

Parts of this chapter have been notified using either a Part One Schedule 1 process ([P1 Sch1](#)), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process ([ISPP](#)). Please see notations.

Taiao Takutai

Coastal Environment

CE	Coastal Environment
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P1 Sch1

Introduction

Coastal Environment

The purpose of this chapter is to manage the effects of activities and development on the landward extent of the coastal environment.

Wellington City's coastal environment includes the coastal marine area (CMA) as well as the inland extent of the coastal environment. The CMA extends up to 12 nautical miles out to sea and falls under the jurisdiction of the Greater Wellington Regional Council (GWRC). The landward extent of the coastal environment represents the area inland from mean high water springs where coastal processes, influences or qualities are significant. The extent of the landward portion of the coastal environment has been determined by applying Policy 1 of the New Zealand Coastal Policy Statement (NZCPS).

This chapter only applies to the inland extent of the coastal environment, which is identified on the District Plan maps. Any activities within the coastal marine area fall within the responsibility of Greater Wellington Regional Council.

Wellington City's coastline extends for over 100 kilometres. The western and southern parts of this coastline are largely undeveloped. Narrow shore platforms and steep escarpment and cliff faces are typical along this part of the coastline, where exposure to rigorous environmental conditions has helped shape rugged landforms. At the same time the urban areas have been heavily modified, with public roads present nearly the entire length of the coastline around the harbour from Sinclair Head to Petone, with residential and commercial development having modified the natural character throughout this area.

Wellington's coastline contributes to the character and identity of the City, and while exposed to natural hazards it also provides amenity, recreation opportunities, cultural and social value to the community, and is a place of importance to tangata whenua.

The direction in the New Zealand Coastal Policy Statement is to preserve and restore the natural character of the coastal environment (Policies 13 and 14). Within the landward extent of the coastal environment in the Wellington District, High Coastal Natural Character Areas have been identified using the criteria of the NZCPS and the Wellington Regional Policy Statement (RPS). This chapter introduces provisions to protect identified High Coastal Natural Character Areas from inappropriate use and development. These areas are shown on the District Plan maps and the identified values can be found in SCHED 12.

The New Zealand Coastal Policy Statement 2010 also requires development to be set back from the coastal marine area and other water bodies, where practicable and reasonable (Policy 6). For this reason, within the landward extent of the coastal environment, riparian margin setbacks

and a coastal margin setback are applied. Within these coastal margins and riparian margins within the coastal environment, activities are restricted to ensure that these sensitive areas are managed in a way that protects the natural character, open space, public access and amenity values of the coastal environment. Activities are still able to be undertaken within these areas, however activities such as new buildings will require consent to ensure the effects are minor and consider the character of the area. The coastal and riparian margin provisions do not apply in highly modified areas like the Port Zone or the City Centre Zone.

Council has also identified areas of outstanding natural features and landscapes (ONFL), special amenity landscape (SAL), and significant natural areas (SNA) within the district using the relevant criteria of the RPS. These overlays are identified on the planning maps and the relevant values are listed in SCHED8, SCHED10 and SCHED11. Some of the identified ONFL, SAL and SNA are located within the coastal environment. The relevant provisions that apply to these areas within the coastal environment are located in the NFL and ECO chapters.

Public access is to be encouraged and managing activities within coastal margins allows for the consideration of the effects of proposals on existing or future public access.

Provisions relating to infrastructure within the coastal environment are located in the INF-CE sub-chapter. The provisions in the INF-CE chapter apply in addition to the general provisions of the infrastructure chapter.

Provisions relating to renewable electricity generation within the coastal environment are located in the REG chapter.

Provisions relating to subdivision within the coastal environment are located in the SUB chapter.

Provisions relating to earthworks within the coastal environment are located in the EW chapter.

Coastal Hazards

Wellington City's coastal environment is susceptible to a range of coastal hazards, which are mapped as Coastal Hazard Overlays. These include:

1. Tsunami; and
2. Coastal inundation including sea level rise, [storm surges and storm events](#).

This Chapter's objectives, policies and rules provide the framework for ensuring that the risks of coastal hazards that threaten people and property are recognised and provided for, while also taking into account climate change effects over time. Given the continued uncertainty associated with the rate of sea level rise, the different sea level rise scenarios as outlined in the Ministry for the Environment 'Preparing for Coastal Change' (2017) guidance have been used to form the basis of the mapping of these hazards.

