

**Part 1 – Introduction and General Provisions**

**How the Plan Works**

**Definitions**

<b>Statutory Agency</b>	means in relation to construction of natural hazard mitigation structures, a District or Regional Council, Waka Kotahi – New Zealand Transport Agency, Transpower New Zealand, KiwiRail New Zealand, the Department of Conservation or any network utility operator.
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**Overlays**

**Name**

General Coastal Environment Area <sup>1</sup>	Areas of the coastal environment outside of the urban area where human values dominate over natural character
<u>Coastal Environment</u>	<u>Extent of area that meets Policy 1 of the NZCPS. The coastal environment extends from Mean High Water Springs inland over the mapped area as identified in the Planning Maps.</u>

**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.<sup>2</sup>

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 maps<sup>3</sup> 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 protection of indigenous

<sup>1</sup> Clause 16 amendment

<sup>2</sup> WMS Group (S599.073), Westpower Limited (S547.406)

<sup>3</sup> Forest and Bird (S560.277)

biodiversity and the avoidance of significant adverse effects on all indigenous biodiversity values in the coastal environment. Provisions for indigenous vegetation and biodiversity management within the coastal environment are located in the Ecosystems and Biodiversity Chapter<sup>4</sup>. 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

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<sup>5</sup> 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 Directions<sup>6</sup>.
- **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.

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<sup>4</sup> Forest and Bird (S560.277)

<sup>5</sup> Clause 16 Amendment

<sup>6</sup> Westpower Limited (S547.407)

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

- **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 chapter<sup>7</sup>.

### Coastal Environment Objectives

#### CE - O1

To preserve the natural character, landscapes, natural features, coastal processes, ecosystems and biodiversity of the coastal environment and protect these values from inappropriate subdivision, use and development<sup>8</sup> while enabling people and communities to provide for their social, economic and cultural wellbeing ~~in a manner appropriate for the coastal environment~~<sup>9</sup>.

#### CE - O2

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 - O3

To provide for activities which have a functional need or operational need<sup>10</sup> to locate in the coastal environment ~~in such a way~~ while ensuring<sup>11</sup> that the ~~impacts~~ adverse effects<sup>12</sup> including cumulative adverse effects on natural character, landscape, natural features, , coastal processes, access, ecosystems 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 these<sup>13</sup>;
- 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~~ values<sup>14</sup>;
- 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

<sup>7</sup> Transpower New Zealand Limited (S299.069)

<sup>8</sup> Department of Conservation (S602.141)

<sup>9</sup> Forest and Bird (S560.278)

<sup>10</sup> 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)

<sup>11</sup> Department of Conservation (S602.142)

<sup>12</sup> Westpower Limited (S547), Department of Conservation (S602.142)

<sup>13</sup> Department of Conservation (S602.143)

<sup>14</sup> Ngāi Tahu (S620.202)

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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 and protect these from inappropriate subdivision, use and development<sup>15</sup> that have:

- a. Significant indigenous biodiversity including Significant Natural Areas as described in Schedule Four
- 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, including cumulative adverse effects on natural character, ecosystems, biodiversity, coastal processes, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding and high<sup>16</sup> 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 purpose<sup>17</sup>; or
- e. It is National Grid infrastructure that has a functional and or<sup>18</sup> operational need to locate in these areas; or
- f. it has a minor or transitory effect that does not have an adverse effect on the area of significant indigenous biodiversity, area of outstanding or high natural character, outstanding natural landscape or outstanding natural feature.

### 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 and<sup>19</sup>; or
- b. The use ~~does not degrade~~ protects<sup>20</sup> the elements, patterns or processes that contribute to the outstanding or high natural character values; and
- c. Adverse effects, including cumulative adverse effects, on outstanding natural character, outstanding natural landscapes and outstanding natural features are avoided<sup>21</sup>

### 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 or<sup>22</sup> 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, infrastructure<sup>23</sup> and primary production activities; or

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<sup>15</sup> Westpower Limited (S547.415)

<sup>16</sup> Transpower (S299.065)

<sup>17</sup> Forest and Bird (S560.282), Ngāi Tahu (S620.203)

<sup>18</sup> Transpower (S299.065)

<sup>19</sup> Department of Conservation (S602.146)

<sup>20</sup> Forest and Bird (S560.284)

<sup>21</sup> Department of Conservation (S602.146)

<sup>22</sup> Westpower Limited (S547.419)

<sup>23</sup> Westpower Limited (S547.420)

