
- Effluent disposal problems around the Kaitoke Stream

and associated sand dune areas

- Protection of extensive wetland areas.
- Extensive exposed areas with thin soils that are subject to ongoing erosion.
- Recognition of sensitive and integrated sand dune and wetland areas.
- Maintaining and improving the quality of water in the Kaitoke Stream.
- The proximity of stock to wetland and dune systems.
- The continued function of Claris airport.
- The inappropriateness of the Claris tip site.
- Maintaining the visual qualities of headlands.
- Ridgeline development.
- Provision of public access to Kaitoke Beach.
- Rationalisation of land use activities in the vicinity of Claris airfield.

5.6.2 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the Kaitoke SMA involves the consideration of the area as two distinctive yet interrelated parts.

The first, encompasses an extensive isolated inland area of mature and semi mature forest, comprising a significant part of the Department of Conservation Protected Area. This area incorporates the northern and north western half of the catchment, lying generally north of the Kaitoke Stream. The remainder of the catchment forms the second distinctive area and comprises a mixture of pastoral farming areas, dune and wetland systems, existing settlement areas, and areas of land in early stages of regeneration.

The strategy for the first area recognises that land within it is part of the Department of Conservation Protected Area. Activity within it will be subject to any approved Conservation Management Strategy, as well as to the provisions of this Plan. The resource management strategy for this area in terms of the Plan, focuses on restricting any land use activity that would compromise the principle functions of the DOC area. The objective is aided by the fact that most of the DOC area is not only isolated, but is contained within the upper catchment. The threat of downstream impacts, or the flow on of effects, is therefore minimised. The potential remains however, for impacts



relating to the provision of new access and new land use activities. Objectives and policies ensure that these activities will not compromise the function of the DOC Protected Area and any approved Conservation Management Strategy. Maintaining the Department of Conservation Protected Area in a natural state together with similar treatment for other upper catchment areas will benefit downstream areas in private ownership by, for example, maintaining a more constant flow and higher quality of water.

The second area comprises a complex interrelated set of landforms and land use activities. Three distinctive sub-areas exist within this part of the catchment. The first is an extensive area of sand dunes and sand flats bordering Hector Sanderson and Walter Blackwell Road, the Kaitoke Stream, and the coastline. This area is extremely sensitive to natural influences including erosion and flooding. Land use pressures will be principally influenced by the Claris airport and the existing small lot subdivision of Ocean View Road. The resource management strategy for this area recognises the sensitivity of this area, and the need to control adverse impacts from the Ocean View subdivision, either through conventional methods or utilising technological developments, for example in terms of sewage disposal. Monitoring water quality will be undertaken at strategic locations in this vicinity. Public access to the coast is desirable south of the Ocean View subdivision, away from the airfield approach and the important ecological areas abutting the Kaitoke Stream.

The second sub-area comprises land located between Hector Sanderson and Walter Blackwell Road, the foothills and toe slopes of the upper catchment. This land includes some land with limited productive potential, due to the difficulty of production on land with underlying sandy soils and the need to carefully manage land in the vicinity of the wetland system. Productive land use activities within this sub-area are therefore encouraged, providing the wetland system is not compromised.

The third sub-area comprises the foothills, toe slopes and upper catchment areas. In this area land use activities are encouraged within the moderate sloping and potentially productive foothills and toe slopes. However, it is important that the steeper slopes of the upper catchment remain vegetated, particularly in view of the thin erosion prone soils.

Strategic issues within this catchment which are incorporated into the resource management strategy relate to the location of the Claris airport and associated activities, on both sides of Hector Sanderson Road and the potential to maximise advantages created by the road itself. A policy area plan containing specific objectives and policies for the Claris airport and surrounding area is designed to rationalise existing and potential land use activities in this area. (See Part 7: Policy Areas – Policy Area 3 : Claris).

5.6.3 OBJECTIVES AND POLICIES

5.6.3.1 OBJECTIVE

To ensure land use activities within the Kaitoke SMA do not adversely impact on the Department of Conservation Protected Area.

