

Schedules / SCHED12 – High Coastal Natural Character Areas

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Barry Insull	32.24	Amend	The subtitle under SCHED12 (Sinclair Head / Te Rimurapa) is non-compliant with official dual English/Māori name legalised in 2008 and should be amended. The Te Reo name for Sinclair Head is "Te Rimurapa" and should be included in the subtitle.	Amend language in SCHED12 (High Coastal Natural Character Areas) to "Sinclair Head/ Te Rimurapa" instead of "Sinclair Head".
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Barry Insull	32.25	Amend	Considers that the Coastal Cliffs East of Karori Stream Estuary does not qualify as a historic habitat for Long Bay Beach Weevil. [Refer to original submission for full reason]	Seeks that language in Key Values of Coastal Cliffs East of Karori Stream Estuary be amended to remove mention of "a historic habitat for Long Bay Beach Weevil". [Inferred decision requested]
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	John Tiley	142.31	Amend	Considers that the lack of inclusion of the ridgelines and hilltops in the schedules and the title of NFL-P2 (Use and development within ridgeline and hilltops) demonstrates that ridgelines and hilltops are not protected to any significant degree. Considers that it is extraordinary that policies NFL-P3 to P7 set out how ONFL and SAL areas are subject to development, defying any reasonable expectation that such areas would be highly valued by the city and developments would be prohibited.	Seeks that the 18 ridgelines and hilltops (and Marshalls Ridge) are listed in either SCHED11 - Special Amenity Landscapes and/or SCHED12 - High Coastal Natural Character Areas.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Churton Park Community Association	189.31	Amend	Considers that the lack of inclusion of the ridgelines and hilltops in the schedules and the title of NFL-P2 (Use and development within ridgeline and hilltops) demonstrates that ridgelines and hilltops are not protected to any significant degree. Considers that it is extraordinary that policies NFL-P3 to P7 set out how ONFL and SAL areas are subject to development, defying any reasonable expectation that such areas would be highly valued by the city and developments would be prohibited.	Seeks that the 18 ridgelines and hilltops (and Marshalls Ridge) are listed in either SCHED11 - Special Amenity Landscapes and/or SCHED12 - High Coastal Natural Character Areas.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Yvonne Weeber	340.157	Support	Supports the inclusion of the Lyall Bay connection between Te Raekaihau and Hue tē Taka Peninsula/ Moa Point in SCHED12, as it is ranked as an important environmental, cultural and social connection, even with the disruption of the airport reclamation. Te importance of the southern coastline and the connections and the ranking of the high status of Hue tē Taka Peninsula / Moa Point is supported.	Retain the Lyall Bay connection between Te Raekaihau and Hue tē Taka Peninsula/ Moa Point in SCHED12 - High Coastal Natural Character Areas.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Royal Forest and Bird Protection Society	345.417	Support in part	Considers the schedule does not give effect to Policy 13 of the NZCPS. The "Relevant values under Policy 13 of the NZCPS" as identified in SCHED12 are uncertain and do not provide the level of information required to determine whether the effects of an activity can be adequately avoided, remedied or mitigated. "High" and "Moderate" are not values.	Amend SCHED12 - High Coastal Natural Character Areas to give effect to policy 13 of the NZ Coastal Policy Statement.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Royal Forest and Bird Protection Society	345.418	Support in part	It is unclear what the relationship is between the sections "Relevant values under Policy 13 of the NZCPS" and "Key values" for each identified area. If these are connected, then it needs to be stated explicitly. Seek inclusion of the values of each High and Very High Coastal Natural Character Area in SCHED12 to give effect to Policy 13 of the NZCPS.	Clarify relationship in SCHED12 - High Coastal Natural Character Areas between "relevant values under policy 13 of the NZCPS" and the "key values" between each area.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Royal Forest and Bird Protection Society	345.419	Support in part	Seek inclusion of the values of each High and Very High Coastal Natural Character Area in SCHED12 to give effect to Policy 13 of the NZCPS.	Amend SCHED12 - High Coastal Natural Character Areas to include the values of each High and Very High Coastal Natural Area.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Greater Wellington Regional Council	351.351	Amend	Considers that the New Zealand Coastal Policy Statement (NZCPS) Policy 13(1)(a) requires that for areas of outstanding natural character, adverse effects are avoided. NZCPS Policy 13(1)(b) requires that for natural character in all other areas of the coastal environment, significant adverse effects are avoided, and all other adverse effects are avoided, remedied or mitigated.	Seeks to amend SCHED12 - High Coastal Natural Character to the area identified in the 2016 Boffa Miskell coastal natural character assessment.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Greater Wellington Regional Council	351.352	Support in part	Supports the work undertaken to identify and schedule sites of high natural character in the PDP.	Retain SCHED12 (High Coastal Natural Character Areas), subject to amendments, as outlined other submission points.