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- 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 available<sup>24</sup>; or~~
- f. ~~Are of a size, scale and nature that is appropriate to the area; and<sup>25</sup>~~
- g. ~~Ensure that significant adverse effects, including cumulative adverse effects, on amenity, natural character, historic and cultural values, and biodiversity are appropriately managed<sup>26</sup>.~~

### 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<sup>27</sup> of Westport, Greymouth and Hokitika and enable ~~new~~ subdivision, ~~buildings and structures~~ use and development<sup>28</sup> ~~within~~ and expansion of towns and settlements where:

- a. These activities<sup>29</sup> 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;~~<sup>30</sup>
- c. In areas of ~~outstanding or~~<sup>31</sup> 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<sup>32</sup> to locate in the coastal environment;
  - iii. Allow for Poutini Ngāi Tahu ~~cultural uses~~ Activities and Māori Purpose Activities<sup>33</sup>;
  - 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, including cumulative adverse effects on the elements, patterns and processes that contribute to natural character are ~~minimised~~ avoided, remedied or mitigated<sup>34</sup>.

### 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 reasons<sup>35</sup>. 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 and minor 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.

## Coastal Environment Rules

<sup>24</sup> Westpower (S547.411)

<sup>25</sup> Department of Conservation (S602.147)

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

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

<sup>28</sup> Westpower Limited (S547.422)

<sup>29</sup> Forest and Bird (S560.286)

<sup>30</sup> Buller Conservation Group (S552.129) and Frida Inta (S552.129)

<sup>31</sup> Department of Conservation (S602.148)

<sup>32</sup> Westpower Limited (S547.424)

<sup>33</sup> Ngāi Tahu (S620.204)

<sup>34</sup> Westpower Limited (S547.426)

<sup>35</sup> Westpower Limited (S547.427)

**CE - R1 Maintenance and repair of lawfully established structures, network utilities, renewable electricity generation, regionally significant infrastructure<sup>36</sup> 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:**

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/A<sup>37</sup>**

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 in the Earthworks Chapter for specific zone – based requirements<sup>38</sup>

**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 Associated Ancillary<sup>39</sup> 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 are<sup>40</sup>:
  - 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 Notes:**

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.

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<sup>36</sup> KiwiRail (S442.077)

<sup>37</sup> Grey District Council (S608.654)

<sup>38</sup> Forest and Bird (S560.0536)

<sup>39</sup> Ngāi Tahu (S620.205)

<sup>40</sup> Forest and Bird (S560.0576)

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**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; and<sup>41</sup>~~
2. These are:
  - 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 Zone<sup>42</sup>:
    - 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 200m<sup>2</sup> 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 Springs<sup>43</sup> 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;<sup>44</sup> or
  - b. ~~Are~~ Energy Activities or Network Utilities, including ancillary earthworks, ~~subject to provisions that are Permitted Activities<sup>45</sup> 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 Notes:**

- ~~1. 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 for other rules in relation to buildings and structures in these areas.~~
2. For the avoidance of doubt, within the General Rural, Rural Lifestyle, Settlement and Open Space and Recreation Zones, outside of scheduled areas, this rule regulates new buildings only, not structures, or any additions to existing buildings.

**Activity status where compliance not achieved:**

Outside of the scheduled overlay chapter areas and the RURZ - Rural Zones and NOSZ – Natural Open Space Zone<sup>46</sup>, 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 Seven<sup>47</sup>**

**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 OSRZ<sup>48</sup> - Open Space and Recreation Zones, this is parks facilities or parks furniture; or

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<sup>41</sup> Department of Conservation (S602.150)

<sup>42</sup> Forest and Bird (S560.0578)

<sup>43</sup> Department of Conservation (S602.150)

<sup>44</sup> Forest and Bird (S560.0578)

<sup>45</sup> Forest and Bird (S560.0578)

<sup>46</sup> Forest and Bird (S560.0578)

<sup>47</sup> Buller District Council (S538.287)

<sup>48</sup> Forest and Bird (S560.0582)

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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 150m<sup>2</sup> ground floor area;<sup>49</sup>
  - b. Any other new building is no more than 100m<sup>2</sup> ground floor area;
  - c. Any addition increases the total building footprint by no more than 50m<sup>2</sup>;
  - 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 Springs<sup>50</sup>

### Advice Note:

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 Chapters~~<sup>51</sup> 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~~ Upgrade<sup>52</sup> of Natural Hazard Mitigation Structures and associated earthworks in the Coastal Environment<sup>48</sup> within the High Coastal Natural Character Overlay identified in Schedule Seven<sup>53</sup>**