The Natural Hazards Chapter (NH) provides a comprehensive assessment of the risk-based approach including a break-down of the susceptibility of different activities and the corresponding sensitivities to natural hazards. The assessment against the risk-based approach within the natural hazard chapter is equally applicable to coastal hazards, and therefore is not duplicated in this chapter. The hazard ranking of coastal hazards is set out below:

Coastal Hazard Overlay	Respective Hazard Ranking
Tsunami – 1:100 year scenario inundation extent with 1 m sea level rise	High
Existing coastal inundation extent with a 1:100 year storm	
Tsunami – 1:500 year scenario inundation extent with 1 m sea level rise	Medium

Coastal inundation extent – with 1.493m sea level rise scenario and 1:100 year storm	
Tsunami 1:1000 year scenario inundation extent <u>with 1 m sea level rise</u>	Low

The framework below provides a specific pathway for any development within either the City Centre Zone or the Wellington Airport, operational port activities, passenger port facilities and rail activities. Any activities within the City Centre Zone or are associated with the Wellington Airport, operational port activities, passenger port facilities and rail activities are assessed against their own specific objectives, policies and rules. This is in recognition of the social and economic benefits these activities have and that their position in the City is largely fixed.

Other relevant District Plan provisions

P1 Sch1

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for your activity, including:

- **Ecosystems and Indigenous Biodiversity** - Provisions relating to significant natural areas in the Coastal Environment are located in the Ecosystems and Indigenous Biodiversity Chapter.
- **Natural Features and Landscapes** - Provisions relating to outstanding natural features and landscapes and special amenity landscapes in the coastal environment are located in the Natural Features and Landscapes Chapter.
- **Public access** – the Public Access Chapter contains additional policy direction relating to public access within the coastal environment.
- **Subdivision** - Provisions relating to subdivision in the coastal environment are located in the Subdivision Chapter.
- **Earthworks** - Provisions relating to earthworks in the coastal environment are located in the Earthworks Chapter.
- **Infrastructure - Coastal Environment** - Provisions relating to infrastructure in the coastal environment are located in the Infrastructure - Coastal Environment Chapter.
- **Renewable Electricity Generation** - Provisions relating to renewable electricity generation in the coastal environment are located in the Renewable Electricity Generation Chapter.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives

P1 Sch1

CE-01	Coastal environment
	The natural character and qualities that contribute to the natural character within the landward extent of the coastal environment are maintained and, where appropriate, restored or enhanced.

P1 Sch1

CE-02	High coastal natural character areas
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		The identified characteristics and values of areas of high coastal natural character areas in the landward extent of the coastal environment are preserved and protected from inappropriate subdivision, use and development.
P1 Sch1	CE-O3	<p>Coastal margins and riparian margins</p> <p>Coastal margins and riparian margins in the landward extent of the coastal environment are protected from inappropriate subdivision, use and development.</p>
P1 Sch1	CE-O4	<p>Customary Harvesting</p> <p>Tangata whenua are able to exercise customary harvesting within the landward extent of the coastal environment.</p>
Objectives – Coastal hazards		
ISPP	CE-O5	<p>Risk from coastal hazards <u>in High Hazard Areas of the Coastal Hazard Overlays</u></p> <p>Subdivision, use and development <u>within the High Hazard Areas of the Coastal Hazard Overlays</u> reduces or does not increase the <u>existing risk from coastal hazards</u> to people, property, and infrastructure.</p>
	CE-O6	<p><u>Risk from coastal hazards in Low and Medium Hazard Areas of the Coastal Hazard Overlays</u></p> <p><u>Subdivision, use and development within the Low and Medium Hazard Areas of the Coastal Hazard Overlays minimise the risk from coastal hazards to people, property and infrastructure.</u></p>
P1 Sch1	CE-O 6 <u>7</u>	<p>Natural systems and features</p> <p>Natural systems and features that reduce the susceptibility of people, property, and infrastructure, <u>and Sites and Areas of Significance to Māori</u> from damage by coastal hazards are created, maintained or enhanced.</p>
P1 Sch1	CE-O 7 <u>8</u>	<p>Airport <u>purposes</u>, operational port activities, passenger port facilities and rail activities</p> <p>Airport <u>purposes</u>, operational port activities, passenger port facilities and rail activities are provided for, while also ensuring that subdivision, development and use of land occupied by Airport <u>purposes</u>, operational port activities, passenger port facilities and rail activities do not increase <u>minimise</u> the risk to people, property, and infrastructure.</p>