Policies

- A. By ensuring that any impacts from land use activities are contained on-site, particularly on land lying upstream from land situated within the Department of Conservation Protected Area.
- B. By establishing strict vegetation and earthworks controls, for land contiguous with the Department of Conservation Protected Area.
- C. By monitoring water quality in the Kaitoke Stream.
- D. By incorporating in the Policy Area for Claris, objectives and policies to eliminate any detrimental impacts arising from the location and use of the Claris airport.
- E. By recognising the importance of the wetland system within this catchment.
- F. By limiting the location, scale and intensity of any land use activity including the erection of buildings, where any detrimental impact upon wildlife habitats or ecosystems is likely to result.
- G. By ensuring appropriate ecological corridors exist on private land to link with ecological areas within the Department of Conservation Protected Area.

5.6.3.2 OBJECTIVE

To manage the sand dune and sand flat systems by recognising their dynamic nature and their inherent natural and physical qualities and limitations.

Policies

- A. By controlling sewage disposal, vegetation removal and earthworks on any sand dune or sand flat.
- B. By recognising the inherent instability of sand dunes and sand flats due to their propensity to erosion and flooding and to control the location of buildings and land use activities accordingly.



- C. By recognising the role that wetlands and natural drainage patterns play, adjacent to sand dunes and sand flats.
- D. By facilitating appropriate public access to Kaitoke beach that does not conflict with the inherent sensitivity of the sand dunes or with the functions of the Claris airport or Kaitoke Stream.
- E. By recognising and preventing land use activities in the vicinity that would otherwise compromise the natural qualities and functions of the sand dunes and sand flats.
- F. By consulting with the Department of Conservation where any resource consent for any activity is required within Land Unit 2 to ensure that any ecological qualities of the sand dunes and sand flats are not detrimentally affected.
- G. By appropriately monitoring erosion rates and any flooding that occurs on or affects sand dunes and flats.
- H. By incorporating objectives and policies into the Claris Policy Area that will recognise and maintain the dynamic nature and particular characteristics of the sand flats in the Claris area.

5.6.3.3 OBJECTIVE

To recognise that there are areas within the Kaitoke SMA with some potential for relatively intensive development, subject to securing high levels of amenity and the protection of natural wetland functions.

Policies

- A. By providing for appropriate productive activities which recognise the inherent physical limitations of the catchment.
- B. By maintaining the rural character of the catchment by limiting the scale, form and location of buildings and by controlling earthworks and vegetation removal.
- C. By ensuring the wetland systems are not detrimentally impacted upon by land use activities.
- D. By ensuring appropriate conditions in subdivision resource consents to protect the natural and physical qualities of the environment and to recognise the connections between land units within the catchment.
- E. By discouraging the establishment of activities that will reduce the availability of potentially productive land.

- F. By maintaining natural landforms within this catchment and discouraging ridgeline development including inappropriately located buildings.

