

Appendix 1: Coastal Environment Topic – Recommended Amendments to the Plan

Part 1 – Introduction and General Provisions

How the Plan Works

Relationships between spatial layers

Overlays

Name

General Coastal Environment Area ¹	Areas of the coastal environment outside of the urban area where human values dominate over natural character
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Coastal Environment - Te Taiao o te Takutai

CE

Overview

The West Coast/Te Tai o Poutini Coastline stretches from Kahurangi Point in the north of the Buller District to Awarua Point in South Westland - a distance of more than 500 kilometres. The natural character, landscape and biodiversity values of this coastal environment contribute to the distinctive and unique character of the West Coast/Te Tai o Poutini. The narrow strip of land between the mountains and the sea in the West Coast/Te Tai o Poutini means that most of the community lives on or near the coast - with three of the four major towns and many small settlements being located on or near the coast. In parts of the coastal environment a significant level of development, infrastructure and other activities occur, including where these have a functional or operational need to locate in the coastal environment. Many of these activities are integral components in ensuring resilience, and enabling the social, cultural and economic wellbeing of communities throughout the West Coast.²

The Buller, Grey and Westland District Councils are responsible for managing activities on land - the landward side of Mean High Water Springs (MHWS) and the West Coast Regional Council is responsible for activities in the Coastal Marine Area - the land seaward of MHWS. Integrated management is needed to manage activities that cross the jurisdictional boundary between the regional and territorial authorities as well as with the Department of Conservation and Poutini Ngāi Tahu.

Approach to managing the coastal environment

Te Tai o Poutini Plan must give effect to the New Zealand Coastal Policy Statement 2010 (NZCPS), which requires a strategic approach to managing development on the West Coast/Te Tai o Poutini. Te Tai o Poutini Plan achieves this by identifying and mapping a Coastal Environment overlay on the planning maps³ that recognises the landward extent and characteristics of the coastal environment where coastal natural character and coastal processes (including coastal erosion), influences or qualities are significant. This extent was determined with reference to Policy 1 of the New Zealand Coastal Policy Statement (2010). Within this coastal environment areas of High Coastal Natural Character (HCNC), Outstanding Coastal Natural Character (OCNC) and Outstanding Natural Landscapes (ONLs) within the Coastal Environment are also identified and mapped as overlays in the Plan. The NZCPS also requires a high level of protective management of indigenous biodiversity in the coastal environment. Provisions for indigenous vegetation and biodiversity management within the coastal environment are located in the Ecosystems and Biodiversity Chapter⁴. Within this coastal environment close collaboration with other bodies and agencies with functions relevant to the coastal environment is required.

Natural Character, Landscape and Natural Features

¹ Clause 16 amendment

² WMS Group (S599.073), Westpower Limited (S547.406)

³ Forest and Bird (S560.277)

⁴ Forest and Bird (S560.277)

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The protection of the natural character of the coastal environment is a matter of national importance under the RMA and a requirement of the NZCPS. This chapter contains the overarching objective and policy framework and rules to protect and manage the natural character of the coastal environment.

Because of the very high natural values associated with the coastal environment in parts of the West Coast/Te Tai o Poutini, Te Tai o Poutini Plan also identifies areas within the coastal environment which are:

- High coastal natural character detailed in Schedule Seven;
- Outstanding coastal natural character detailed in Schedule Eight.

Alongside this there are outstanding natural landscapes in Schedule Five and outstanding natural features in Schedule Six identified in the coastal environment. Areas of outstanding natural character, outstanding natural landscape and outstanding natural features within the coastal environment are known as the Outstanding Coastal Environment Area within the rules. The rules below are grouped into different categories to reflect these different areas within the Coastal Environment.

Coastal Natural Hazards

The NZCPS also requires Te Tai o Poutini Plan to identify coastal natural hazards and to manage subdivision, use and development within areas potentially affected by coastal hazards over a 100 year timeframe, including taking into account the effects of climate change. Because of the complex interaction of natural hazards at the coast - particularly around river mouths, and the overlap with flood hazards, coastal hazard provisions are included within the Natural Hazards Chapter.

Plantation/~~Commercial~~⁵ Forestry

Plantation forestry is principally regulated by the Resource Management (National Environmental Standard for ~~Plantation Commercial~~ Forestry) Regulations 2017 (NES-PCF). However the NES-PCF allows that district plans can be more stringent in relation to any of policies 11, 13, 15, and 22 of the New Zealand Coastal Policy Statement 2010.

Policy 13 of the NZCPS relates to the preservation of natural character and therefore more stringent rules can be applied to areas with outstanding and high natural character within the coastal environment. Where provisions within this chapter over-rule the requirements of the NES - PF an advice note to that effect is included within the Rule.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter and the underlying zone chapter, a number of Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities within the coastal environment, including:

- **Strategic objectives and policies** – The strategic objectives and policies sets out the overarching direction for Te Tai o Poutini Plan as expressed through Strategic Directions⁶.
- **Indigenous Biodiversity** - The objectives, policies and rules in relation to clearance of indigenous vegetation in the coastal environment are located in the ECO - Ecosystems and Biodiversity Chapter.
- **Sites and Areas of Significance to Māori** - The coastal environment is of high significance to Poutini Ngāi Tahu, who have kaitiakitanga and rangatiratanga responsibilities in respect of it. Many Statutory Acknowledgement Areas are also within the coastal environment. The Sites and Areas of Significance to Māori Chapter contains objectives, policies and rules relating to the protection of these important cultural areas.
- **Public Access** - The Public Access Chapter contains additional provisions relating to recreational and public access to and along the coastal environment, in particular relevant objectives and policies.
- **Energy, Infrastructure and Transport** – These chapters contain the objectives, policies, rules for managing energy activities, infrastructure and transport. These apply alongside the District Wide rules including the Coastal Environment provisions within this chapter⁷.

⁵ Clause 16 Amendment

⁶ Westpower Limited (S547.407)

⁷ Transpower New Zealand Limited (S299.069)

Coastal Environment Objectives

CE - 01

To preserve the natural character, landscapes and biodiversity of the coastal environment and protect these values from inappropriate subdivision, use and development⁸ while enabling people and communities to provide for their social, economic and cultural wellbeing ~~in a manner appropriate for the coastal environment~~⁹.

CE - 02

The relationship of Poutini Ngāi Tahu with their cultural values, traditions, interests and ancestral lands in the coastal environment is recognised and provided for and Poutini Ngāi Tahu are able to exercise tino rangatiratanga and kaitiakitanga.