P1 Sch1	CE-O 89	<p>City Centre Zone</p> <p>Provide for a range of activities that maintain the vibrancy and vitality of the City Centre Zone, while also ensuring that subdivision, development and use in these areas do not increase <u>minimise</u> the risk to people, property, and infrastructure.</p>
P1 Sch1	CE-O 9 <u>10</u>	<p>Measures to reduce damage from sea level rise and coastal erosion</p> <p>Green infrastructure is the primary methods used to reduce damage from sea level rise and coastal erosion.</p>
Policies – Coastal environment		
P1 Sch1	CE-P1	<p>Identification of the coastal environment and of high coastal natural character areas within the coastal environment</p> <ol style="list-style-type: none"> 1. Identify and map the landward extent of the coastal environment. 2. Identify and map areas of very high and high natural character within the coastal environment and list the identified values in SCHED 12 – High Coastal Natural Character Areas.
P1 Sch1	CE-P2	<p>Use and development within the coastal environment</p> <p>Provide for use and development in the landward extent of the coastal environment where it:</p> <ol style="list-style-type: none"> 1. Consolidates existing urban areas; and 2. Does not establish new urban sprawl along the coastline.
P1 Sch1	CE-P3	<p>Restoration and enhancement within the coastal environment</p> <p>Provide for restoration or rehabilitation of the natural character values and coastal and riparian margins within the landward extent of the coastal environment by:</p> <ol style="list-style-type: none"> 1. Recognising the values present that could be enhanced; 2. Encouraging natural regeneration of indigenous species, including where practical the removal of pest species; 3. Rehabilitating dunes or other natural coastal features or processes; 4. Restoring or protecting riparian and coastal margins; 5. Removing redundant structures that do not have heritage or amenity value; 6. Modifying structures that interfere with coastal or ecosystem processes; or 7. Providing for mana whenua to exercise their responsibilities as kaitiaki to

		protect, restore and maintain areas of indigenous biodiversity.
P1 Sch1	CE-P4	<p>Customary harvesting within the coastal environment</p> <p>Recognise and provide for tangata whenua to exercise customary harvesting within the landward extent of the coastal environment in accordance with tikanga Māori and traditional cultural practices.</p>
P1 Sch1	CE-P5	<p>Use and development in high coastal natural character areas</p> <p>Only allow use and development in high coastal natural character areas in the coastal environment where:</p> <ol style="list-style-type: none"> 1. Any significant adverse effects on the identified values described in SCHED12 are avoided and any other adverse effects on the identified values described in SCHED12 are avoided remedied or mitigated; 2. It can be demonstrated that: <ol style="list-style-type: none"> a. The particular values and characteristics of the high coastal natural character areas as identified in SCHED12 are protected from inappropriate use and development, considering the extent to which the values and characteristics of the area are vulnerable to change including the effects of climate change and other natural processes; b. Any proposed earthworks, building platforms and buildings or structures are of a scale and prominence that respects the identified values and the design and development integrates with the existing landform and dominant character of the area; c. The duration and nature of adverse effects are limited; d. There is a functional or operational need for the activity to locate in the area; e. There are no reasonably practical alternative locations that are outside of the high coastal natural character areas or are less vulnerable to change; and f. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.
P1 Sch1	CE-P6	<p>Use and development within coastal margins and riparian margins in the coastal environment – located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or Evans Bay Marine Recreation Area</p> <p>Provide for use and development within coastal margins and riparian margins in the coastal environment where it is located in the highly modified Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone or Evans Bay Marine Recreation Area.</p>
P1 Sch1	CE-P7	<p>Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone and the Evans Bay</p>

	<p>Marine Recreation Area</p> <p>Only allow use and development within coastal and riparian margins in the coastal environment outside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or the Evans Bay Marine Recreation Area where:</p> <ol style="list-style-type: none"> 1. Any significant adverse effects on the natural character of the coastal environment are avoided and any other adverse effects on the natural character of the coastal environment are avoided, remedied or mitigated; and 2. It can be demonstrated that: <ol style="list-style-type: none"> a. Any proposed earthworks, building platform, building or structure are able to integrate with the existing landform, do not dominate the natural character of the area and do not limit or prevent public access to, along or adjacent to the coast and waterbodies; b. There is a functional or operational need for the activity to locate within the coastal or riparian margin; c. There are no reasonably practical alternative locations that are outside of the coastal or riparian margins or are less vulnerable to change; and d. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.
<p>P1 Sch1</p> <p>CE-P8</p>	<p>Vegetation removal within the coastal environment</p> <p>Manage the removal of vegetation in the coastal environment as follows:</p> <ol style="list-style-type: none"> 1. Allow for the removal of vegetation in the coastal environment outside of high coastal natural character areas; 2. Allow for the removal of exotic vegetation in the coastal environment within high coastal natural character areas; and 3. Only allow for the removal of indigenous vegetation in the coastal environment within high coastal natural character areas that: <ol style="list-style-type: none"> a. Is of a scale that maintains the identified values; or b. Is associated with ongoing maintenance of existing public accessways.
<p>P1 Sch1</p> <p>CE-P9</p>	<p>Mining and quarrying activities within the coastal environment</p> <p>Manage mining and quarrying activities within in the coastal environment as follows:</p> <ol style="list-style-type: none"> 1. Allow for established mining and quarrying activities in the Coastal Environment; 2. Only allow for the extension of established mining and quarrying activities or new quarrying and mining activities where it is located outside of high coastal natural character areas and outside of coastal and riparian margins and any potential adverse effects can be avoided, remedies or mitigated; 3. Avoid the extension of established mining and quarrying activities and the establishment of new mining and quarrying within high coastal natural character areas and within coastal and riparian margins in the

	coastal environment; and 4. Avoid the establishment of new mining and quarrying activities within the coastal environment.
P1 Sch1	<p>CE-P10 Inappropriate activities within the coastal environment</p> <p>Avoid the establishment of activities that are incompatible with or detrimental to the natural character and qualities within the landward extent of the coastal environment.</p>

