

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.

Text shown in **red** (both underlined and ~~struck-out~~) represents all changes recommended by the Panel to those parts of the Chapter considered in Hearing Stream 8 from the notified Plan provisions

# 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 [2010](#) (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 ~~kilometers~~ 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. Parts of the rural environment above the coastal escarpments have been modified by development. At the same time The urban areas of the coastal environment 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. Similarly, the 'Moa Point Road Seawall Area', as shown on the ePlan mapping, is another area where the natural character of the coast has been heavily modified by the existing hard engineering natural hazard mitigation structures that protect the Airport, road and network utilities located in this area. There has also been development of large scale infrastructure within the coastal environment, such as wind turbines, quarries, the National Grid, roads and other built facilities.

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 NZCPS~~ 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 for the Wellington Region](#) (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 SCHED12. [APP16 provides more information on how natural character in the Coastal Environment has been evaluated and provides guidance for landscape assessments that address natural character.](#)

The [New Zealand Coastal Policy Statement 2010 NZCPS](#) 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.

[Protecting natural features and natural landscape within the coastal environment from inappropriate subdivision, use and development and protecting indigenous biodiversity are also a key focus of the NZCPS \(Policies 15 and 11 of the NZCPS respectively\).](#) 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. [The Public Access \(PA\) provisions that apply within the coastal environment \(and address the matters in Policies 18 and 19 of the NZCPS\) are primarily located within the PA chapter.](#)

Provisions relating to infrastructure within the coastal environment are located in the INF-CE sub-chapter [and in the Special Purpose Port Zone and Airport Zone.](#) The provisions in the INF-CE sub-chapter apply in addition to the general provisions of the infrastructure chapter [and generally give effect to NZCPS Policy 6\(1\)\(a\) and 6\(2\)\(c\). The Coastal Environment chapter provisions do not apply to Infrastructure located within the Coastal Environment \(unless specifically stated within a INF-CE rule or standard, for example, as a matter of discretion\).](#)

Provisions relating to renewable electricity generation within the coastal environment are located in the REG chapter. [The Coastal Environment chapter provisions do not apply to renewable energy generation activities located within the Coastal Environment Environment \(unless specifically stated within a renewable electricity generation rule or standard, for example, as a matter of discretion\).](#)

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.

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	High
Existing coastal inundation extent with a 1:100 year storm	
Tsunami – 1:500 year scenario inundation extent	Medium
Coastal inundation extent – with 1.49m sea level rise scenario and 1:100 year storm	
Tsunami 1:1000 year scenario inundation extent	Low

The framework below provides a specific pathway for any development within either the City Centre Zone, ~~or the Wellington Airport Zone, and~~ operational port activities, passenger port facilities and rail activities ~~within the Port Zone. Any A-~~activities within ~~these zones 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 ~~in this chapter and the relevant zone chapter~~. This is in recognition of the social and economic benefits these activities have, their functional and operational need to be located where they are, and that their position in the City is largely fixed.

Many of the key resource management issues that arise within the Coastal Environment are addressed in other chapters of the District Plan. For this reason, this chapter focuses on those key matters that are not addressed elsewhere. The matters in this chapter should therefore not be interpreted as creating primacy or elevating the matters identified in this chapter over other provisions that apply to the Coastal Environment in other chapters of the District Plan.

**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-O1

**Natural character within the 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, rehabilitated, restored or enhanced.

P1 Sch1

CE-O2

**High coastal natural character areas**

~~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

**Coastal margins and riparian margins**

Coastal margins and riparian margins in the landward extent of the coastal environment are protected from inappropriate subdivision, use and development.

P1 Sch1

CE-O4

**Customary Harvesting**

Tangata whenua are able to exercise customary harvesting within the landward extent of the coastal environment.