CE - 03

To provide for activities which have a functional need or operational need¹⁰ to locate in the coastal environment ~~in such a way~~ while ensuring¹¹ that the ~~impacts~~ adverse effects¹² on natural character, landscape, natural features, access and biodiversity values are minimised.

Also the Strategic Objectives and Policies

Coastal Environment Policies

Identification of the Coastal Environment

CE - P1

Identify and map a Coastal Environment overlay that recognises and provides for the extent of the coastal environment and different areas, elements or characteristics within it, including:

- a. Areas where coastal processes, influences or qualities are significant including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these¹³;
- b. Elements and features that contribute to the natural character, landscape, visual qualities or amenity values;
- c. Areas along the coast and river mouths where coastal erosion and coastal inundation is likely, and within the wider coastal environment where there is a potential hazard risk ~~should accelerated sea level rise occur~~;
- d. Historic heritage and Poutini Ngāi Tahu ~~cultural areas or features~~ values¹⁴;
- e. Islands;
- f. Inter-related coastal marine and terrestrial systems, including the intertidal zone
- g. Areas of significant coastal vegetation and habitat of indigenous coastal flora and fauna species including migratory birds; and
- h. The built environment and infrastructure which have modified the coastal environment.

CE - P2

Preserve the natural character, natural features and landscape qualities and values of areas within the coastal environment from inappropriate subdivision, use and development¹⁵ that have:

- a. Significant indigenous biodiversity including Significant Natural Areas as described in Schedule Four

⁸ Department of Conservation (S602.141)

⁹ Forest and Bird (S560.278)

¹⁰ John Brazil (S360.028), Avery Brothers (S609.078), Peter Langford (S615.087), Karamea Lime Company (S614.087), Minerals West Coast (S569.015), Catherine Smart-Simpson (S564.065), William McLaughlin (S567.345), Steve Croasdale (S516.067), Westpower Limited (S547.410), Geoff Volckman (S563.059), Leonie Avery (S507.086), Jared Avery (S508.086), Kyle Avery (S509.086), Avery Bros (S510.086), Bradshaw Farms (S511.086), Paul Avery (S512.086), Brett Avery (S513.086), Chris & Jan Coll (S558.280), Chris J Coll Surveying Limited (S566.280), Laura Coll McLaughlin (S574.280) and Neil Mouat (S535.036) seek that the objective include reference to "technical, locational or operational need". WMS Group (S599.075), TiGa Minerals and Metals Limited (S493.071), Birchfield Coal Mines Ltd (S601.055), Birchfield Ross Mining Limited (S604.050), Birchfield Coal Mines Ltd (S601.124), KiwiRail Holdings Limited (S442.073), Bathurst Resources (S491.029), Waka Kotahi (S450.131), Silver Fern Farms (S441.022), Ministry of Education (S456.019), Westpower (S547.410), Transpower New Zealand Limited (S299.062)

¹¹ Department of Conservation (S602.142)

¹² Westpower Limited (S547), Department of Conservation (S602.142)

¹³ Department of Conservation (S602.143)

¹⁴ Ngāi Tahu (S620.202)

¹⁵ Westpower Limited (S547.415)

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- b. Outstanding natural landscapes as described in Schedule Five;
- c. Outstanding natural features as described in Schedule Six;
- d. High coastal natural character as described in Schedule Seven; and
- e. Outstanding coastal natural character as described in Schedule Eight

CE -P3

Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where:

- a. The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained;
- b. Significant adverse effects on natural character, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding and high¹⁶ natural character and outstanding coastal natural landscapes and outstanding coastal natural features are avoided;
- c. The development is of a size, scale and nature that is appropriate to the environment;
- d. It is for a:
 - i. Poutini Ngāi Tahu Activities; or
 - ii. Māori Purpose Activities within the Māori Purpose Zone in accordance with an Iwi/Papatipū Rūnanga Management Plan; or
 - iii. Cultural harvest purpose¹⁷; or
- e. It is National Grid infrastructure that has a functional ~~and~~ or¹⁸ operational need to locate in these areas.

CE -P4

Provide for primary production activities within the outstanding and high natural character, outstanding natural landscapes and outstanding natural features within the coastal environment where:

- a. These are existing lawfully established activities and associated lawfully established buildings and structures and¹⁹; or
- b. The use ~~does not degrade~~ protects²⁰ the elements, patterns or processes that contribute to the outstanding or high natural character values; and
- c. Adverse effects on outstanding natural character, outstanding natural landscapes and outstanding natural features are avoided²¹

CE -P5

Provide for buildings and structures within the coastal environment outside of areas of outstanding coastal natural character, outstanding natural landscape and outstanding natural features where these:

- a. Are existing lawfully established buildings or²² structures; or
- ~~b. Are of a size, scale and nature that is appropriate to the area; or~~
- c. Are in the parts of the coastal environment that have been historically modified by built development, infrastructure²³ and primary production activities; or
- d. Have a functional or operational need to locate within the coastal environment; or
- e. Are renewable electricity generation activities where the coastal environment is where the renewable electricity resource is available²⁴; or
- f. Are of a size, scale and nature that is appropriate to the area; and²⁵
- g. Adverse effects on amenity, natural character, historic and cultural values, and biodiversity are appropriately managed²⁶.

CE - P6

¹⁶ Transpower (S299.065)

¹⁷ Forest and Bird (S560.282), Ngāi Tahu (S620.203)

¹⁸ Transpower (S299.065)

¹⁹ Department of Conservation (S602.146)

²⁰ Forest and Bird (S560.284)

²¹ Department of Conservation (S602.146)

²² Westpower Limited (S547.419)

²³ Westpower Limited (S547.420)

²⁴ Westpower (S547.411)

²⁵ Department of Conservation (S602.147)

²⁶ Department of Conservation (S602.147), Buller Conservation Group (S552.128) and Frida Inta (S553.128)

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Recognise that there are existing settlements and urban areas located within the coastal environment of the West Coast/Te Tai o Poutini including ~~parts~~ areas on the edges²⁷ of Westport, Greymouth and Hokitika and enable ~~new~~ subdivision, ~~buildings and structures~~ use and development²⁸ ~~within~~ and expansion of towns and settlements where:

- a. These activities²⁹ are located in areas already modified by built development or primary production activities, or
- ~~b. Where located in unmodified areas, any adverse impact on natural character can be mitigated;~~³⁰
- c. In areas of ~~outstanding or~~³¹ high natural character:
 - i. Provide for lawfully established land uses and activities to continue;
 - ii. Allow for other uses with a functional need or operational need³² to locate in the coastal environment;
 - iii. Allow for Poutini Ngāi Tahu ~~cultural uses~~ Activities and Māori Purpose Activities³³;
 - iv. Avoid encroachment into unmodified areas of the coastal environment; and
 - v. Ensure subdivision and development is of a scale and design where adverse effects on the elements, patterns and processes that contribute to natural character are ~~minimised~~ avoided, remedied or mitigated³⁴.