Policies – Coastal hazards

ISPP	<p>CE-P11 Identification of coastal hazards</p> <p>Identify coastal hazards within the District Plan and take a risk-based approach to the management of subdivision, use and development based on the following:</p> <ol style="list-style-type: none"> 1. The sensitivity of the activities to the impacts of coastal hazards; 2. The risk posed to people, property, and infrastructure, by considering the likelihood and consequences of different coastal hazard events; and 3. The longer term impacts of climate change and sea level rise; and 4. <u>The operational need or functional need for some activities to locate in the Coastal Hazard Overlays.</u>
ISPP	<p>CE-P12 Levels of risk</p> <p>Ensure sSubdivision, use and development reduces <u>manages the coastal hazard</u> risk to people, property, and infrastructure by:</p> <ol style="list-style-type: none"> 1. Enable <u>Enabling</u> subdivision, use and development that have either low occupancy, risk, or replacement value within the low, medium and high hazard areas of the Coastal Hazard Overlays; 2. Requiring mitigation for subdivision, use and development that addresses-minimises <u>the impacts risk resulting from the development as far as reasonably practicable</u> in the low and medium hazard areas, <u>and high hazard areas in the City Centre Zone, of the Coastal Hazard Overlays;</u> and 3. Avoiding subdivision, use and development in the high hazard area <u>of the Coastal Hazard Overlays (with the exception of the City Centre Zone)</u> unless there is a functional <u>need</u> and operational need for the building or activity to be located in this area and <u>the building or activity</u> incorporates mitigation measures are-incorporated that reduces <u>minimise</u> the risk to people, property, and infrastructure.
ISPP	<p>CE-P13 Less hazard sensitive activities</p>

		Allow less hazard sensitive activities within all hazard areas of the Coastal Hazards Overlays.
ISPP	CE-P14	<p>Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area</p> <p>Enable additions to buildings that accommodate existing potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area, where:</p> <ol style="list-style-type: none"> 1. They enable the continued use <u>same level of hazard sensitivity as</u> of the existing <u>use of the</u> building; and 2. The risk from the coastal hazard is low due to either: <ol style="list-style-type: none"> a. Proposed mitigation measures; or b. The size and the activity of the addition.
ISPP	<u>CE-P15</u>	<p><u>Potentially hazard sensitive activities in low coastal hazard areas</u></p> <p><u>Allow potentially hazard sensitive activities in low coastal hazard areas.</u></p>
ISPP	CE-P 15 <u>16</u>	<p>Subdivision and h<u>Hazard sensitive activities within the low coastal hazard areas</u></p> <p>Provide for hazard sensitive activities within the low coastal hazard area, or any subdivision where the building platform for a hazard sensitive activityies <u>is</u> within the low coastal hazard area, where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The activity, building, or subdivision incorporates measures that reduce or do not increase <u>minimise</u> the risk to people, and property from a tsunami; 2. There is the ability to access safe evacuation routes for occupants of the building in case of a tsunami. 3. If the activity has a post disaster function, mitigation measures are incorporated to allow for the continued operation following a tsunami; and 4. For health care facilities, retirement villages, educational facilities and childcare facilities, there is an evacuation plan that allows for the safe removal of all occupants prior to the arrival of the tsunami.
ISPP	CE-P 16 <u>17</u>	<p><u>Potentially hazard sensitive activities within the medium coastal hazard areas</u></p> <p>Provide for potentially hazard-sensitive activities in the medium coastal hazard areas, or any subdivision where the building platform for a potentially hazard-sensitive activity will be within the medium coastal hazard areas where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The activity, building, or subdivision incorporates measures that reduce or do not increase <u>minimise</u> the risk to people and property from the coastal hazard; and