**Objectives – Coastal hazards**

ISPP

CE-O5

**Risk from coastal hazards**

		Subdivision, use and development in the Coastal Hazard Overlays reduces or does not increase the risk to people, property, and infrastructure.
P1 Sch1	CE-O6	<p><b>Natural systems and features</b></p> <p>Natural systems and features that reduce the susceptibility of people, property, and infrastructure from damage by coastal hazards are created, maintained or enhanced.</p>
P1 Sch1	CE-O7	<p><b>Airport, operational port activities, passenger port facilities and rail activities</b></p> <p>Airport, 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, operational port activities, passenger port facilities and rail activities do not increase the risk to people, property, and infrastructure.</p>
P1 Sch1	CE-O8	<p><b>City Centre Zone</b></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 the risk to people, property, and infrastructure.</p>
P1 Sch1	CE-O9	<p><b>Measures to reduce damage from sea level rise and coastal erosion</b></p> <p>Green infrastructure is the primary methods used to reduce damage from sea level rise and coastal erosion.</p>
<b>Policies – Coastal environment</b>		
P1 Sch1	CE-P1	<p><b>Identification of the coastal environment and of high coastal natural character areas within the coastal environment</b></p> <ol style="list-style-type: none"> <li>1. Identify and map the landward extent of the coastal environment.</li> <li>2. Identify and map areas of very high and high natural character within the coastal environment and list the identified <b>key</b> values in SCHED 12 – High Coastal Natural Character Areas.</li> </ol>
P1 Sch1	CE-P2	<p><b>Use and development <u>effects on natural character</u> within the coastal environment</b></p>

		<p>Provide for use and development in the landward extent of the coastal environment where it:</p> <ol style="list-style-type: none"> <li>1. <u>Avoids, remedies or mitigates adverse effects on the natural character of the coastal environment; and</u></li> <li>2. Consolidates existing urban areas; <del>and or</del></li> <li>3. Does not establish new urban sprawl along the coastline.</li> </ol>
P1 Sch1	CE-P3	<p><b>Restoration and enhancement <u>of natural character</u> within the coastal environment</b></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"> <li>1. Recognising the values present that could be enhanced;</li> <li>2. Encouraging natural regeneration of indigenous <u>species/vegetation</u>, including where practical the removal of pest species;</li> <li>3. Rehabilitating dunes or other natural coastal features or processes;</li> <li>4. Restoring or protecting riparian and coastal margins;</li> <li>5. Removing redundant structures that do not have heritage or amenity value;</li> <li>6. Modifying structures that interfere with coastal or ecosystem processes; or</li> <li>7. Providing for mana whenua to exercise their responsibilities as kaitiaki to protect, restore and maintain <u>natural character values in the coastal environment areas of indigenous biodiversity</u>.</li> </ol>
P1 Sch1	CE-P4	<p><b>Customary harvesting within the coastal environment</b></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><b>Use and development in high coastal natural character areas</b></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"> <li>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;</li> <li>2. It can be demonstrated that: <ol style="list-style-type: none"> <li>a. The particular values and characteristics of the high coastal natural character areas <u>including but not limited to the key values as</u> identified in SCHED12 are protected from inappropriate use and development, <u>including by</u> 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;</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>b. Any proposed earthworks, building platforms and buildings or structures are of a scale and prominence that <del>respects</del> <u>maintains</u> the identified values and the design and development integrates with the existing landform and dominant character of the area;</li> <li>c. The duration and nature of adverse effects are limited;</li> <li>d. There is a functional or operational need for the activity to locate in the area;</li> <li>e. There are no reasonably <del>practical</del> <u>practicable</u> alternative locations that are outside of the high coastal natural character areas or are less vulnerable to change; and</li> <li>f. Restoration or rehabilitation planting of indigenous <del>vegetationspecies</del> will be incorporated <u>where practicable</u> to mitigate any adverse effects <u>on natural character</u>.</li> </ul>
<p>P1 Sch1</p>	<p><b>CE-P6</b>    <b>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, <del>or</del> Evans Bay Marine Recreation Area <u>or the Moa Point Road Seawall Area</u></b></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, <del>or</del> Evans Bay Marine Recreation Area <u>or the Moa Point Road Seawall Area</u>.</p>
<p>P1 Sch1</p>	<p><b>CE-P7</b>    <b>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 <del>and</del> the Evans Bay Marine Recreation Area <u>or the Moa Point Road Seawall Area</u></b></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, <del>or</del> the Evans Bay Marine Recreation Area, <u>or the Moa Point Road Seawall Area</u></p> <p>where:</p> <ul style="list-style-type: none"> <li>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</li> <li>2. It can be demonstrated that:             <ul style="list-style-type: none"> <li>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;</li> <li>b. There is a functional or operational need for the activity to locate within the coastal or riparian margin;</li> <li>c. There are no reasonably practical alternative locations that are outside of the coastal or riparian margins or are less vulnerable to change; and</li> <li>d. Restoration or rehabilitation planting of indigenous <del>speciesvegetation</del> will be incorporated <u>where practicable</u> to mitigate any adverse effects <u>on natural character</u>.</li> </ul> </li> </ul>