CE - P7

Reduction in public access to the coastal environment can be considered when coastal hazard mitigation works are required to protect communities from a significant natural hazard threat or for health and safety reasons³⁵. When assessing proposals for ~~natural hazard structures~~ a reduction in public access, measures to minimise effects on public access ~~should~~ will be considered ~~and ways to minimise them found~~, including:

- a. Provision of alternate certain and enduring access; and
- b. Provision of public amenity or opportunity for environmental benefit including along the any natural hazard mitigation structure, provided that the physical integrity and function of the structure is maintained.

CE - P8

Enable the maintenance, repair, ~~and~~ operation and upgrade of the National Grid. ~~Where new development and upgrades of the National Grid are required, seek to avoid and otherwise remedy or mitigate adverse effects on~~ Overlay Chapter areas.³⁶

Coastal Environment Rules

CE - R1 Maintenance and repair of lawfully established structures, network utilities, renewable electricity generation, regionally significant infrastructure³⁷ fence lines and tracks within the Coastal Environment

Activity Status Permitted

Where:

1. When the maintenance and repair is within an area of High Coastal Natural Character or the Outstanding Coastal Environment:
 - a. The activity is limited to what is necessary to maintain the existing structure, within the footprint or modified ground compromised by the existing structure; and
 - b. The activity does not involve the installation of any new structures.

Advice Note:

²⁷ Consequential amendment as a result of excluding urban Westport, Greymouth and Hokitika from the coastal environment maps

²⁸ Westpower Limited (S547.422)

²⁹ Forest and Bird (S560.286)

³⁰ Buller Conservation Group (S552.129) and Frida Inta (S552.129)

³¹ Department of Conservation (S602.148)

³² Westpower Limited (S547.424)

³³ Ngāi Tahu (S620.204)

³⁴ Westpower Limited (S547.426)

³⁵ Westpower Limited (S547.427)

³⁶ Buller Conservation Group (S552.130) and Frida Inta (S552.130)

³⁷ KiwiRail (S442.077)

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1. Any indigenous vegetation clearance associated with maintenance and repair is subject to the provisions in the Ecosystems and Indigenous Biodiversity Chapter.
2. Works shall not undermine or have an adverse effect on any hazard mitigation/protection measure that exists within the coastal environment.
3. Where activities occur within Scheduled areas included within other Overlay Chapter Areas, then the relevant Overlay Chapter Rules also apply.

Activity status where compliance not achieved: N/A³⁸

1. Refer to relevant rules for the High Coastal Natural Character Area and Outstanding Coastal Environment.
2. Where earthworks are proposed as part of maintenance and repair, refer to the Earthworks Rules for specific zone – based requirements³⁹

CE - R2 Conservation Activities within the Coastal Environment

Activity Status Permitted

Advice Note:

1. Any indigenous vegetation clearance associated with conservation activities is subject to the provisions in the Ecosystems and Indigenous Biodiversity Chapter.
2. Works shall not undermine or have an adverse effect on any hazard mitigation/protection measure that exists within the coastal environment.
3. Where activities occur within Scheduled areas included within other Overlay Chapter Areas, then the relevant Overlay Chapter Rules also apply.

Activity status where compliance not achieved: N/A

CE - R3 Māori Purpose Activities and Associated⁴⁰ Buildings in the Coastal Environment

Activity Status Permitted

Where:

1. ~~These are~~ This is cultural harvest of vegetation, mahinga kai, Pounamu, Aotea stone, or rock; or
2. These are located outside of the Outstanding Coastal Environment Area and are⁴¹:
 - a. ~~Poutini Ngāi Tahu activities, including cultural harvest of vegetation, mahinga kai, collection of Pounamu, Aotea stone or rock; or~~
 - b. Māori Purpose Activities undertaken within the Māori Purpose Zone undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan that includes an assessment of, and mitigation of, impacts on the coastal environment values, including, where relevant, natural character, natural landscape and natural features.

Advice Note:

1. Any indigenous vegetation clearance associated with Poutini Ngāi Tahu or Māori Purpose Activities is subject to the provisions in the Ecosystems and Indigenous Biodiversity Chapter.
2. Works shall not undermine or have an adverse effect on any hazard mitigation/protection measure that exists within the coastal environment.
3. Where activities occur within Scheduled areas included within other Overlay Chapter Areas, then the relevant Overlay Chapter Rules also apply.

Activity status where compliance not achieved: Restricted Discretionary

CE - R4 Buildings and Structures in the Coastal Environment

Activity Status Permitted

Where:

1. These are not located within:
 - a. ~~An The Outstanding Coastal Environment Area; or Natural Landscape identified in Schedule Five;~~
 - b. ~~An Outstanding Natural Feature identified in Schedule Six;~~
 - c. ~~An area of High Coastal Natural Character identified in Schedule Seven; and subject to Rule CE – R5;~~
 - d. ~~An area of Outstanding Coastal Natural Character identified in Schedule Eight; and⁴²~~
2. These are:

³⁸ Grey District Council (S608.654)

³⁹ Forest and Bird (S560.0536)

⁴⁰ Ngāi Tahu (S620.205)

⁴¹ Forest and Bird (S560.0576)

⁴² Department of Conservation (S602.150)

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- a. Buildings and structures that comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ - General Rural Zone, RLZ - Rural Lifestyle, and SETZ - Settlement Zone, OSZ - Open Space Zone and the NOSZ – Natural Open Space Zone⁴³:
 - i. Maximum height is 7m for new buildings;
 - ii. No height limits apply where this is replacement of a lawfully established building with another building of the same height, in the same location; and
 - iii. The gross ground floor area is:
 - I. A maximum of 200m² per building for new buildings;
 - II. No maximum area where this is the replacement of a lawfully established building with another building of the same ground floor area, in the same location; ~~or~~ and
 - iv. New buildings are set back 25m from Mean High Water Springs⁴⁴ except where these are:
 - I. New network utility buildings where these are located within a formed legal road; or
 - II. Parks facilities or parks furniture within any OSRZ - Open Space and Recreation Zone;⁴⁵ or
- b. ~~Are~~ Energy Activities or Network Utilities, including ancillary earthworks, ~~subject to provisions that are Permitted Activities⁴⁶~~ in the Energy, Infrastructure and Transport Chapters of the Plan; or
- c. ~~Are a~~ Natural hazard mitigation structures constructed by a Statutory Agency or their authorised contractor.