	<p>2. There is the ability to access safe evacuation routes for occupants of the building in case of a tsunami.</p>
<p>ISPP</p>	<p>CE-P1718 Hazard sensitive activities in the medium coastal hazard areas</p> <p>Only allow Provide for hazard-sensitive activities in the medium coastal hazard area where, or any subdivision where the building platform for a hazard-sensitive activity will be within the medium coastal hazard area, where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The activity, building, or subdivision incorporates measures that demonstrate that reduce or not increase <u>minimise</u> the risk to people and property from the coastal hazard; and; 2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard; ; 3. If the activity has a post disaster function, mitigation measures are incorporated to allow for the continued operation following a coastal hazard event; and 4. For health care facilities, retirement villages, educational facilities and childcare facilities, there is an evacuation plan that allows for the safe removal of all occupants prior to the arrival of the coastal hazard.
<p>ISPP</p>	<p>CE-P1819 Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area</p> <p>Avoid Hhazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area or any subdivision where the building platform for a potentially hazard sensitive activity or hazard sensitive activity will be within the high coastal hazard area where <u>(with the exception of the City Centre Zone and the Airport purposes, operational port activities, passenger port facilities and rail activities)</u> unless it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The activity, building or subdivision has an operational <u>need</u> or functional need to locate within the high coastal hazard area and locating outside of these high coastal hazard areas is not a practicable option; 2. The activity, building, or subdivision incorporates measures that demonstrate that reduce or do not increase the <u>existing</u> risk to people, and property from the coastal hazard; 3. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard; and 4. The activity does not involve the removal or modification of a natural system or feature that provides protection to other properties from the natural hazard.
<p>P1 Sch1</p>	<p>CE-P1920 Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport purposes, operational port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays</p> <p>Enable subdivision, development and use associated with the Airport <u>purposes</u>, <u>operational</u> port activities, passenger port facilities and rail activities</p>

		within the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or more than 10 employees associated with either of these activities or the creation of vacant allotments.
P1 Sch1	CE-P2021	<p>Subdivision, use and development which will be occupied by members of the public, or employees associated with the Airport <u>purposes</u>, operational port activities, passenger port facilities and rail activities in the Coastal Hazards Overlays</p> <p>Manage subdivision, development and use associated with the Airport <u>purposes</u>, operational port activities, passenger port facilities and rail activities within the Coastal Hazard Overlays where they involve the construction of new buildings which will be occupied by members of the public, or over 10 employees associated with either of these activities by ensuring that:</p> <ol style="list-style-type: none"> 1. The activity, building or subdivision incorporates measures that do not increase <u>minimise</u> the risk to people, property, and infrastructure; and 2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.
P1 Sch1	CE-P2122	<p>Subdivision, use and development in the City Centre Zone which will not be occupied by members of the public and within the Coastal Hazards Overlays</p> <p>Enable subdivision, development and use associated within the City Centre Zone and within all of the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or employees or the creation of vacant allotments.</p>
P1 Sch1	CE-P2223	<p>Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays</p> <p>Manage subdivision, development and use within the City Centre Zone and within all of the Coastal Hazard Overlays, where they involve the construction of new buildings which will be occupied by members of the public, employees or result in the creation of a vacant allotment by ensuring that:</p> <ol style="list-style-type: none"> 1. The activity, building or subdivision incorporates measures that reduce or not increase <u>minimise</u> the risk to people, and property; and 2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.
P1 Sch1	CE-P2324	<p>Natural systems and features</p> <p>Protect, restore, and enhance natural systems and features where they will reduce the existing risk posed by coastal hazards to people, property, and</p>

		infrastructure.
P1 Sch1	CE-P2425	<p>Coastal hazard mitigation works involving green infrastructure</p> <p>Enable green infrastructure and encourage Mātauranga Māori approaches undertaken by a Crown entity or their nominated contractors or agents within the identified Coastal Hazard Overlay where theythis will reduce the risk from coastal hazards to people, property and infrastructure.</p>
P1 Sch1	CE-P2526	<p>Green infrastructure and planning coastal hazard mitigation works</p> <p>Encourage green infrastructure measures and Mātauranga Māori approaches when undertaking planned coastal hazard mitigation works within the identified Coastal Hazard Overlays where theythis will reduce the risk from coastal hazards risk to people, property and infrastructure.</p>
P1 Sch1	<u>CE-P27</u>	<p><u>Repair and maintenance of existing hard engineering hazard mitigation structures in the high coastal hazard area</u></p> <p><u>Enable the repair and maintenance of existing hard engineering hazard mitigation structures in the high coastal hazard area where they will reduce the risk from coastal hazards to people, property and infrastructure.</u></p>
P1 Sch1	CE-P2628	<p>Hard engineering measures <u>Hard engineering natural hazards mitigation works</u></p> <p>Only allow for hard engineering measures <u>hard engineering natural hazards mitigation works</u> for the reduction of the risk from coastal hazards where:</p> <ol style="list-style-type: none"> 1. The engineering measures are needed to protect existing nationally and regionally significant infrastructure and it can be demonstrated that there is no practicable alternative; 2. There is an an immediate demonstrable <u>immediate demonstrable</u> risk to <u>existing nationally and regionally significant infrastructure</u>, life or private property from the coastal hazard; 3. The construction of the hard engineering measures will not increase the risk from Coastal Hazards on adjacent properties that are not protected by the hard engineering measures; 4. It avoids the modification or alteration of natural features and systems in a way that would compromise their function as natural defences; <u>4.</u> Hard engineering structures are designed to minimise adverse effects on the coastal environment; <u>5.</u> <u>Adverse effects on Ssignificant natural features and systems and their function as natural defences and any adverse effects</u> are avoided; remedied or mitigated; and <u>6.</u> It can be demonstrated that green infrastructure measures would not provide an appropriate level of protection in relation to the significance of the risk.