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Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Greater Wellington Regional Council	351.353	Amend	Considers the primary function of mapping area scale natural character ratings (low – high) in the PDP is to ensure applicants do not have to undertake this work as part of applications for resource consent, to give effect to NZCPS Policy 13(1)(b). It would not be efficient or effective to require applicants for resource consent to undertake this step as part of a consent process, especially when the work has already been commissioned by WCC, presumably to be included in the PDP. Mapping the full range of natural character areas in the PDP also provides more certainty to applicants/developers on areas that are more suitable/less suitable for development based on an improved understanding of the natural character values present.	Seeks to schedule natural character ratings at all levels (low, moderate, high) at the wider area scale in Schedule 12, as undertaken in the 2016 Boffa Miskell natural character assessment.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Greater Wellington Regional Council	351.354	Support in part	<p>The submitter is concerned that the wider area scale natural character assessment has not been scheduled in the PDP. Adverse effects on natural character cannot be managed at a site of high natural character (referred to in the 2016 Boffa Miskell natural character assessment as ‘components’) in isolation. They need to be considered in the broader context of the coastal environment, at the area scale in which the site of high natural character is located. This wider area-scale natural character rating should be at all natural character ratings levels (low-high) to provide the appropriate context to a site.</p> <p>A proposed activity in the site of high natural character needs to consider potential effects on both the specific site (what the PDP already contains in SCHED12) and the overall area scale rating, to give effect to NZCPS Policy 13(1)(b). This is because there also needs to be an assessment of whether there will be ‘significant adverse effects’ on natural character outside of the mapped sites of high natural character in the PDP. Undertaking this assessment would be best informed by an understanding of whether the broader area has been assessed as having low, moderate or high natural character. Conversely, for an activity not in a site of high natural character (as currently scheduled), the potential effects only need to be assessed on the overall area scale rating.</p>	<p>Seeks to amend the title of Schedule 12, so it refers to all coastal natural character areas, rather than areas of high natural character in isolation as follows:</p> <p>(SCHED 12 – High Coastal Natural Character Areas)</p>
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Greater Wellington Regional Council	351.355	Oppose	Considers the proposed mapping approach is not appropriate to achieve CE-O1, does not fully incorporate the 2016 Boffa Miskell assessment, and will be less effective in giving effect to NZCPS 13(1)(b).	Map area scale natural character ratings (in addition to the sites of high and very high natural character already included in the proposed approach) identified in Boffa Miskell’s natural character assessment (2016).
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Director-General of Conservation	385.94	Support	Supports the Council to identify, map and protect the natural character of the coastal environment in line with Policy 13 of the NZCPS.	Retain Schedule 12 (High Coastal Natural Character Areas) as notified.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Terawhiti Farming Co Ltd (Terawhiti Station)	411.30	Oppose	Opposes the High Coastal Natural Character overlay as it relates to the submitter’s property, but considers it more appropriate in terms of its scale, impact to the property, and view shafts from Cook Strait.	Delete Ōteranga Head / Outlook Hil from SCHED12 as an area of High Coastal Natural Character.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Terawhiti Farming Co Ltd (Terawhiti Station)	411.31	Oppose	Opposes the High Coastal Natural Character overlay as it relates to the submitter’s property, but considers it more appropriate in terms of its scale, impact to the property, and view shafts from Cook Strait.	Delete Terawhiti / Ohau Point from SCHED12 as an area of High Coastal Natural Character.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Guardians of the Bays	452.104	Support	Supports supports the Lyall Bay connection between Te Raekaihau and Hue tē Taka Peninsula/ Mōa Point being ranked as an important environmental, cultural and social connection	Retain Hue tē Taka Peninsula/ Mōa Point on SCHED12 - High Coastal Natural Character Areas.
Schedules Subpart / Schedules / SCHED12 – High Coastal Natural Character Areas	Guardians of the Bays	452.105	Support	Supports the importance of the southern coastline and the connections and the ranking of the high status of Hue tē Taka Peninsula / Mōa Point	Supports the importance of the southern coastline and the connections and the ranking of the high status of Hue tē Taka Peninsula / Mōa Point