Advice Note:

Refer to the ~~Natural Hazards, Sites and Areas of Significance to Māori, Historic Heritage, Natural Character and Margins of Waterbodies Overlay Chapters and Zone Chapters~~⁴⁷ for other rules in relation to buildings and structures in these areas.

Activity status where compliance not achieved:

Outside of the scheduled overlay chapter areas and the RURZ - Rural Zones and NOSZ – Natural Open Space Zone⁴⁸, the relevant zone rules apply.

In the case of Energy Activities and Network Utilities the relevant Energy, Infrastructure or Transport Rules apply.

Otherwise Restricted Discretionary

~~CE - R5 Buildings and Structures in the Coastal Environment within the High Coastal Natural Character Overlay as identified in Schedule Seven⁴⁹~~

Activity Status Permitted

Where:

1. These buildings and structures are required for the maintenance, operation, minor upgrade and repair of network utilities or renewable electricity generation activities; or
2. Within the OSRZ⁵⁰ - Open Space and Recreation Zones, this is parks facilities or parks furniture; or
3. Within the Māori Purpose Zone, these are Māori Purpose Activities; or
4. In all other zones:
 - a. Any new residential dwelling on a site where no other dwelling is located is no more than 150m² ground floor area;⁵¹
 - b. Any other new building is no more than 100m² ground floor area;
 - c. Any addition increases the total building footprint by no more than 50m²;
 - d. The maximum height above ground level is for any building or structure is 7m; and
 - e. New buildings are set back 25m from Mean High Water Springs⁵²

Advice Note:

⁴³ Forest and Bird (S560.0578)

⁴⁴ Department of Conservation (S602.150)

⁴⁵ Forest and Bird (S560.0578)

⁴⁶ Forest and Bird (S560.0578)

⁴⁷ Department of Conservation (S602.150)

⁴⁸ Forest and Bird (S560.0578)

⁴⁹ Buller District Council (S538.287)

⁵⁰ Forest and Bird (S560.0582)

⁵¹ Buller District Council (S538.292), Lynne Level & Greg Tinney (S320.005), Hapuka Landing Limited (S514.003)

⁵² Department of Conservation (S602.151)

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Refer to the Natural Hazards, Sites and Areas of Significance to Māori, Historic Heritage, Natural Character and the Margins of Waterbodies Overlay Chapters and Zone Chapters⁵³ for other rules in relation to buildings and structures in these areas.

Activity status where compliance not achieved: Restricted Discretionary

CE - R6 Maintenance, Alteration, Repair and Reconstruction Upgrade⁵⁴ of Natural Hazard Mitigation Structures and associated earthworks in the Coastal Environment⁴⁸ within the High Coastal Natural Character Overlay identified in Schedule Seven⁵⁵

Activity Status Permitted

Where:

1. The structure has been lawfully established;
2. Earthworks and land disturbance is the minimum required to undertake the activity no more than 25m³ per 200m length of coastline in which the structure is located⁵⁶;
3. There is no reduction in public access;
4. The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure;⁴⁹
5. Any upgrade of the structure⁵⁷ The activity is undertaken by a Statutory Agency or their designated nominated⁵⁸ contractor; and
6. There is no change to more than 10% to the overall dimensions, orientation, height or length outline⁵⁹ of structure from the consented lawfully established⁶⁰ structure, and an assessment is provided by a suitably qualified professional confirming the effects are no greater than the consented structure.

Advice Note:

1. The rules in the Earthworks Chapter do not apply to Permitted Activities under Rule CE - R6.
2. Earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.
3. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.

Activity status where compliance not achieved: ~~Controlled~~ Restricted Discretionary⁶¹

CE - R7 Earthworks within the Coastal Environment in the High Coastal Natural Character Overlay identified in Schedule Seven⁶²

Activity Status Permitted

Where:

1. These are for:
 - a. Operation, maintenance, repair and upgrade of existing⁶³ walking/cycling tracks, roads, farm tracks or fences;
 - b. Operation, maintenance, repair, upgrade of existing⁶⁴ or installation of new network utility infrastructure or renewable electricity generation;
 - c. Installation of new network utility infrastructure where this is located within the boundary of a formed legal road;⁶⁵ or
 - d. Establishment of a building platform and access to a building site in an approved subdivision or where there is no existing residential building on the site; or
 - e. Establishment of buildings permitted by Rule CE – R5⁶⁶; and

⁵³ Department of Conservation (S602.151)

⁵⁴ Department of Conservation (S602.152)

⁵⁵ Buller District Council (S538.287)

⁵⁶ Waka Kotahi (S450.138)

⁵⁷ Buller District Council (S538.293)

⁵⁸ Clause 16 amendment

⁵⁹ Clause 16 amendment

⁶⁰ Clause 16 amendment

⁶¹ Department of Conservation (S602.152)

⁶² Buller District Council (S538.287)

⁶³ Department of Conservation (S602.153)

⁶⁴ Westpower Limited (S547.433)

⁶⁵ Department of Conservation (S602.153)

⁶⁶ Lynne Lever & Greg Tinney (S320.006)

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2. Any fill, excavation or removal is not more than 250m²/ha and 250m³/ha.

Advice Note:

1. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.
2. Any earthworks are also subject to relevant rules in the Earthworks⁶⁷, Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.
3. This rule also applies to ~~plantation~~ commercial⁶⁸ forestry activities, where this provision is more stringent than the NES - PCF.

Activity status where compliance not achieved: Restricted Discretionary

CE - R8 Additions and Alterations to Lawfully Established⁶⁹ Buildings and Structures in the Outstanding Coastal Environment Area

Activity Status Permitted

Where:

1. The addition or alteration increases the building footprint or footprint of the structure by no more than 50m² in any 5 year time period⁷⁰;
2. The maximum height of any addition or alteration to a⁷¹ building and structures ~~above ground level~~ is 5m above ground level⁷² or the height of the existing lawfully established building or structure⁷³.

Advice Note:

1. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.
2. Any earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and the Margins of Waterbodies Chapters.

