

Te Tai o Poutini Plan
Supplementary Statement from
Reporting Officer
Coastal Environment



Supplementary Statement in relation to the Extent of the Coastal Environment

1. Following the 1st day of the coastal environment hearing and in further considering the discussion around the extent of the coastal environment and the relationship with the direction of the NZCPS I wish to amend my recommendations in relation to excluding the urban areas of Westport, Hokitika and Greymouth from the coastal environment.
2. This is because while, as drafted in the proposed Plan, the coastal environment rules do not apply, the proposed Plan framework enables an assessment of the relevant objectives and policies from the coastal environment chapter where a resource consent is triggered for activities occurring within this area. I consider this is appropriate and consistent with the intention of the NZCPS.
3. I have undertaken analysis of the 8 most recent district plans (prepared consistent with the national planning standards) and where there is an urban area adjacent to the coast all but one of these identifies the extent of the coastal environment within urban locations. The approach in these plans is outlined in the table below.

Plan	Mapping Approach	Approach to Provisions
New Plymouth	Urban area included in coastal environment extent.	Urban Zones exempt from rules, but Objectives and Policies apply
Porirua	Urban area mapped in "landward extent of coastal environment".	Rules only apply to Outstanding Coastal Natural Character area, but Objectives and Policies apply to the whole coastal environment
Timaru	Urban area included in coastal environment extent.	Urban Zones exempt from rules, but Objectives and Policies apply
Selwyn	Landward extent of coastal environment mapped. No urban areas are located within this as all towns are inland.	N/A
Waimakariri	Landward extent of coastal environment mapped. No urban areas are located within this as all towns are inland.	N/A
Far North	Urban area included in coastal environment extent.	Urban Zones exempt from rules, but Objectives and Policies apply
Wellington	Urban area included in coastal environment extent.	Rules apply to high coastal natural character, coastal and riparian margins.
Auckland	Only coastline mapped.	Coastal setbacks apply

4. The s42A report discusses this matter at paragraph 545 and includes 4 maps which I now do not recommend as amendments to the Plan.
5. I therefore would like to withdraw the recommendations in paragraph 547 of the Coastal Environment s42A report.
6. This amends my recommendations on submissions, and on changes to the Plan in the following areas.
7. I now do not support the following submissions:
 - Grey District Council (S608.079, S608.004),
 - Buller District Council (S538.310),
 - Westpower Limited (S547.414, S547.014)
 - Misato Nomura (S151.010),
 - Joanne and Ken Dixon (S213.005),
 - John Brazil (S360.026)
 - Kyle Avery (S509.062) (and other similar submissions from other submitters).
8. The s42A report makes a consequential amendment to Policy CE – P6 which I would now like to withdraw. I therefore I recommended that Policy CE – P6 is amended as follows (changes from the s42A report highlighted in yellow)

CE - P6

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 edges of Westport, Greymouth and Hokitika and enable ~~new~~ subdivision, ~~buildings~~ and ~~structures~~ use and development ~~within~~ and expansion of towns and settlements where:

- a. These activities 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;~~
- c. In areas of ~~outstanding~~ or 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 need to locate in the coastal environment;
 - iii. Allow for Poutini Ngāi Tahu ~~cultural uses~~ Activities and Māori Purpose Activities;
 - 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 mitigated.

Thank you
Lois Easton
23 October 2024.