#### 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 25m<sup>3</sup> per 200m length of coastline in which the structure is located<sup>54</sup>;
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;
5. Any upgrade of the structure<sup>55</sup> ~~The activity is undertaken by a Statutory Agency or their designated nominated~~<sup>56</sup> contractor; and
6. There is no change to more than 10% to the overall dimensions, orientation, height or length ~~outline~~<sup>57</sup> of the lawfully established<sup>58</sup> structure ~~from the consented structure, and an assessment is provided the structure is certified~~ by a suitably qualified professional confirming that the effects of the activity are no greater than the consented lawfully established 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 Discretionary<sup>59</sup>

### **CE - R7 Earthworks ~~within the Coastal Environment~~ in the High Coastal Natural Character Overlay identified in Schedule Seven<sup>60</sup>**

#### Activity Status Permitted

Where:

1. These are for:

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<sup>49</sup> Buller District Council (S538.292), Lynne Level & Greg Tinney (S320.005), Hapuka Landing Limited (S514.003)

<sup>50</sup> Department of Conservation (S602.151)

<sup>51</sup> Department of Conservation (S602.151)

<sup>52</sup> Department of Conservation (S602.152)

<sup>53</sup> Buller District Council (S538.287)

<sup>54</sup> Waka Kotahi (S450.138)

<sup>55</sup> Buller District Council (S538.293)

<sup>56</sup> Clause 16 amendment

<sup>57</sup> Clause 16 amendment

<sup>58</sup> Clause 16 amendment

<sup>59</sup> Department of Conservation (S602.152)

<sup>60</sup> Buller District Council (S538.287)

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- a. Operation, maintenance, repair and upgrade of existing<sup>61</sup> walking/cycling tracks, roads, farm tracks or fences lawfully established at the time of notification of the Plan;
  - b. Operation, maintenance, repair, upgrade of existing<sup>62</sup> or installation of new network utility infrastructure or renewable electricity generation lawfully established at the time of notification of the Plan;
  - c. Installation of new network utility infrastructure where this is located within the boundary of a formed legal road; <sup>63</sup>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 – R5<sup>64</sup>; and
2. Any fill, excavation or removal is not more than 250m<sup>2</sup>/ha and 250m<sup>3</sup>/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 Earthworks<sup>65</sup>, 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<sup>66</sup> 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 Established<sup>67</sup> 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 50m<sup>2</sup> in any 5 year time period;
2. The maximum height of any addition or alteration to a<sup>68</sup> building and/or structures above ground level is 5m above ground level<sup>69</sup> or the height of the existing lawfully established building or structure<sup>70</sup>.

#### Advice Notes:

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<sup>71</sup> 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 structure<sup>72</sup>;
3. There is no reduction in public access;

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<sup>61</sup> Department of Conservation (S602.153)

<sup>62</sup> Westpower Limited (S547.433)

<sup>63</sup> Department of Conservation (S602.153)

<sup>64</sup> Lynne Lever & Greg Tinney (S320.006)

<sup>65</sup> Department of Conservation (S602.153)

<sup>66</sup> Clause 16 amendment

<sup>67</sup> Department of Conservation (S602.154)

<sup>68</sup> Westpower Limited (S547.434)

<sup>69</sup> Westpower Limited (S547.434)

<sup>70</sup> Dean Van Mierlo (S570.007)

<sup>71</sup> Department of Conservation (S602.155)

<sup>72</sup> Department of Conservation (S602.155)

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- ~~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;~~<sup>73</sup>
- There is no change to more than 10% to the overall dimensions, orientation or outline of **the lawfully established**<sup>74</sup> structure ~~from that originally consented, or consented variation and an assessment is provided the structure is certified~~ by a suitably qualified professional confirming **that** the effects **of the activity** are no greater than the ~~originally consented or consented variation lawfully established structure;~~ and
- ~~The activity is undertaken by a Statutory Agency or their designated contractor.~~<sup>75</sup>

### Advice Note:

- ~~The rules in the Earthworks Chapter do not apply to Permitted Activities under Rule CE – R9.~~<sup>76</sup>
- 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.
- 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 Discretionary~~<sup>77</sup>

### CE - R10 Erection of a Buildings ~~or~~ **and**<sup>78</sup> Structures in the Outstanding Coastal Environment Area Activity Status Permitted

Where the structure is:

- A fence; or
- Associated with stock water reticulation including tanks, pipes and water troughs; or
- Required for the maintenance, operation, minor upgrade and repair of network utilities or renewable electricity generation activities; or
- For a network utility customer connections, or environmental monitoring and extreme weather event monitoring; or
- For agricultural pastoral and horticultural activities or an accessory building; and
  - The height of any building or structure does not exceed 5m above ground level; and
  - The gross floor area of any building does not exceed ~~105~~<sup>79</sup>m<sup>2</sup>

### Advice Note:

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

- Where **the earthworks are wholly contained within the existing footprint or modified ground disturbed by a lawfully established activity established at the time of notification of the Plan** and<sup>80</sup> these are for:
  - Maintenance, repair or upgrade of **lawfully established** walking/cycling tracks, roads, farm tracks or fences; or
  - Operation, maintenance, repair and upgrade of **lawfully established Regionally Significant Infrastructure,** network utility infrastructure or renewable electricity generation **activities;** or
- Where the earthworks are for additions **or alterations** to lawfully established buildings **or structures** provided for in Rule CE – R8 where any fill, excavation or removal of material is not more than 100m<sup>2</sup>/ha and 100m<sup>3</sup>/ha<sup>81</sup>.

### Advice Note:

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

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<sup>73</sup> Waka Kotahi (S450.141)

<sup>74</sup> Clause 16 amendment

<sup>75</sup> Buller District Council (S538.296)

<sup>76</sup> Department of Conservation (S602.155)

<sup>77</sup> Department of Conservation (S602.155)

<sup>78</sup> Westpower (S547.435)

<sup>79</sup> Department of Conservation (S602.156)

<sup>80</sup> Department of Conservation (S602.157)

<sup>81</sup> Forest and Bird (S560.0568)

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2. Any earthworks are also subject to relevant rules in the Earthworks,<sup>82</sup> 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~~<sup>83</sup> forestry activities where this provision is more stringent than the NES - CPF.

**Activity status where compliance not achieved:** Restricted Discretionary

### CE - R12

**Natural Hazard Mitigation Structures and ~~associated Earthworks in the Coastal Environment in High Coastal Natural Character Overlay Area identified in Schedule Seven~~<sup>84</sup> and the Outstanding Coastal Environment not ~~provided for as a meeting Permitted Activity standards~~<sup>85</sup>**

**Activity Status ~~Controlled-Restricted Discretionary~~<sup>86</sup>**

Where:

1. ~~Within the Outstanding Coastal Environment Area these are only to protect the coastal State Highway, Special Purpose Roads or other~~ **Critical Infrastructure Regionally Significant 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 fauna**<sup>87</sup>;
- 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 archaeological sites~~<sup>88</sup>, ~~or any heritage items~~<sup>89</sup> ~~or any Sites and Areas of Significance to Māori identified in Schedule Three, identified in Schedule One;~~
- g. ~~Landscape and visual effects~~ **including design and location of any buildings, structures or earthworks;**
- 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 properties~~<sup>90</sup>

**~~Advice Note:~~**

1. ~~The rules in the Earthworks Chapter do not apply to Controlled Activities under Rule CE - R112~~<sup>91</sup>.
2. ~~This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF.~~<sup>92</sup>

**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;~~

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<sup>82</sup> Clause 16 Amendment

<sup>83</sup> Clause 16 Amendment

<sup>84</sup> Buller District Council (S538.287)

<sup>85</sup> Grey District Council (S608.659)

<sup>86</sup> Department of Conservation (S602.152, S602.158)

<sup>87</sup> Department of Conservation (S602.152, S602.158)

<sup>88</sup> Ngāi Tahu (S620.206)

<sup>89</sup> Department of Conservation (S602.158)

<sup>90</sup> Snodgrass Road submitters (S619.047)

<sup>91</sup> Department of Conservation (S602.158), Forest and Bird (S560.0586)

<sup>92</sup> Forest and Bird (S560.0586)

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- 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;
- k. Effects on any archaeological sites<sup>93</sup>

**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 Seven**<sup>94</sup> **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<sup>95</sup>, historic heritage<sup>96</sup> 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. Landscape and visual effects including 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 effects<sup>97</sup> on biodiversity and conservation values; and
- j. Landscape measures;
- k. The effects on natural landscapes and natural features of the coastal environment<sup>98</sup>; and
- l. The functional or operational needs of the activity<sup>99</sup>.