Activity status where compliance not achieved: Restricted Discretionary

CE - R9 Maintenance, Alteration, ~~and~~ Repair and ~~Reconstruction~~⁷⁴ of Natural Hazard Mitigation Structures within the Outstanding Coastal Environment Area

Activity Status Permitted

Where:

1. The structure has been lawfully established;
2. Earthworks and land disturbance ~~are the minimum required to undertake the activity~~ is contained wholly within the footprint of the mitigation structure⁷⁵;
3. There is no reduction in public access;
4. ~~The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure;~~⁷⁶
5. There is no change to more than 10% to the overall dimensions, orientation or outline of structure from that ~~originally consented, or consented variation lawfully established~~⁷⁷, and an assessment is provided by a suitably qualified professional confirming the effects are no greater than the ~~originally consented or consented variation lawfully established structure~~; and
6. ~~The activity is undertaken by a Statutory Agency or their designated contractor.~~⁷⁸

Advice Note:

1. ~~The rules in the Earthworks Chapter do not apply to Permitted Activities under Rule CE - R9.~~⁷⁹
2. Earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and the Margins of Waterbodies Chapters.

⁶⁷ Department of Conservation (S602.153)

⁶⁸ Clause 16 amendment

⁶⁹ Department of Conservation (S602.154)

⁷⁰ Waka Kotahi (S450.140)

⁷¹ Westpower Limited (S547.434)

⁷² Westpower Limited (S547.434)

⁷³ Dean Van Mierlo (S570.007)

⁷⁴ Department of Conservation (S602.155)

⁷⁵ Department of Conservation (S602.155)

⁷⁶ Waka Kotahi (S450.141)

⁷⁷ Clause 16 amendment

⁷⁸ Buller District Council (S538.296)

⁷⁹ Department of Conservation (S602.155)

3. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.

Activity status where compliance not achieved: ~~Controlled~~ Restricted Discretionary⁸⁰

**CE - R10 Erection of a Buildings ~~or~~ and⁸¹ Structures in the Outstanding Coastal Environment Area
Activity Status Permitted**

Where the structure is:

1. A fence; or
2. Associated with stock water reticulation including tanks, pipes and water troughs; or
3. Required for the maintenance, operation, minor upgrade and repair of network utilities or renewable electricity generation activities; or
4. For a network utility customer connections, or environmental monitoring and extreme weather event monitoring; or
5. For agricultural pastoral and horticultural activities or an accessory building; and
 - i. The height of any building or structure does not exceed 5m above ground level; and
 - ii. The gross floor area of any building does not exceed ~~1050~~⁸²m²

Advice Note:

1. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.
2. Any earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.

Activity status where compliance not achieved: Restricted Discretionary

**CE - R11 Earthworks in the Outstanding Coastal Environment
Activity Status Permitted**

1. Where the earthworks are wholly contained within the existing footprint or modified ground and⁸³ these are for:

- a. Maintenance, repair or upgrade of lawfully established⁸⁴ walking/cycling tracks, roads, farm tracks or fences; or
- b. Operation, maintenance, repair and upgrade of lawfully established⁸⁵ network utility infrastructure or renewable electricity generation; or

2. Where the earthworks are for additions or alterations to lawfully established buildings provided for in Rule CE – R8 where any fill, excavation or removal of material is not more than 100m²/ha and 100m³/ha⁸⁶.

Advice Note:

1. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.
2. Any earthworks are also subject to relevant rules in the Earthworks,⁸⁷ Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.
3. This rule also applies to ~~plantation-commercial~~⁸⁸ forestry activities where this provision is more stringent than the NES - CPF.

Activity status where compliance not achieved: Restricted Discretionary

CE - R12

⁸⁰ Department of Conservation (S602.155)

⁸¹ Westpower (S547.435)

⁸² Department of Conservation (S602.156)

⁸³ Department of Conservation (S602.157)

⁸⁴ Department of Conservation (S602.157)

⁸⁵ Department of Conservation (S602.157)

⁸⁶ Forest and Bird (S560.0568)

⁸⁷ Clause 16 Amendment

⁸⁸ Clause 16 Amendment

**Natural Hazard Mitigation Structures and ~~associated Earthworks in the Coastal Environment in High Coastal Natural Character Overlay Area identified in Schedule Seven⁸⁹ and the Outstanding Coastal Environment not provided for as a meeting Permitted Activity standards⁹⁰~~
~~Activity Status Controlled-Restricted Discretionary⁹¹~~**

Where:

1. ~~Within the Outstanding Coastal Environment Area these are only to protect the coastal State Highway, Special Purpose Roads or other Critical Infrastructure;~~
2. ~~These are Westport flood and coastal protection works constructed by a statutory agency or its authorised contractor.~~

~~Matters of control are Discretion is Restricted to:~~

- a. ~~Effects on habitats of any threatened or protected flora or fauna species indigenous vegetation and habitats of indigenous fauna⁹²;~~
- b. ~~Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;~~
- c. ~~Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems;~~
- d. ~~Effects on the intrinsic values of ecosystems;~~
- e. ~~Effects on recreational values of public land;~~
- f. ~~Effects on Poutini Ngāi Tahu values, any Sites and Areas of Significance to Māori identified in Schedule Three, any archaeological sites⁹³, or any heritage items identified in Schedule One⁹⁴;~~
- g. ~~Landscape and visual effects;~~
- h. ~~Effects on natural character and natural features;~~
- i. ~~Location, dimensions and appearance of the structure;~~
- j. ~~Effects on public access to the coast; and~~
- k. ~~Effects on the level of hazard risk created by the structure on other properties⁹⁵~~

~~Advice Note:-~~

1. ~~The rules in the Earthworks Chapter do not apply to Controlled Activities under Rule CE – R112⁹⁶.~~
2. ~~This rule also applies to plantation forestry activities where this provision is more stringent than the NES – PF.⁹⁷~~

Activity status where compliance not achieved: ~~Restricted Discretionary except Discretionary where these are within the Outstanding Coastal Environment Area~~

**CE - R13 Māori Purpose Activities and Buildings in the Coastal Environment not meeting Permitted Activity Standards
Activity Status Restricted Discretionary**

Discretion is restricted to:

- a. ~~Effects on habitats of any threatened or protected flora or fauna species;~~
- b. ~~Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;~~
- c. ~~Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems;~~
- d. ~~Effects on the intrinsic values of ecosystems;~~
- e. ~~Effects on recreational values of public land;~~
- f. ~~Effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in Schedule Three;~~
- g. ~~Landscape and visual effects;~~
- h. ~~Effects on natural character and natural features;~~
- i. ~~Location, dimensions and appearance of any structure; and~~
- j. ~~Effects on public access to the coast;~~

⁸⁹ Buller District Council (S538.287)

⁹⁰ Grey District Council (S608.659)

⁹¹ Department of Conservation (S602.152, S602.158)

⁹² Department of Conservation (S602.152, S602.158)

⁹³ Ngāi Tahu (S620.206)

⁹⁴ Department of Conservation (S602.158)

⁹⁵ Snodgrass Road submitters (S619.047)