P1 Sch1

<b>CE-P8</b>	<p><b>Vegetation removal within the coastal environment</b></p> <p>Manage the removal of vegetation in the coastal environment as follows:</p> <ol style="list-style-type: none"> <li>1. Allow for the removal of vegetation in the coastal environment:                             <ol style="list-style-type: none"> <li>a. outside of high coastal natural character areas, <u>and</u></li> <li>b. <u>outside coastal and riparian margins</u>;</li> </ol> </li> <li>2. Allow for the removal of exotic vegetation in the coastal environment within high coastal natural character areas, <u>or within coastal and riparian margins</u>; and</li> <li>3. Only allow for the removal of indigenous vegetation in the coastal environment within high coastal natural character areas, <u>or within coastal and riparian margins</u> that:                             <ol style="list-style-type: none"> <li>a. Is of a scale that maintains the <u>existing natural character identified values</u>; or</li> <li>b. <u>Is necessary for the safe and efficient operation, maintenance and repair of public accessways</u>; or</li> <li>c. <u>Is necessary to avoid an imminent threat to the safety of people, or significant damage to property.</u></li> </ol> </li> </ol> <p><del>b. Is associated with ongoing maintenance of existing public accessways.</del></p>
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P1 Sch1

<b>CE-P9</b>	<p><b>Mining and quarrying activities within the coastal environment</b></p> <p>Manage mining and quarrying activities within <del>in</del> the coastal environment as follows:</p> <ol style="list-style-type: none"> <li>1. Allow for established mining and quarrying activities in the Coastal Environment;</li> <li>2. Only allow for the extension of established mining and quarrying activities <del>or new quarrying and mining activities</del> where:                             <ol style="list-style-type: none"> <li>a. it is located outside of high coastal natural character areas and outside of coastal and riparian margins;</li> <li>b. <u>and any potential significant adverse effects on the natural character of the coastal environment are avoided; and</u></li> <li>c. <u>any other adverse effects on natural character can be avoided, remedied or mitigated;</u></li> </ol> </li> <li>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</li> <li>4. Avoid the establishment of new mining and quarrying activities within the coastal environment.</li> </ol>
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P1 Sch1

<b>CE-P10</b>	<p><b>Inappropriate activities within the coastal environment</b></p> <p>Avoid the establishment of <del>activities that are incompatible with, or detrimental to, the natural character and qualities</del> <u>new quarrying, mining and plantation forestry activities</u> within the landward extent of the coastal environment.</p>
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**Policies – Coastal hazards**