5.6.3.4 OBJECTIVE

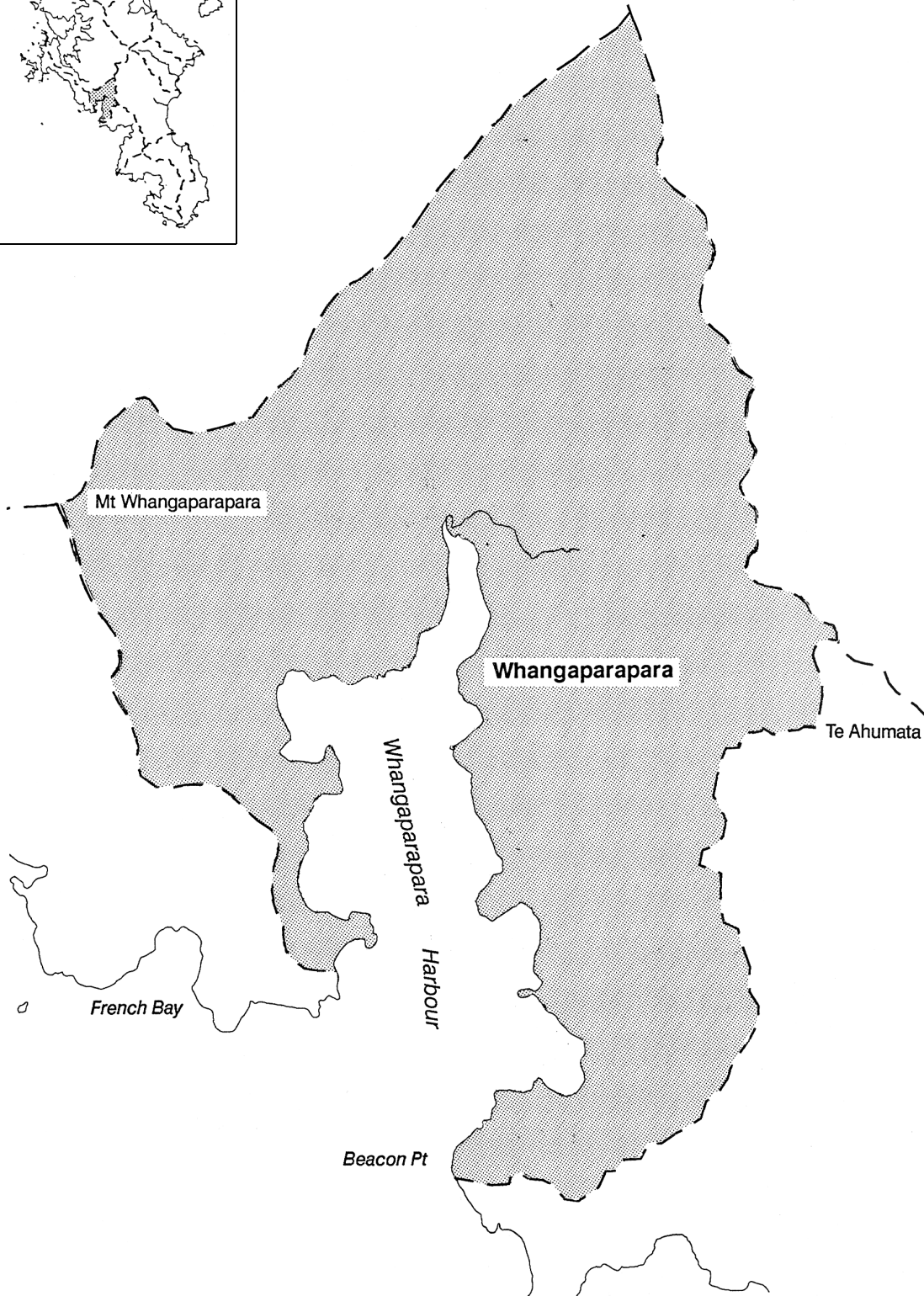
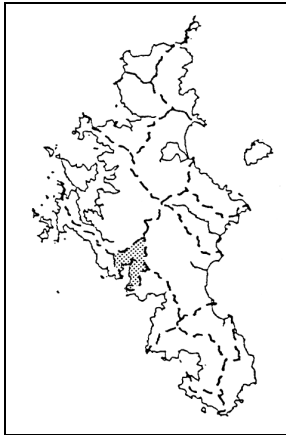
To recognise the importance of the steep, upper catchment areas in maintaining appropriate water and soil functions.

Policies

- A. By strictly controlling vegetation removal, earthworks and sewage disposal.
- B. By preventing inappropriate land use activities from establishing in this area.
- C. By adopting a catchment-wide approach in assessing any resource consent within the upper catchment, to ensure no off-site or significant impacts arise within the catchment.
- D. By establishing strict controls on vegetation removal, effluent disposal and earthworks close to creeks or rivers.



Strategic Management 7 - Whangaparapara



For specific definition of Management Area boundaries refer Planning Maps

Not to scale



STRATEGIC MANAGEMENT AREA 7 : WHANGAPARAPARA

5.7.0 DESCRIPTION

The Whangaparapara SMA is a relatively small western drainage catchment featuring an elongated natural deepwater harbour. The SMA is characterised by relatively steep forested areas, extending from the catchment boundary to the water's edge, with limited flat or alluvial areas.

A large proportion of the catchment is contained within the Department of Conservation Protected Area. The balance, apart from small lots which include existing residential/tourist development bordering the harbour, is contained within a number of large lots situated between the harbour's edge and mid catchment along the southern side of the harbour.

Development that has occurred is principally a result of the sheltered nature of the harbour and the existing road linkage with Claris, Okupu and other areas.

The harbour is a focus for recreational boating activities sustained by a safe natural anchorage and a wharf facility. Apart from a small scale engineering facility on a limited Department of Conservation lease located on the site of an old whaling station on the northern side of the harbour, the Whangaparapara tourist lodge and shop is the only other onshore facility directly associated with recreational usage of the harbour.