⁹⁶ Department of Conservation (S602.158), Forest and Bird (S560.0586)

⁹⁷ Forest and Bird (S560.0586)

- k. Effects on any archaeological sites⁹⁸

Activity status where compliance not achieved: N/A

**CE - R14 Buildings and Structures not meeting Rule CE - R4 outside of the Outstanding Coastal Environment and Areas of High Coastal Natural Character Overlay identified in Schedule Seven⁹⁹
Activity Status Restricted Discretionary**

Discretion is restricted to:

- a. Any requirements for landscape evaluation;
- b. The extent to which the site is visible from a road or public place;
- c. The effects on the natural character of the coast;
- d. The effects on Poutini Ngāi Tahu values; any archaeological sites¹⁰⁰, historic heritage¹⁰¹ or on any Site and Areas of Significance to Māori identified in Schedule Three;
- e. The effects on potential or current public access to the coast;
- f. Design and location of any buildings, structures or earthworks;
- g. Volume and area of earthworks;
- h. Area and location of any vegetation clearance;
- i. ~~Impacts~~ Adverse effects¹⁰² on biodiversity and conservation¹⁰³ values; ~~and~~
- j. Landscape measures;
- k. The effects on natural landscapes and natural features of the coastal environment¹⁰⁴; and
- l. The functional or operational needs of the activity¹⁰⁵.

Activity status where compliance not achieved: N/A

**CE - R15 Buildings, Structures and Earthworks within the High Coastal Natural Character Overlay not meeting Permitted Activity Standards
Activity Status Restricted Discretionary**

Discretion is restricted to:

- a. Any requirements for landscape evaluation;
- b. The extent to which the site is visible from a road or public place;
- c. The effects on the natural character of the coast;
- d. The effects on landscape and natural features of the coast;
- e. The effects on potential or existing public access to the coast;
- f. Design and location of any buildings, structure or earthworks;
- g. Volume and area of earthworks;
- h. Effects on ~~habitats of any threatened or protected flora or fauna species~~ indigenous vegetation and habitats of indigenous fauna¹⁰⁶;
- i. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;
- j. Effects on recreational values of public land;
- k. Effects on Poutini Ngāi Tahu values, any archaeological sites¹⁰⁷, historic heritage¹⁰⁸ and any Sites and Areas of Significance to Māori identified in Schedule Three;
- l. Landscape and visual effects; ~~and~~
- m. Location, dimensions and appearance of any structure; and
- n. The functional needs or operational needs of the activity¹⁰⁹

⁹⁸ Ngāi Tahu (S620.207)

⁹⁹ Buller District Council (S538.287)

¹⁰⁰ Ngāi Tahu (S620.207)

¹⁰¹ Department of Conservation (S602.159)

¹⁰² Department of Conservation (S602.159)

¹⁰³ Department of Conservation (S602.159)

¹⁰⁴ Forest and Bird (S560.0650)

¹⁰⁵ Westpower (S547.441)

¹⁰⁶ Department of Conservation (S602.160)

¹⁰⁷ Ngāi Tahu (S620.207)

¹⁰⁸ Department of Conservation (S602.160)

¹⁰⁹ Westpower (S547.442)

Advice Note:

1. This rule also applies to ~~plantation~~ commercial forestry activities where this provision is more stringent than the NES – PCF.¹¹⁰

Activity status where compliance not achieved: N/A

CE - R16 Additions to ~~Existing~~ Lawfully Established¹¹¹ Buildings and New Buildings and Structures and associated Earthworks within the Outstanding Coastal Environment Area not meeting Permitted Activity Standards

Activity Status ~~Restricted~~¹¹² Discretionary

Where:

1. This is an addition to an lawfully established ~~existing~~ building or a building accessory to an lawfully established building; or
2. The building or structure is identified on an approved subdivision plan for the site or where there is no existing residential building on the site; or
3. The building or structure is required for:
 - i. A network utility or renewable electricity generation activity;
 - ii. An agricultural pastoral or horticultural activity in a RURZ - Rural Zone;
 - iii. A conservation activity; or
 - iv. A recreational activity in any OSZ - Open Space Zone.

~~Discretion is restricted to:~~

- ~~a. Any requirements for landscape evaluation;~~
- ~~b. Effects on habitats of any threatened or protected species;~~
- ~~c. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;~~
- ~~d. The extent to which the site is visible from a road or public place;~~
- ~~e. Any effects on the values that make the site Outstanding;~~
- ~~f. The effects on potential or current public access to the coast;~~
- ~~g. The effects on Poutini Ngāi Tahu values and Sites and Areas of Significance to Māori identified in Schedule Three;~~
- ~~h. Design and location of any buildings, structures or earthworks;~~
- ~~i. Volume and area of earthworks;~~
- ~~j. Area and location of indigenous vegetation clearance and its effects on biodiversity values;~~
- ~~k. Landscape measures; and~~
- ~~l. Where relevant, matters included within Policy NFL – P6;~~

Activity status where compliance not achieved: ~~Discretionary-Non-complying~~

~~CE – R17~~¹¹³

~~Natural Hazard Mitigation Structures and Activities in the High Coastal Natural Character Overlay not meeting Controlled Activity Standards~~

~~Activity Status Restricted-Discretionary~~

Where:

- ~~1. These are not within the Outstanding Coastal Environment Area.~~

~~Discretion is restricted to:~~

- ~~a. Any requirements for landscape evaluation;~~
- ~~b. Effects on habitats of any threatened or protected species;~~
- ~~c. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;~~
- ~~d. The extent to which the site is visible from a road or public place;~~
- ~~e. Any effects on the natural character of the coast;~~
- ~~f. The effects on potential or current public access to the coast;~~
- ~~g. The effects on Poutini Ngāi Tahu values;~~

¹¹⁰ Clause 16 minor amendment

¹¹¹ Consequential amendment from changes to Rule CE – R8

¹¹² Buller Conservation Group (S552.133), Frida Inta (S553.133), Forest and Bird (S560.305), Department of Conservation (S602.161)

¹¹³ Department of Conservation (S602.162)

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- ~~h. Design and location of any buildings, structures or earthworks;~~
- ~~i. Volume and area of earthworks;~~
- ~~j. Area and location of indigenous vegetation clearance; and~~
- ~~k. Landscape measures; and~~
- ~~l. Effects on archaeological sites~~

~~Activity status where compliance not achieved:~~ Discretionary

CE – RXX Afforestation with Commercial Forestry in the Coastal Environment outside of High and Outstanding Coastal Natural Character Areas where this requires the Clearance of Indigenous Vegetation beyond the Permitted Activity Standards in Rule ECO – R2¹¹⁴

Activity Status Restricted Discretionary

Discretion is restricted to:

- a. Any requirements for landscape evaluation;
- b. The extent to which the site is visible from a road or public place;
- c. The effects on the natural character of the coast;
- d. The effects on Poutini Ngāi Tahu values, any archaeological sites, historic heritage or on any Site and Areas of Significance to Māori identified in Schedule Three;
- e. The effects on potential or current public access to the coast;
- f. Area and location of any indigenous vegetation clearance;
- g. The effects on natural landscapes and natural features of the coastal environment;

Advice Notes:

1. When assessing resource consents under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required.
2. This rule also applies to commercial forestry activities where this provision is more stringent than the NES - CF.