ISPP	CE-P11	<p><b>Identification of coastal hazards</b></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"> <li>1. The sensitivity of the activities to the impacts of coastal hazards;</li> <li>2. The risk posed to people, property, and infrastructure, by considering the likelihood and consequences of different coastal hazard events; and</li> <li>3. The longer term impacts of climate change and sea level rise.</li> </ol>
ISPP	CE-P12	<p><b>Levels of risk</b></p> <p>Subdivision, use and development reduces the risk to people, property, and infrastructure by:</p> <ol style="list-style-type: none"> <li>1. Enable 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;</li> <li>2. Requiring mitigation for subdivision, use and development that addresses the impacts from the relevant coastal hazards to people, property, and infrastructure in the low and medium hazard areas; and</li> <li>3. Avoiding subdivision, use and development in the high hazard area unless there is a functional and operational need for the building or activity to be located in this area and incorporates mitigation measures are incorporated that reduces the risk to people, property, and infrastructure.</li> </ol>
ISPP	CE-P13	<p><b>Less hazard sensitive activities</b></p> <p>Allow less hazard sensitive activities within all hazard areas of the Coastal Hazards Overlays.</p>
ISPP	CE-P14	<p><b>Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area</b></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"> <li>1. They enable the continued use of the existing building; and</li> <li>2. The risk from the coastal hazard is low due to either: <ol style="list-style-type: none"> <li>a. Proposed mitigation measures; or</li> <li>b. The size and the activity of the addition.</li> </ol> </li> </ol>
ISPP	CE-P15	<p><b>Subdivision and hazard sensitive activities within the low coastal hazard areas</b></p>

ISPP

	<p>Provide for hazard sensitive activities within the low coastal hazard area, or any subdivision where the building platform for a hazard sensitive activities within the low coastal hazard area, where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The activity, building, or subdivision incorporates measures that reduce or do not increase the risk to people, and property from a tsunami;</li> <li>2. There is the ability to access safe evacuation routes for occupants of the building in case of a tsunami.</li> <li>3. If the activity has a post disaster function, mitigation measures are incorporated to allow for the continued operation following a tsunami; and</li> <li>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.</li> </ol>
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ISPP

<p><b>CE-P16</b></p>	<p><b>Potentially hazard sensitive activities within the medium coastal hazard areas</b></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"> <li>1. The activity, building, or subdivision incorporates measures that reduce or do not increase the risk to people and property from the coastal hazard; and</li> <li>2. There is the ability to access safe evacuation routes for occupants of the building in case of a tsunami.</li> </ol>
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ISPP

<p><b>CE-P17</b></p>	<p><b>Hazard sensitive activities in the medium coastal hazard areas</b></p> <p>Only allow 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"> <li>1. The activity, building, or subdivision incorporates measures that demonstrate that reduce or not increase the risk to people and property from the coastal hazard, and</li> <li>2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.</li> <li>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</li> <li>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.</li> </ol>
<p><b>CE-P18</b></p>	<p><b>Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area</b></p>

		<p>Avoid Hazard 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 it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The activity, building or subdivision has an operational 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;</li> <li>2. The activity, building, or subdivision incorporates measures that demonstrate that reduce or not increase the risk to people, and property from the coastal hazard;</li> <li>3. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard; and</li> <li>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.</li> </ol>
P1 Sch1	CE-P19	<p><b>Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport, operation port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays</b></p> <p>Enable subdivision, development and use associated with the Airport, operation port activities, passenger port facilities and rail activities 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.</p>
P1 Sch1	CE-P20	<p><b>Subdivision, use and development which will be occupied by members of the public, or employees associated with the Airport, operation port activities, passenger port facilities and rail activities in the Coastal Hazards Overlays</b></p> <p>Manage subdivision, development and use associated with the Airport, operation 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"> <li>1. The activity, building or subdivision incorporates measures that do not increase the risk to people, property, and infrastructure; and</li> <li>2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.</li> </ol>
P1 Sch1	CE-P21	<p><b>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</b></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.
P1 Sch1	CE-P22	<p><b>Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays</b></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"> <li>1. The activity, building or subdivision incorporates measures that reduce or not increase the risk to people, and property; and</li> <li>2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.</li> </ol>
P1 Sch1	CE-P23	<p><b>Natural systems and features</b></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 infrastructure.</p>
P1 Sch1	CE-P24	<p><b>Coastal hazard mitigation works involving green infrastructure</b></p> <p>Enable green infrastructure undertaken by a Crown entity or their nominated contractors or agents within the identified Coastal Hazard Overlay where they will reduce the risk from coastal hazards to people, property and infrastructure.</p>
P1 Sch1	CE-P25	<p><b>Green infrastructure and planning coastal hazard mitigation works</b></p> <p>Encourage green infrastructure measures when undertaking planned coastal hazard mitigation works within the identified Coastal Hazard Overlays where they will reduce the risk from coastal hazards risk to people, property and infrastructure.</p>
P1 Sch1	CE-P26	<p><b>Hard engineering measures</b></p> <p>Only allow for hard engineering measures for the reduction of the risk from coastal hazards where:</p>