Much of the catchment, both within the Department of Conservation Protected Area and within the limited privately owned areas, comprises mature podocarp forest. Other areas, principally those abutting the southern side of the harbour, have been burned, probably for pastoral farming purposes, but are now in various stages of regeneration.

Vegetative succession is occurring in the upper harbour areas with siltation and mangrove build up adjacent to the alluvial area. As most of the catchment comprises mature or semi mature bush the siltation is most probably a result of natural processes.

The rest of the catchment, contained in the Department of Conservation Protected Area or within private ownership comprises significantly larger lots.

5.7.1 RESOURCE MANAGEMENT ISSUES

The significant resource management issues for the Whangaparapara SMA include:

- Maintenance of the water quality of the Whangaparapara harbour.

- Protection of coastal margins.
- Monitoring water quality in the upper harbour.
- High recreational usage and associated impacts.
- Demand for onshore facilities to service recreational boating.
- Integration with the management of the Department of Conservation Protected Area
- Management of development occurring in existing small undeveloped lots bordering the harbour.
- Visual amenity protection of an important recreation area.
- Sustaining the use of existing limited flat land and alluvial areas

5.7.2 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the Whangaparapara SMA primarily involves managing land use activities to secure the protection and enhancement of the harbour waters in order to sustain its intrinsic importance as a marine environment, as an important breeding ground for fish, as an important recreational resource and as a feature for those people living adjacent to the harbour. This will be principally achieved through particular controls on activities proposed within the coastal margins; including limitations on: vegetation removal; earthworks; sewage disposal; the erection of buildings; and the establishment of activities throughout the catchment that might reduce water quality in the harbour.

Land close to the harbour's edge which is intensively subdivided, but not yet developed poses a potential threat to both the water quality of the harbour and visual amenity values of the area. Possible impacts arising from activities proposed on these lots, particularly sewage disposal, must be limited to the site, to ensure water quality is not compromised.

An important part of the catchment are those areas lying within the Department of Conservation Protected Area. It is essential that land use activities occurring outside the Department of Conservation Protected Area do not compromise or effect the value of the Department of Conservation land. However, the location of the catchment close to the principle land area of the Department of Conservation Protected Area provides an opportunity for land use activities consistent with preservation and



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conservation functions, e.g. tourism facilities. The resource management strategy provides for these land use activities providing they are not inconsistent with other objectives and policies for the catchment.

The limited areas suitable for more intensive development and the difficulties arising from the road access and proximity to other developed areas means that substantial growth is not expected in this catchment.

5.7.3 OBJECTIVES AND POLICIES

5.7.3.1 OBJECTIVE

To maintain and enhance the water quality of Whangaparapara Harbour and associated water systems.

Policies

- A. By limiting vegetation clearance, earthworks, sewage disposal and other activities that may reduce water quality.
- B. By providing special controls within the coastal margin aimed at maintaining vegetative cover.
- C. By recognising the particular sensitivity of land abutting the coastal waters.
- D. By monitoring siltation within the upper harbour to ensure any build up of silt is as a result of natural processes not land use activities

5.7.3.2 OBJECTIVE

To minimise the impact of land use activities upon the natural visual and amenity values of the catchment.

Policies

- A. By providing for a dispersed settlement pattern in keeping with maintaining a predominantly natural catchment character.
- B. By limiting vegetation removal and earthworks for permitted activities to that considered necessary for residential buildings.
- C. By controlling the location, design and external appearance of any buildings within the catchment and specifically limiting any activity on a ridgeline.

