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Plan modification annotations

 indicates where content is affected by proposed plan modification x. refer to plan modification folder or website for details.

 indicates where the content is part of plan modification x, which is subject to appeal.

Underlined content to be inserted.

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10b.1 Introduction

This part of the Plan contains the objectives, policies and activity tables applying to land on Great Barrier identified on the planning maps as being in a settlement area.

This part outlines a resource management method for enabling human activities to occur within settlements, while safeguarding the important natural environment of Great Barrier.

The eight settlement areas are:

- Tryphena
- Medlands
- Claris
- Okupu
- Whangaparapara
- Awana
- Okiwi
- Port Fitzroy

These areas have historically been areas of settlement and they are important centres of community for the people of Great Barrier. Some of these settlements have the capability to grow into the future, while others are recognised as needing to be contained within existing areas due to the fragile or sensitive nature of the surrounding environment.

Each settlement area has a settlement plan which further divides each settlement into sub-areas. As set out in [part 3 - Strategic management areas](#), part of the resource management strategy for Great Barrier has been to establish settlement plans to promote growth and development in the settlement areas on Great Barrier.

10b.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to manage and facilitate growth within the settlement areas on Great Barrier without compromising the natural environment.
2. How to encourage activities within settlement areas that enable the community to provide for their social, cultural and economic wellbeing.
3. How to ensure that new activities within settlement areas are located so that they do not adversely affect other land uses.

10b.3 Objectives and policies for all settlement areas

Clauses 10b.3.1-10b.3.2 sets out the overall objectives and policies which apply to all settlement areas. [Clauses 10b.5](#) -10b.12 set out objectives and policies for each settlement area.

10b.3.1 Objective

To provide for growth in settlement areas while protecting the natural environment.

Policies

1. By identifying areas in which additional subdivision can occur within the Tryphena, Okupu, Okiwi and Claris settlement areas.
2. By identifying boundaries that limit the expansion of the settlements into surrounding areas in order to avoid the spread of development into sensitive natural areas.

10b.3.2 Objective

To facilitate appropriate development in suitable places throughout the settlement areas, based on the type of existing activities.

Policies

1. By identifying areas within the settlement areas that have common characteristics, so that these activities can support each other and limit adverse effects on more sensitive activities.
2. By ensuring that development maintains or enhances the high landscape and ecological values of Great Barrier.
3. By limiting adverse effects of activities and encouraging low impact design methods including:
 - a. Onsite management and re-use of stormwater and wastewater.
 - b. Noise insulation.
 - c. Minimising impermeable surfaces.
 - d. Using renewable energy sources.
 - e. Maintaining or increasing indigenous biodiversity.
 - f. Mitigation of visual impacts of development.

10b.4 Resource management strategy

Each settlement area has a settlement plan which focuses on existing areas where development has occurred and also identifies new areas for expansion in specific settlement areas. The settlement plans have been developed to enable an integrated approach to resource management for the settlement areas. They recognise issues around reverse sensitivity by locating similar activities in the same locations, and enable a framework for sustainable management for activities on the island. Where growth is to occur, it is encouraged within the settlement areas rather than compromising the landscape values of outlying areas.

The framework recognises the need to enable the community of Great Barrier to undertake activities that will assist with sustaining and maintaining an economy on the island, while also recognising that the key asset to the island is its natural environment and unique position in the gulf. The settlement plans recognise that an element of the islands is the human environment, and that people and the community play an important part in giving the island its unique character.

Where appropriate, each settlement area has identified sub-areas within which specific activities can take place. There is an overall objective, and policies for each settlement area. Each sub-area also has its own set of objectives and policies that relate to the particular characteristics of that area. Subdivision is also controlled based on the particular characteristics of the surrounding land through [part 12 - Subdivision](#).

10b.5 Objectives and policies for Tryphena settlement area

10b.5.1 Introduction

The Tryphena settlement area contains the largest existing population centre on Great Barrier. Within it, existing settlement is concentrated in the two areas of Mulberry Grove and Gooseberry Flat. Each of these areas contain a small local retail centre providing services to the residents and the visitor industry. Tryphena Wharf to the southwest of the settlement area is a principal entry point to the island for visitors and freight as well as serving local fishing boats.

The settlement area is characterised by:

- A small historical lot pattern accommodating small scale development.
- Larger bush covered residential lots.
- Two separate areas that form the Tryphena local retailing area.
- Proximity to the main wharf entry point for Great Barrier.
- Land off Medlands Road for growth of the settlement area.

The existing settlements are centred on the lower slopes and coastal margins of the inner bays and new areas for residential development have been identified off Medlands Road. The upper catchment of Tryphena Harbour inland of the settlement area is forested, containing significant stands of remnant forest 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 north of the settlement area. Pockets of remnant forest are also located on this headland, in the lower valleys of Shoal Bay, and in the valley inland of 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. Water quality levels at Pah Beach can often be adversely affected during rainy periods. 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 five species (including the Great Barrier skink) found in the area.

The future of Tryphena will be to continue to provide the main sea access to Great Barrier, with a mix of commercial, residential and visitor activities, nestled into the bush environment in the four areas identified in the settlement plan.

The Tryphena settlement area has been divided into the following sub-areas:

- residential amenity area
- local retailing area
- headland protection area
- Mulberry Grove School area.

The location of each of these is shown on [figure 10b.1: Tryphena settlement area](#).

The objectives and policies for the Tryphena settlement area are set out below. The objectives and policies for all settlement areas contained in [clause 10b.3](#) also apply.

10b.5.2 Objective - Tryphena settlement area

To allow for development of land within the Tryphena settlement area in a way that does not compromise the bush covered character of the settlement.

Policies

1. By limiting the adverse visual effects of buildings through standards on colour, and ensuring that the natural landscape remains the dominant element in terms of visual amenity.
2. By ensuring that development is subject to bulk, coverage and location standards, and where these standards are exceeded, that the adverse effects are avoided or mitigated.
3. By limiting removal of indigenous vegetation in order that drainage, stormwater and sedimentation effects are reduced or avoided and landscape values are maintained.
4. By protecting riparian areas around streams and where activities affect riparian areas, requiring planting to maintain or enhance water quality.
5. By controlling the scale and form of buildings within the headland protection areas to ensure that buildings integrate with the landscape.
6. By enabling expansion of the settlement area along Medlands Road.