	<ol style="list-style-type: none"> <li>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;</li> <li>2. There is an immediate risk to life or private property from the coastal hazard;</li> <li>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;</li> <li>4. It avoids the modification or alteration of natural features and systems in a way that would compromise their function as natural defences;</li> <li>5. Hard engineering structures are designed to minimise adverse effects on the coastal environment Significant natural features and systems and any adverse effects are avoided; remedied or mitigated; and</li> <li>6. It can be demonstrated that green infrastructure measures would not provide an appropriate level of protection in relation to the significance of the risk.</li> </ol>
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**Rules: Land use activities**

P1 Sch1

<b>CE-R1</b>	<b>Customary harvesting by tangata whenua within the coastal environment</b>
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All Zones	1. Activity status: <b>Permitted</b>
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P1 Sch1

<b>CE-R2</b>	<b>Restoration and enhancement activities within the coastal environment:</b> <ol style="list-style-type: none"> <li>1. <b>Outside of high coastal natural character areas; and</b></li> <li>2. <b>Outside of coastal and riparian margins.</b></li> </ol>
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All Zones	1. Activity status: <b>Permitted</b>
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P1 Sch1

<b>CE-R3</b>	<b>Restoration and enhancement activities within the coastal environment:</b> <ol style="list-style-type: none"> <li>1. <b>Within high coastal natural character areas; or</b></li> <li>2. <b>Within coastal or riparian margins.</b></li> </ol>
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All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The works are for the purpose of restoring or maintaining the coastal natural character by:                     <ol style="list-style-type: none"> <li>i. Planting eco-sourced local indigenous vegetation;</li> <li>ii. Carrying out pest animal and pest plant control activities;</li> <li>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</li> <li>iv. Carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977; or</li> </ol> </li> <li>b. The works are undertaken by mana whenua in accordance with the principle of kaitiakitanga.</li> </ol>
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All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with the requirements of CE-R3.1.a <del>cannot be</del> <u>is not</u> achieved.</li> </ol> <p>Matters of discretion are:</p>
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		1. The matters in CE-P3.
P1 Sch1	CE-R4	<p>Vegetation trimming or removal within the coastal environment;<sup>2</sup></p> <p><b>1. <u>O</u>utside of high coastal natural character areas; <u>and</u></b></p> <p><b>2. <u>Outside of coastal or riparian margins.</u></b></p>
	All Zones	1. Activity status: <b>Permitted</b>
P1 Sch1	CE-R5	<p>Exotic vegetation trimming or removal within the coastal environment<sup>2</sup>:</p> <p><b>1. <u>w</u>Within high coastal natural character areas; <u>or</u></b></p> <p><b>2. <u>Within coastal and riparian margins, but outside of an significant natural area</u></b></p>
	All Zones	1. Activity status: <b>Permitted</b>
P1 Sch1	CE-R6	<p>Indigenous vegetation trimming or removal within the coastal environment<sup>2</sup>:</p> <p><b>1. <u>w</u>Within high coastal natural character areas; <u>or</u></b></p> <p><b>2. <u>Within coastal and riparian margins but outside of significant natural area</u></b></p>
	All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance with CE-S1 is achieved.</p>
	All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R6.1.a <del>cannot be</del> <u>is not</u> achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</p> <p>2. The matters in CE-P8.</p> <p><b><u>Section 88 information requirements for applications:</u></b></p> <p><b><u>Applications under this rule must provide the following in addition to the standard information requirements:</u></b></p> <p><b><u>1. An assessment by a suitably qualified landscape architect to assess the proposal against the identified natural character values of the coastal environment in accordance with APP16.</u></b></p>