Activity status where compliance not achieved: N/A

CE - R18 Earthworks within the Outstanding Coastal Environment Area not provided for as a Permitted Activity meeting Permitted Activity Standards¹¹⁵

Activity Status Restricted Discretionary

Where:

1. These are for:
 - i. Walking/cycling tracks;
 - ii. Roads, farm tracks or fences;
 - iii. Installation of network utility infrastructure or renewable electricity generation activities; or
 - iv. For establishment of a building platform and access to a building site in an approved subdivision or where there is no existing residential building on the site; and
- ~~2. Earthworks are the minimum required to undertake the activity.¹¹⁶~~

Discretion is restricted to:

- a. Any requirements for landscape evaluation;
- b. The extent to which the site is visible from a road or public place;
- c. Any effects on the values that make the site Outstanding;
- d. Effects on habitats of any threatened or protected species indigenous vegetation and habitats of indigenous fauna¹¹⁷;
- e. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;

¹¹⁴ Forest and Bird (S560.309, S569.308)

¹¹⁵ Grey District Council (S608.663)

¹¹⁶ Department of Conservation (S602.163), Forest and Bird (S560.0571)

¹¹⁷ Department of Conservation (S602.163)

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- f. The effects on Poutini Ngāi Tahu values, any archaeological sites¹¹⁸, historic heritage¹¹⁹ and any Sites and Areas of Significance to Māori identified in Schedule Three;
- g. Design and location of any earthworks;
- h. Volume and area of earthworks;
- i. Area and location of vegetation clearance;
- j. Landscape measures to reduce the visual effects on the values of the Outstanding Natural Landscape or Feature; ~~and~~
- k. Where relevant, matters included within Policy NFL - P6;
- l. The effects on the natural character of the coastal environment;
- m. The effects on natural features and natural landscapes.

Advice Note:

1. This rule also applies to ~~plantation~~ commercial¹²⁰ forestry activities where this provision is more stringent than the NES - PCF.

Activity status where compliance not achieved: Discretionary

CE - R19 Natural Hazard Mitigation Structures and Activities in the Outstanding Coastal Environment not meeting Rule CE - R11~~2~~¹²¹

Activity Status Discretionary

Where:

1. These will not destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding; except
2. Where a written report of a suitably qualified natural hazards professional identifies that the Outstanding Natural Feature is a severe risk to people or property.

Notification:

Applications to destroy any Outstanding Natural Feature or the Values which make it Outstanding will require the written approval of ~~always be Limited Notified to the Geosciences Society of New Zealand and may be publicly notified.~~¹²²

Advice Note:

When assessing resource consents for natural hazard mitigation activities under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required.

Activity status where compliance not achieved: Non-complying

CE - R20 Afforestation with ~~Plantation~~ Commercial¹²³ Forestry in the High Coastal Natural Character Overlay, the Outstanding Coastal Environment Area or any Significant Natural Area identified in Schedule Four in the Coastal Environment

Activity Status Discretionary

Advice Note:

1. When assessing resource consents under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required.
2. This rule applies to commercial forestry activities where this provision is more stringent than the NES - CF

Activity status where compliance not achieved: N/A

¹¹⁸ Ngāi Tahu (S620.207)

¹¹⁹ Department of Conservation (S602.163)

¹²⁰ Clause 16 amendment

¹²¹ Grey District Council (S608.664)

¹²² Grey District Council (S608.081)

¹²³ Clause 16 amendment

CE - R21 Buildings, Structures and¹²⁴ Earthworks in the ~~High Natural Character Overlay or the~~¹²⁵ Outstanding Coastal Environment not meeting Restricted Discretionary Rules

Activity Status Discretionary

Where:

1. These will not destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding.

Advice Note:

1. When assessing resource consents under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required.
2. This rule also applies to ~~plantation~~ commercial forestry activities where this provision is more stringent than the NES - CPF.

Activity status where compliance not achieved: Non-complying

CE – R22A¹²⁶

Buildings and Structures in the Outstanding Coastal Environment not meeting Permitted or Discretionary Activity Rules

Activity Status Non - complying

CE - R22

Activities in the Coastal Environment that would destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding

Activity Status Non-complying

Notification:

Applications to destroy any Outstanding Natural Feature or the Values which make it Outstanding will ~~always be~~ Limited Notified to require the written approval of¹²⁷ the Geosciences Society of New Zealand and may be publicly notified.

Advice Note:

1. When assessing resource consents for activities under this rule, assessment against both the Coastal Environment, and Natural Features and Landscapes policies will be required.
2. This rule also applies to ~~plantation~~ commercial¹²⁸ forestry activities where this provision is more stringent than the NES - PCF.

Activity status where compliance not achieved: N/A

Subdivision Rules

SUB - R16 Subdivision of Land within the Coastal Environment subject to an Outstanding Natural Landscape, Outstanding Natural Feature or High Coastal Natural Character Overlay

Activity Status Discretionary

Where:

No new allotments are proposed within Outstanding Coastal Natural Character areas as identified in Schedule Eight.