5.7.3.3 OBJECTIVE

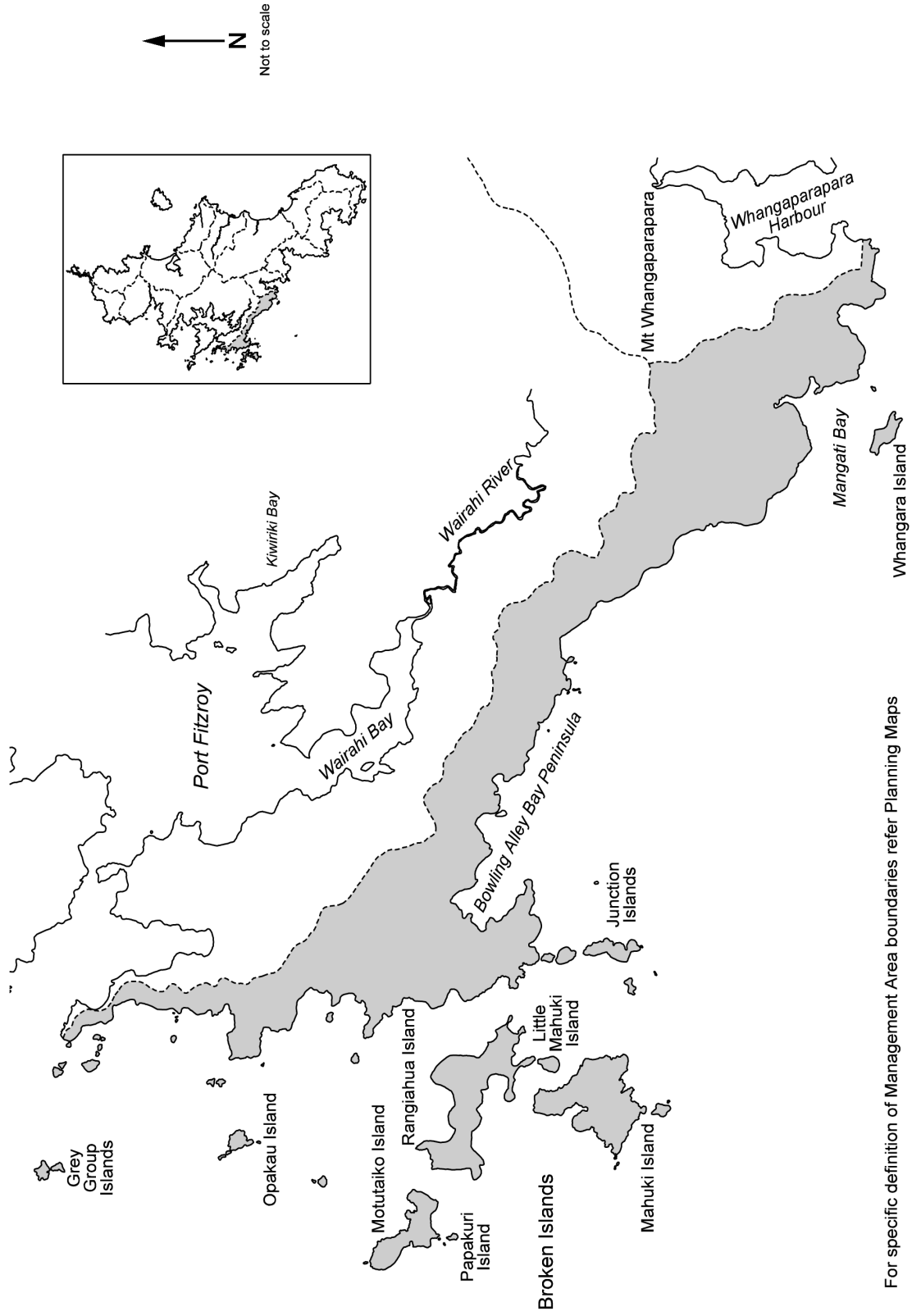
To limit any detrimental impact on the Department of Conservation Protected Area originating from outside the estate.

Policies

- A. By recognising the importance of continuity in forest areas in terms of assessing any discretionary activity application for resource consent.
- B. By ensuring land use impacts are either contained on-site or if not possible, that the off-site impacts are mitigated.
- C. By recognising the importance of maintaining ecological corridors.



Strategic Management Areas 8 - Broken Islands



For specific definition of Management Area boundaries refer Planning Maps



STRATEGIC MANAGEMENT AREA 8 : BROKEN ISLANDS AND BOWLING ALLEY BAY PENINSULA

5.8.0 DESCRIPTION

The Broken Islands and Bowling Alley Bay SMA area is characterised by the relatively undeveloped and isolated nature of the Bowling Alley Bay peninsula and the relatively developed nature of the outlying islands of Mahuki and Rangiahua. Apart from the Northern Barrier catchments of Miners Head and Rangiwhakaea the Bowling Alley Bay Catchment is the only catchment on Great Barrier with no vehicular access. As a consequence, little permanent settlement has occurred and what there is, is principally limited to the more sheltered northern inland peninsula coast.