P1 Sch1

<p><b>CE-R7</b></p>	<p><b>Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying within the coastal environment-but:</b></p> <ul style="list-style-type: none"> <li>• <b>1. Outside of high coastal natural character areas; and</b></li> <li>• <b>2. Outside of coastal or riparian margins.</b></li> </ul>	
<p>All Zones</p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with the <u>permitted activity</u> rules <del>and standards for land use</del> activities in the underlying zones.</p>	
<p>All Zones</p>	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R7.1.a <del>cannot be</del> <u>is not</u> achieved.</p> <p>Matters of discretion are:</p> <p>1. The matters in CE-P2 <del>and CE-P10</del>.</p>	
<p>P1 Sch1</p>	<p><b>CE-R8</b></p>	<p><b>Any activity not otherwise listed as permitted, restricted discretionary or non-complying within the coastal environment:</b></p> <p><b>1. <del>w</del>Within coastal or riparian margins</b></p>
	<p>Airport Zone Port Zone Stadium Zone Waterfront Zone City Centre Zone Evans Bay Marine Recreation Area <u>Moa Point Road Seawall Area</u></p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with the <u>permitted activity</u> rules <del>and standards</del> for land use activities in the underlying zones.</p>
	<p>Airport Zone Port Zone Stadium Zone</p>	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R8.1.a <del>cannot be</del> <u>is not</u> achieved;</p>

	Waterfront Zone City Centre Zone Evans Bay Marine Recreation Area <u>Moa Point Road Seawall Area</u>	Matters of discretion are:  1. The matters in CE-P6, PA-P1, PA-P2 and PA-P3.
	All other Zones	3. Activity status: <b>Discretionary</b>
P1 Sch1	CE-R9	Any activity not otherwise listed as permitted, restricted discretionary or discretionary <del>within the coastal environment</del> ;  1. <del>w</del> <b>Within</b> high coastal natural character areas
	All Zones	1. Activity status: <b>Discretionary</b>  <u>Section 88 information requirements for applications:</u> - <u>Applications under this rule must provide the following in addition to the standard information requirements:</u> - 1. <u>An assessment by a suitably qualified landscape architect to assess the proposal against the identified natural character values of the coastal environment in accordance with APP16.</u>
P1 Sch1	CE-R10	<b>Extension of existing mining and quarrying activities within the coastal environment</b>
	All Zones	1. Activity status: <b>Restricted Discretionary</b>  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: <b>Non-complying</b>  Where:  a. Compliance with the requirements of CE-R10.1.a <del>cannot be</del> <u>is not</u> achieved.



P1 Sch1	CE-R11	New quarrying and mining activities and new plantation forestry within the coastal environment
	All Zones	1. Activity status: <b>Non-complying</b>
<b>Rules: Buildings and structures activities</b>		
P1 Sch1	CE-R12	<p>Construction, addition or alteration of buildings and structures, within the coastal environment:</p> <ul style="list-style-type: none"> <li>• <u>1.</u> Outside of high coastal natural character areas; and</li> <li>• <u>2.</u> Outside of coastal and riparian margins.</li> </ul>
	All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with the <b>permitted activity rules and standards</b> for buildings and structures in the underlying zones.</p>
P1 Sch1	All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R12.1.a <b>cannot be is not achieved.</b></p> <p>Matters of discretion are:</p> <p>1. The matters in CE-P2, <b>PA-P4</b>, PA-P2 and PA-P3.</p>
	CE-R13	<p>Construction, addition or alteration of buildings and structures within the coastal environment:</p> <p>1. <b>w</b>Within high coastal natural character areas</p>
P1 Sch1	All Zones	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. A maximum of one building or structure per site; and</p> <p>b. Compliance with CE-S2 is achieved.</p> <p>Matters of discretion are:</p> <p>1. The matters in CE-P2, CE-P4, PA-P1, PA-P2 and PA-P3; and</p> <p>2. The effects on identified coastal natural character values and measures proposed to avoid, remedy or mitigate the adverse effects.</p> <p><b><u>Section 88 information requirements for applications:</u></b></p> <p>- <b><u>Applications under this rule must provide the following in addition to the standard information requirements:</u></b></p> <p>- <b><u>1. An assessment by a suitably qualified landscape architect to assess the proposal against the identified natural character values of the coastal environment in accordance with APP16.</u></b></p>