Activity status where compliance not achieved: Non-complying

¹²⁴ Buller Conservation Group (S552.133), Frida Inta (S553.133), Forest and Bird (S560.305), Department of Conservation (S602.161)

¹²⁵ Clause 16 Amendment

¹²⁶ Buller Conservation Group (S552.133), Frida Inta (S553.133), Forest and Bird (S560.305), Department of Conservation (S602.161)

¹²⁷ Grey District Council (S608.082)

¹²⁸ Clause 16 amendment

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SUB – R17 Subdivision of Land within the Coastal Environment to create allotments where there is a Historic Heritage site or area identified in Schedule One or a Site and Areas of Significance to Māori identified in Schedule Three not provided for in Rule SUB – R5¹²⁹
Activity Status Discretionary

Notification:

1. Applications to subdivide a lot with a Site or Area of Significance to Māori ~~will always be limited notified to the require written approval of relevant Rūnanga and may be publicly notified.~~¹³⁰
2. Applications to subdivide a lot with a historical heritage feature ~~will always be limited notified to require written approval of Heritage New Zealand Pouhere Taonga and may be publicly notified.~~

Activity status where compliance not achieved: N/A

SUB - R24 Subdivision within the Outstanding Coastal Natural Character Overlay

Activity Status Non-complying

Activity status where compliance not achieved: N/A

Schedule Seven: Schedule of High Coastal Natural Character

Unique Identifier	Site Identifier	Description
NCA 41 ¹³¹	Pakiroa Beach	<p>Broad-sweeping sandy / stony beach backed by an extensive dunefield, coastal scrub and forest — at the northern end of Pakiroa Beach.</p> <ul style="list-style-type: none"> • Natural qualities are clearly evident in the dune landform, wind-swept vegetation cover and their relationship with the Tasman Sea contribute to the feeling of naturalness. • Intact sequence of vegetation from dune fields through to coastal forest. • Presence of pasture and farming modification behind the coastal forest does not overly detract from the highly expressive and natural processes that are the dominant element of the unit.

Schedule Eight: Schedule of Outstanding Coastal Natural Character

Unique Identifier	Site Identifier	Description
NCA 10 ¹³²	Hannah's Clearing	<p>Outstanding natural character.</p> <ul style="list-style-type: none"> • A broad sweeping ocean beach backed by patches of low lying mature coastal forest, eroded dune lands, and pasture. • Highly dynamic and dramatic interaction / relationship between the beach and dune field and the open waters of Te Tai-o-Rēhua/ the Tasman Sea. • Backed by extensive mature forest which extends towards the Selborne and Browning Ranges.

¹²⁹ Te Tai o Poutini Plan Committee (S171.018)

¹³⁰ Margaret Montgomery (S446.058)

¹³¹ Clause 16 Amendment

¹³² Vance & Carol Boyd (S447.011 and S447.012)

Appendix 1: Coastal Environment Topic – Recommended Amendments to the Plan

		<ul style="list-style-type: none"> The presence of pasture, Haast - Jackson Bay Road, and powerlines do not disrupt the overall cohesion of natural elements which remain the dominant feature of this unit. The dramatic exposure of the open waters of Te Tai-o-Rēhua/ the Tasman Sea enhances the sense of remoteness and wildness. <p><u>The area of outstanding natural character wraps around the settlement of Hannah's Clearing with the settlement itself not included within the area.</u></p>
NCA 55	Mokihinui River mouth	<p>Extensive saltwater lagoon enclosed by a vast exposed beach and dunefield and fed by the Ōrowaiti <u>Mokihinui</u>¹³³ River.</p> <ul style="list-style-type: none"> This landscape is highly expressive of the interplay between the Mokihinui River mouth and the Tasman Sea. The tidal rhythm of the sea also provides a counterpoint for the rivers natural variations of flow, clarity and flood cycles. Dune landform enclosing the lagoon is expressive of the coastal processes. Regenerating to mature coastal forest covers much of the escarpment along the northern side of the River. While the prominence of adjoining pasture, farming activities, and development along the shoreline of the River affect the perceived intactness and cohesion of the coastal environment, they do not overly detract from the highly expressive and natural processes of the River that dominate the local landscape. <p>Backed by coastal foothills covered in mature forest with views towards the Radiant and Glasgow Range's beyond.</p>

Amendments to the Planning Maps

- That the offshore islands are shown on the planning maps, are zoned Open Space Zone and included within the Coastal Environment¹³⁴.
- That the Open Bay Islands (NCA12) are shown on the maps as Outstanding Coastal Natural Character as per the map below:

¹³³ Buller Conservation Group (S552.206), Frida Inta (S553.206)

¹³⁴ Department of Conservation (S602.140)



3. That the following locations are removed from the HCNC maps :
 - Areas of General Residential Zone at Ashmore Ave Cobden in NCA 37¹³⁵
 - 4456A and B Karamea Highway in NCA 57¹³⁶
 - small scale residential properties and farmland at NCA 11 Okuru¹³⁷
 - 6A Stafford Loop Road in NCA 32¹³⁸
4. That the following locations are removed from the OCNC maps:
 - Rural lifestyle properties in NCA 10 at Hannah’s Clearing¹³⁹
 - The Rapahoe Coal Yard and KiwiRail designated land at Rapahoe NCA 38¹⁴⁰
 - Properties at North Beach Road Cobden where rural living development is evident, realigning the boundary to mature contiguous bush in NCA 37¹⁴¹
5. That the HCNC maps are updated as per the recommendations of the report of Bridget Gilbert in Appendix 3.¹⁴²
6. That the OCNC maps are updated as per the recommendations of the report of Bridget Gilbert in Appendix 3.¹⁴³

¹³⁵ Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663.057)

¹³⁶ Ruth Henschel (S150.004) and Richarge Henschel (S285.003), Emilie Schmitthausler (S57.001) and Sander De Vries (S58.001)

¹³⁷ Michael Snowden (S492.002), Gerard Nolan (S261.003)

¹³⁸ Glenn Robinson (S216.001)

¹³⁹ Raylene Black (S305.001), Vance and Carol Boyd (S447.006, S447.007)

¹⁴⁰ Straterra (S536.035, S536.034), Birchfield Coal Mines Ltd (S601.127)

¹⁴¹ Russell and Joanne Smith (S477.002) – 332F North Beach Road, Tim Macfarlane (S482.002), Claire & John West (S506.002), Lauren Nyhan Anthony Phillips (S533.002), Joel and Jennifer Watkins (S565.001, S565.003, S565.004), Stewart & Catherine Nimmo (S559.002)

¹⁴² Grey District Council (S608.843)

¹⁴³ Grey District Council (S608.843)

Appendix 1: Coastal Environment Topic – Recommended Amendments to the Plan

7. That the Coastal Environment maps are updated as per the recommendations of the report of Bridget Gilbert in Appendix 3¹⁴⁴
8. That the towns of Westport, Hokitika and Greymouth be removed from the coastal environment¹⁴⁵ as identified in the maps below:



¹⁴⁴ West Coast Penguin Trust 275.007, John Caygill S290.001, Suzanne Hills S443.032, Clare Backes S444.012, Inger Perkins S462.023, Katherine Gilbert S473.014, Forest and Bird S560.031, S560.417, S560.420, Brian Anderson S576.008 and Department of Conservation S602.138

¹⁴⁵ Grey District Council (S608.079, Buller District Council S538.310 and Westpower Limited (S547.414)