Rules: Land use activities		
P1 Sch1	CE-R1	Customary harvesting by tangata whenua within the coastal environment
	All Zones	1. Activity status: Permitted
P1 Sch1	CE-R2	Restoration and enhancement activities within the coastal environment: 1. Outside of high coastal natural character areas; and 2. Outside of coastal and riparian margins.
	All Zones	1. Activity status: Permitted
P1 Sch1	CE-R3	Restoration and enhancement activities within the coastal environment: 1. Within high coastal natural character areas; or 2. Within coastal or riparian margins.
	All Zones	1. Activity status: Permitted Where: a. The works are for the purpose of restoring or maintaining the coastal natural character by: i. Planting eco-sourced local indigenous vegetation; ii. Carrying out pest animal and pest plant control activities; iii. Carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977; or iv. Carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977; or b. The works are undertaken by mana whenua in accordance with the principle of kaitiakitanga.
	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R3.1.a cannot be <u>is not</u> achieved. Matters of discretion are: 1. The matters in CE-P3.
P1 Sch1	CE-R4	Vegetation trimming or removal within the coastal environment, outside of high coastal natural character areas
	All Zones	1. Activity status: Permitted
P1 Sch1	CE-R5	Exotic vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of a significant natural area
	All Zones	1. Activity status: Permitted
P1 Sch1	CE-R6	Indigenous vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of

		significant natural area
P1 Sch1	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with CE-S1 is achieved.</p>
	All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R6.1.a cannot be <u>is not</u> achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in CE-P8.
	CE-R7	<p>Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying within the coastal environment but:</p> <ul style="list-style-type: none"> • Outside of high coastal natural character areas; and • Outside of coastal or riparian margins.
P1 Sch1	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with the rules and standards for activities in the underlying zones.</p>
	All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R7.1.a cannot be <u>is not</u> achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in CE-P2 and CE-P10.
	CE-R8	<p>Any activity not otherwise listed as permitted, restricted discretionary or non-complying within the coastal environment, within coastal or riparian margins</p>
	Airport Zone Port Zone Stadium Zone Waterfront Zone City Centre Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with the rules and standards for land use activities in the underlying zones.</p>

Evans Bay Marine Recreation Area			
Airport Zone Port Zone Stadium Zone Waterfront Zone City Centre Zone Evans Bay Marine Recreation Area	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R8.1.a cannot be <u>is not</u> achieved; Matters of discretion are: 1. The matters in CE-P6, PA-P1, PA-P2 and PA-P3.		
All other Zones	3. Activity status: Discretionary		
P1 Sch1	<table border="1"> <tr> <td style="background-color: #FF8C00;">CE-R9</td> <td>Any activity not otherwise listed as permitted, restricted discretionary or discretionary within the coastal environment, within high coastal natural character areas</td> </tr> </table>	CE-R9	Any activity not otherwise listed as permitted, restricted discretionary or discretionary within the coastal environment, within high coastal natural character areas
CE-R9	Any activity not otherwise listed as permitted, restricted discretionary or discretionary within the coastal environment, within high coastal natural character areas		
All Zones	1. Activity status: Discretionary		
P1 Sch1	<table border="1"> <tr> <td style="background-color: #FF8C00;">CE-R10</td> <td>Extension of existing mining and quarrying activities within the coastal environment</td> </tr> </table>	CE-R10	Extension of existing mining and quarrying activities within the coastal environment
CE-R10	Extension of existing mining and quarrying activities within the coastal environment		
All Zones	1. Activity status: Restricted Discretionary Where: a. It is located outside of high coastal natural character areas and outside of coastal and riparian margins in the coastal environment. Matters of discretion are: 1. The effects of the activity on the natural character of the coastal environment; 2. Whether there is a functional or operational need for the activity to be located within the coastal environment; and 3. The matters in CE-P9.		
All Zones	2. Activity status: Non-complying Where: a. Compliance with the requirements of CE-R10.1.a cannot be <u>is not</u> achieved.		