P1 Sch1	All zones	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of CE-R13.1 <del>cannot be</del> <u>is not</u> achieved.</p> <p><u>Section 88 information requirements for applications:</u></p> <p><u>Applications under this rule must provide the following in addition to the standard information requirements:</u></p> <p>-</p> <p>1. <u>An assessment by a suitably qualified landscape architect to assess the proposal against the identified natural character values of the coastal environment in accordance with APP16.</u></p>
	CE-R14	<p><b>Additions and alterations to existing buildings and structures within <del>in</del> the coastal environment:</b></p> <p>• <b>1. Within coastal or riparian margins</b></p>
P1 Sch1	All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with the <u>permitted activity</u> rules <del>and standards</del> for buildings and structures in the underlying zones.</p>
	All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R14.1.a <del>cannot be</del> <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>
	CE-R15	<p><b>Construction of new buildings and structures within <del>in</del> the coastal environment:<del>-and</del></b></p> <p>1. <del>w</del><u>W</u>ithin coastal or riparian margins</p>
	<p>Airport Zone</p> <p>Port Zone</p> <p>Stadium Zone</p> <p>Waterfront Zone</p> <p>City Centre Zone</p>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with the <u>permitted activity</u> rules <del>and standards</del> for buildings and structures in the underlying zones.</p>

	Evans Bay Marine Recreation Area  <a href="#">Moa Point Road Seawall Area</a>	
	Airport Zone Port Zone Stadium Zone Waterfront Zone City Centre Zone Evans Bay Marine Recreation Area  <a href="#">Moa Point Road Seawall Area</a>	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R15.1.a <del>cannot be</del> <u>is not achieved.</u></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in <del>CE-P7</del>, PA-P1, PA-P2 and PA-P3-;</li> <li>2. <u>Any measures proposed to avoid, remedy or mitigate the adverse effects on the natural character of the coastal environment, including restoration or rehabilitation planting of indigenous vegetation; and</u></li> <li>3. <u>The functional or operational need for the activity to locate within the coastal or riparian margin.</u></li> </ol>
	All other Zones	<p>3. Activity status: <b>Discretionary</b></p> <p><u>Section 88 information requirements for applications:</u></p> <p>- <u>Applications under this rule must provide the following in addition to the standard information requirements:</u></p> <p>- <u>1. An assessment by a suitably qualified landscape architect to assess the proposal against the identified natural character values of the coastal environment in accordance with APP16.</u></p>
<b>Rules – Coastal hazards</b>		
ISPP	CE-R16	Less hazard sensitive activities within all the Coastal Hazard Overlays
P1 Sch1	All Zones	1. Activity status: <b>Permitted</b>
P1 Sch1	CE-R17	<b>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</b>
	All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p>

ISPP

		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.
	<b>CE-R18</b>	<b>Additions to buildings within the Coastal Hazard Overlays</b>
All Zones		<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The additions are to a hazard sensitive activity or potentially hazard sensitive activity in the low coastal hazard area;</li> <li>b. The additions are to buildings for a less hazard sensitive activity in either the low coastal hazard area, medium coastal hazard area or high coastal hazard area;</li> <li>c. The additions are to a potentially hazard sensitive activity in the medium coastal hazard area and they do not increase the building footprint by more than 100m<sup>2</sup>; or</li> <li>d. The additions are to a hazard sensitive activity in the medium coastal hazard area and they do not increase the building footprint by more than 50m<sup>2</sup>.</li> </ul>
All Zones		<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of CE-R18.1.c or CE-R18.1.d cannot be achieved; or</li> <li>b. The addition is to a potentially hazard sensitive activity or a hazard sensitive activity within a high coastal hazard area.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The matters in CE-P14.</li> </ul>