Only a very small proportion of the catchment is presently cleared for agricultural purposes. Historically a larger area concentrated in the north of the peninsula has been cleared of bush, however these areas are now in the process of regeneration. Some of these areas, particularly the north facing areas high above sea level that are in close proximity to the coast, are subject to ongoing wind erosion. The remaining southern portion of the peninsula is characterised by mature forest in private ownership that borders the Department of Conservation Protected Area.

The catchment features a long coastline relative to its size as a consequence of its long and thin shape.

The Broken Islands, comprise Rangiahua and Mahuki Islands together with the many adjacent islands including Motutaiko, Papakuri, Little Mahuki, and Opakau Island which comprise Maori ancestral lands, some of which are held under Maori freehold title. Rangiahua Island is presently in pasture and provides a base for a small fishing industry.

As a consequence of its isolated nature relatively little subdivision has occurred within this catchment. Existing lots are between 20 and 50 ha in size with some greater than 100 ha.

5.8.1 RESOURCE MANAGEMENT ISSUES

The principal resource management issues for the Broken Islands and Bowling Alley Bay Peninsula SMA include the following;

- Maintenance of the quality of waters surrounding the catchment and the outlying Broken Islands.
- Maintaining the intrinsic value of forest areas contiguous

with the Department of Conservation Protected Area.

- Maintaining the sustainability of the local fishing industry by providing for appropriate onshore facilities.
- Limiting land use activities having the potential to impact on the coastal waters.
- Maintaining the visual amenity of natural landforms and landscapes.

5.8.2 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the Broken Island and Bowling Alley Bay Peninsula SMA focuses on sustaining the natural values of the peninsula as an isolated, largely undeveloped area comprising important forest areas with an extensive coastal margin.

The intrinsic natural values of the area are recognised through rules ensuring the protection and enhancement of the landscape and associated natural environment. Controls are needed on vegetation removal, earthworks, sewage disposal and activities that may otherwise compromise the ecological values of the catchment. Maintaining the natural landform is achieved by the above controls together with additional controls on the location and design of buildings.

The maintenance of water quality is particularly important in recognising the intrinsic values of the marine habitat areas and the dependence upon these areas for commercial and recreational fishing.

As it is generally undesirable for roads to access this peninsula there is a continuing need to provide for sea transport. Marine transport related buildings are therefore recognised as necessary for the sustainability of these areas providing they recognise the sensitivity of the coastal interface.

The strategy for land within the Broken Islands Group recognises the inherent additional sensitivity and value of smaller islands in terms of being part of the coastal environment and their particular importance to Maori as ancestral land. The intrinsic values of the surrounding waters are recognised together with the importance of the marine areas commercially and recreationally through controls designed to maintain and enhance water quality. The islands as land forms are important and controls exist to provide for acceptable location and design of buildings. Importantly, provision is made for recognition of any future Iwi management plan.



5.8.3 OBJECTIVES AND POLICIES

5.8.3.1 OBJECTIVE

To maintain the intrinsic natural values of the Broken Island and Bowling Alley Bay Peninsula.

Policies

- A. By preventing any road access that would compromise the natural integrity of the forest areas.
- B. By controlling vegetation clearance, earthworks, sewage disposal and other activities that would otherwise detract from the natural environment.
- C. By controlling the location, scale, design of buildings to protect amenity values.

5.8.3.2 OBJECTIVE

To maintain the quality of the marine environment adjoining the SMA.

Policies

- A. By ensuring the coastal margins remain vegetated in order to maintain as natural filters
- B. By limiting land use activities which may lead to a decrease in water quality

5.8.3.3 OBJECTIVE

To recognise the need for infrastructure to service marine transport within the SMA as an alternative to the construction of inappropriate access roads.

Policies

- A. By providing for marine transport facilities adjacent to the marine environment providing they do not compromise the integrity of that environment.

5.8.3.4 OBJECTIVE

To recognise the particular importance to the Maori of the islands within the Broken Island group.

Policies

- A. By providing for the integration into the Plan of an Iwi management plan or an alternative method of guiding Maori development on the islands that is consistent with the principles of kaitiakitanga.
- B. By giving special recognition to the multiple ownership status of Maori land particularly in relation to controls on subdivision and buildings.
- C. By protecting special features such as waahi tapu and carefully controlling land use activities which may affect such features.