P1 Sch1

CE-R11	New quarrying and mining activities and new plantation forestry within the coastal environment
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All Zones	1. Activity status: Non-complying
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Rules: Buildings and structures activities

P1 Sch1

CE-R12	Construction, addition or alteration of buildings and structures, within the coastal environment: <ul style="list-style-type: none"> • Outside of high coastal natural character areas; and • Outside of coastal and riparian margins.
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All Zones	1. Activity status: Permitted Where: a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones.
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All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R12.1.a cannot be <u>is not</u> achieved. Matters of discretion are: 1. The matters in CE-P2, PA-P1, PA-P2 and PA-P3.
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P1 Sch1

CE-R13	Construction, addition or alteration of buildings and structures within the coastal environment, within high coastal natural character areas
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All Zones	1. Activity status: Restricted Discretionary Where: a. A maximum of one building or structure per site; and b. Compliance with CE-S2 is achieved. Matters of discretion are: 1. The matters in CE-P2, CE-P4, PA-P1, PA-P2 and PA-P3; and 2. The effects on identified coastal natural character values and measures proposed to avoid, remedy or mitigate the adverse effects.
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P1 Sch1

All zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of CE-R13.1 cannot be <u>is not</u> achieved.</p> <p>Section 88 information requirements for applications:</p> <p>Applications under this rule must provide the following in addition to the standard information requirements:</p> <p>An assessment by a suitably qualified landscape architect to assess the proposal against the identified values of the high coastal natural character area.</p>
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CE-R14	<p>Additions and alterations to existing buildings and structures within in the coastal environment:</p> <ul style="list-style-type: none"> • Within coastal or riparian margins
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All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones.</p>
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All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R14.1.a cannot be <u>is not</u> achieved;</p> <p>Matters of discretion are:</p> <p>1. The matters in CE-P2, PA-P1, PA-P2 and PA-P3</p>
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P1 Sch1

CE-R15	<p>Construction of new buildings and structures within in the coastal environment and within coastal or riparian margins</p>
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Airport Zone Port Zone Stadium Zone Waterfront Zone City Centre Zone Evans Bay Marine Recreation Area	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones.</p>
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Airport Zone Port Zone Stadium Zone Waterfront Zone City Centre Zone Evans Bay Marine Recreation Area	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R15.1.a cannot be <u>is not</u> achieved. Matters of discretion are: 1. The matters in CE-P7, PA-P1, PA-P2 and PA-P3.
All other Zones	3. Activity status: Discretionary

Rules – Coastal hazards

ISPP

CE-R16	Less hazard sensitive activities within all the Coastal Hazard Overlays
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P1 Sch1

All Zones	1. Activity status: Permitted
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CE-R17	Green infrastructure for the purposes of coastal hazard mitigation works undertaken by a Crown entity or their nominated contractor or agent within the Coastal Hazard Overlays
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All Zones	1. Activity status: Permitted Where: a. The works must be undertaken by either Crown entity, Regional or Territorial Authority or an agent on their behalf for the express purpose of coastal hazard mitigation works.
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ISPP

CE-R18	Additions to buildings within the Coastal Hazard Overlays
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All Zones	1. Activity status: Permitted Where: a. The additions are above the ground floor of a building containing a hazard-sensitive activity or potentially hazard sensitive activity within the City Centre Zone a- b. The additions are to a <u>building containing a</u> hazard sensitive activity or potentially hazard sensitive activity in the low coastal hazard area; b- c. The additions are to <u>a buildings for containing</u> a less hazard sensitive activity in either the low coastal hazard area, medium coastal hazard area or high coastal hazard area; c- d. The additions are to a <u>building containing a</u> potentially hazard sensitive activity in the medium coastal hazard area <u>or to the ground floor of a building containing a hazard sensitive activity or potentially hazard sensitive activity within the City Centre Zone</u> and they do not increase the building footprint by more than
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P1 Sch1

		100m ² ; or d. e. The additions are to a <u>building containing a</u> hazard sensitive activity in the medium coastal hazard area and they do not increase the building footprint by more than 50m ² .
	All Zones	2. Activity status: Restricted discretionary Where: a. Compliance with the requirements of CE-R18.1. ed or CE-R18.1. de cannot be <u>is not</u> achieved; or b. The addition is to a <u>building containing a</u> potentially hazard sensitive activity or a hazard sensitive activity within a high coastal hazard area <u>and is located outside of the City Centre Zone</u> . Matters of discretion are: 1. The matters in CE-P14.
	CE-R19	<u>The construction of buildings or the conversion of existing buildings that will contain Airport purposes, operational port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay</u>
	All Zones	1. Activity status: Permitted Where: a. It does not involve the construction of a building that would be occupied by more than 10 employees of the activity, or any members of the public; or b. It does not involve the conversion of an existing building into a building that would be occupied by more than 10 employees of the activity, or any members of the public.
	All Zones	2. Activity status: Restricted discretionary Where: a. Compliance with the requirements of CE-R19.1 cannot be <u>is not</u> achieved Matters of discretion are: 1. The matters in CE-P 2021 .
	CE-R20	<u>The construction of buildings or the conversion of existing buildings that will contain P</u> potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas
	<u>All Zones</u> <u>City Centre</u> <u>Zone</u>	1. Activity status: Permitted Where: a. It does not involve the construction of a building that would be occupied by more than 10 employees of the activity, or any members of the public; or b. It does not involve the conversion of an existing building into a building that would be occupied by more than 10 employees of the activity, or