P1 Sch1

	<b>CE-R19</b>	<b>Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay</b>
All Zones		<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul>
All Zones		<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of CE-R19.1 cannot be achieved</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The matters in CE-P20.</li> </ul>

ISPP	CE-R20	Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas
	All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul>
	All Zones	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of CE-R20.1 cannot be achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The matters in CE-P22.</li> </ul>
ISPP	CE-R21	Potentially hazard sensitive activities in the low coastal hazard area
	All Zones	1. Activity status: <b>Permitted</b>
ISPP	CE-R22	Hazard sensitive activities in the low coastal hazard area
	All Zones	<p>1. Activity Status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The development does not involve the construction of a childcare service, retirement village educational facility, hospital, emergency service facility or health care facility; or</li> <li>b. If the development involves the construction of residential units, the total number of residential units on a site is no more than three.</li> </ul>
	All Zones	<p>2. Activity Status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of CE-R22.1.a cannot be achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The matter in CE-P15.</li> </ul>
ISPP	CE-R23	Potentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities
	All Zones	<p>1. Activity Status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The matters in CE-P14.</li> </ul>

ISPP	CE-R24	All hard engineering measures in the high coastal hazard area	
	All Zones	1. Activity Status: <b>Discretionary</b>	
ISPP	CE-R25	Potentially hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities	
	All Zones	1. Activity status: <b>Discretionary</b>	
ISPP	CE-R26	Hazard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities	
	All Zones	1. Activity status: <b>Discretionary</b>	
ISPP	CE-R27	Hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities	
	All Zones	1. Activity status: <b>Non-Complying</b>	
<b>Standards</b>			
P1 Sch1	CE-S1	<p>Indigenous vegetation trimming or removal within in the coastal environment <del>and</del>:</p> <p><u>1. Within high coastal natural character areas; or</u></p> <p><u>2. Within coastal or riparian margins</u></p>	
	All Zones	<p>1. Indigenous vegetation removal must not exceed 50m<sup>2</sup> in total area per 12 month contiguous period per site.</p> <p>The following are exempt from the maximum permitted area of removal:</p> <ul style="list-style-type: none"> <li>a. Vegetation removal addressing an imminent threat to people or property represented by deadwood, diseased or dying vegetation;</li> <li>b. Vegetation removal that is necessary to ensure the safe and efficient operation of any formed public <del>road or</del> accessway;</li> <li>c. Vegetation removal within <del>35</del><u>10</u>m from the external wall of an existing building;</li> <li>d. Vegetation removal within 1m width either side of an existing fence or other structure;</li> <li>e. Vegetation removal of 2.5m in total width for maintenance of</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. The effects on identified coastal natural character values and measures proposed to avoid, remedy or mitigate the adverse effects.</li> </ul>

P1 Sch1

	<p>public access track (where undertaken by WCC, GWRC or their agents);</p> <p>f. Vegetation removal that is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017; and</p> <p>g. Customary harvesting.</p>	
	<p><b>CE-S2</b></p>	<p><b>New buildings and structures within the coastal environment: <del>and</del></b></p> <p><b>1. <del>w</del>Within high coastal natural character areas</b></p>
<p>All Zones</p>	<p>1. Buildings or structures in high coastal natural character areas must not exceed:</p> <ul style="list-style-type: none"> <li>a. A maximum height of 5m above ground level; and</li> <li>b. A gross floor area of 50m<sup>2</sup></li> </ul> <p>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>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>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</li> <li>2. The effect of the reflectivity and colour of external materials on the identified values and characteristics</li> </ul>