ISPP

		any members of the public.
	<u>All Zones</u> <u>City Centre Zone</u>	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R20.1 cannot be <u>is not</u> achieved.</p> <p>Matters of discretion are:</p> <p>1. The matters in CE-P2223.</p>
ISPP	CE-R21	Potentially hazard sensitive activities in the low coastal hazard area
	All Zones	1. Activity status: Permitted
ISPP	CE-R22	<u>The construction of buildings or the conversion of existing buildings that will contain H</u> azard sensitive activities in the low coastal hazard area
	All Zones	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The development does not involve the construction of a <u>building or conversion of a building for</u> childcare service, retirement village educational facility, hospital, emergency service facility or health care facility; or</p> <p>b. If the development involves the construction of <u>a building or conversion of a building for</u> residential units, the total number of residential units on a site is no more than three.</p>
	All Zones	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R22.1.a cannot be <u>is not</u> achieved.</p> <p>Matters of discretion are:</p> <p>1. The matter in CE-P4516.</p>
ISPP	CE-R23	<u>The construction of buildings or the conversion of existing buildings that will contain P</u> otentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport <u>purposes</u> , operation port activities, passenger port facilities and rail activities
	All Zones	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in CE-P4417.</p>

ISPP	CE-R24	All HHard engineering measures <u>natural hazards mitigation works</u> in the high coastal hazard area	
	All Zones	<p>1. Activity Status: Permitted Where:</p> <ul style="list-style-type: none"> a. <u>The works involve maintenance and repair of existing hard engineering natural hazard mitigation works; or</u> b. <u>Upgrades of existing hard engineering natural hazard mitigation works that protect existing regionally or nationally significant infrastructure that do not increase the footprint or height of the structure.</u> 	
	All Zones	<p>2. 4. Activity Status: Discretionary Where:</p> <ul style="list-style-type: none"> a. <u>The works involve new hard engineering natural hazard mitigation works; or</u> b. <u>Upgrades to existing hard engineering natural hazard mitigation works cannot comply with CE-R24.1b.</u> 	
ISPP	CE-R25	<u>The construction of buildings or the conversion of existing buildings that will contain P</u>otentially hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport <u>purposes</u>, operation port activities, passenger port facilities and rail activities	
	All Zones	1. Activity status: Discretionary	
ISPP	CE-R26	<u>The construction of buildings or the conversion of existing buildings that will contain H</u>azard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport <u>purposes</u>, operation port activities, passenger port facilities and rail activities	
	All Zones	1. Activity status: Discretionary	
ISPP	CE-R27	<u>The construction of buildings or the conversion of existing buildings that will contain H</u>azard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport <u>purposes</u>, operation port activities, passenger port facilities and rail activities	
	All Zones	1. Activity status: Non-Complying	
Standards			
P1 Sch1	CE-S1	Indigenous vegetation trimming or removal within in the coastal environment and within high coastal natural character areas	
	All Zones	<p>1. Indigenous vegetation removal must not exceed 50m² in total area per 12 month contiguous period per site. The following are exempt from the maximum permitted area of removal:</p> <ul style="list-style-type: none"> a. Vegetation removal addressing an imminent threat to people or property represented by deadwood, diseased or dying vegetation; b. Vegetation removal that is necessary to 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The effects on identified coastal natural character values and measures proposed to avoid, remedy or mitigate the adverse effects.

P1 Sch1

	<p>ensure the safe and efficient operation of any formed public road or access;</p> <ul style="list-style-type: none"> c. Vegetation removal within 35m from the external wall of an existing building; d. Vegetation removal within 1m width either side of an existing fence or other structure; e. Vegetation removal of 2.5m in total width for maintenance of public access track (where undertaken by WCC, GWRC or their agents); f. Vegetation removal that is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017; and g. Customary harvesting. 	
	<p>CE-S2</p> <p>New buildings and structures within the coastal environment and within high coastal natural character areas</p>	
<p>All Zones</p>	<ul style="list-style-type: none"> 1. Buildings or structures in high coastal natural character areas must not exceed: <ul style="list-style-type: none"> a. A maximum height of 5m above ground level; and b. A gross floor area of 50m² 2. The exterior façade and roof must be finished in a colour that is contained within Groups A, B or C of BS5252 and that does not exceed a reflectance value of 30%. (Note: Some colours in Groups A, B or C of BS5252 have a reflectance value of over 30% and are therefore not compliant.) 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Whether the building or structure and its scale and location is integrated into the landform to limit prominence and protect the identified values and characteristics and any measures to avoid, remedy or mitigate the adverse effects; and 2. The effect of the reflectivity and colour of external materials on the identified values and characteristics