**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 fauna<sup>100</sup>;
- 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;

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<sup>93</sup> Ngāi Tahu (S620.207)

<sup>94</sup> Buller District Council (S538.287)

<sup>95</sup> Ngāi Tahu (S620.207)

<sup>96</sup> Department of Conservation (S602.159)

<sup>97</sup> Department of Conservation (S602.159)

<sup>98</sup> Forest and Bird (S560.0650)

<sup>99</sup> Westpower (S547.441)

<sup>100</sup> Department of Conservation (S602.160)

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- k. Effects on Poutini Ngāi Tahu values, any archaeological sites<sup>101</sup>, historic heritage<sup>102</sup> and any Sites and Areas of Significance to Māori identified in Schedule Three;
- l. Landscape and visual effects including design and location of any buildings, structures or earthworks; and
- m. Location, dimensions and appearance of any structure Effects on the intrinsic values of ecosystems; and
- n. Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems; and
- o. The functional needs or operational needs of the activity<sup>103</sup>

### Advice Note:

1. This rule also applies to ~~plantation~~ commercial forestry activities where this provision is more stringent than the NES – PCF.<sup>104</sup>

**Activity status where compliance not achieved:** N/A

### **CE - R16 Additions to ~~Existing~~ Lawfully Established<sup>105</sup> Buildings and New Buildings and Structures and associated Earthworks within the Outstanding Coastal Environment Area not meeting Permitted Activity Standards**

#### **Activity Status ~~Restricted~~<sup>106</sup> 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~~<sup>107</sup>**

#### **~~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.~~

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<sup>101</sup> Ngāi Tahu (S620.207)

<sup>102</sup> Department of Conservation (S602.160)

<sup>103</sup> Westpower (S547.442)

<sup>104</sup> Clause 16 minor amendment

<sup>105</sup> Consequential amendment from changes to Rule CE – R8

<sup>106</sup> Buller Conservation Group (S552.133), Frida Inta (S553.133), Forest and Bird (S560.305), Department of Conservation (S602.161)

<sup>107</sup> Department of Conservation (S602.162)

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**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;
- 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 – R2<sup>108</sup>**

**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 Standards<sup>109</sup>**

**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.~~<sup>110</sup>

**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;

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<sup>108</sup> Forest and Bird (S560.309, S569.308)

<sup>109</sup> Grey District Council (S608.663)

<sup>110</sup> Department of Conservation (S602.163), Forest and Bird (S560.0571)

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- 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 fauna<sup>111</sup>;
- e. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;
- f. The effects on Poutini Ngāi Tahu values, any archaeological sites<sup>112</sup>, historic heritage<sup>113</sup> and any Sites and Areas of Significance to Māori identified in Schedule Three;
- g. Design and location and area 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~~ commercial<sup>114</sup> 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~~<sup>115</sup>

#### 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.~~<sup>116</sup>

### 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 Commercial 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.

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<sup>111</sup> Department of Conservation (S602.163)

<sup>112</sup> Ngāi Tahu (S620.207)

<sup>113</sup> Department of Conservation (S602.163)

<sup>114</sup> Clause 16 amendment

<sup>115</sup> Grey District Council (S608.664)

<sup>116</sup> Grey District Council (S608.081)

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2. This rule applies to **commercial plantation** forestry activities where this provision is more stringent than the NES - CF

**Activity status where compliance not achieved:** N/A

**CE - R21 Buildings, Structures and<sup>117</sup> Earthworks in the ~~High Natural Character Overlay or the~~<sup>118</sup> 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 – R22A<sup>119</sup>**

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

**Activity Status Non - complying**

**Activity status where compliance not achieved:** N/A

**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 of<sup>120</sup> 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~~ **commercial**<sup>121</sup> forestry activities where this provision is more stringent than the NES - PCF.

**Activity status where compliance not achieved:** N/A

**Public Access**

**Public Access Policies**

**PA - XX**

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<sup>117</sup> Buller Conservation Group (S552.133), Frida Inta (S553.133), Forest and Bird (S560.305), Department of Conservation (S602.161)

<sup>118</sup> Clause 16 Amendment

<sup>119</sup> Buller Conservation Group (S552.133), Frida Inta (S553.133), Forest and Bird (S560.305), Department of Conservation (S602.161)

<sup>120</sup> Grey District Council (S608.082)

<sup>121</sup> Clause 16 amendment

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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 reasons<sup>122</sup>. 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.

### 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

#### **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 – R5<sup>123</sup>**

**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.<sup>124</sup>
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
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<sup>122</sup> Westpower Limited (S547.427)

<sup>123</sup> Te Tai o Poutini Plan Committee (S171.018)

<sup>124</sup> Margaret Montgomery (S446.058)

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

<p>NCA6</p>	<p>Neil's Beach Settlement</p>	<p>High natural character.</p> <p>Isolated and modest bach community enclosed and integrated amongst mature coastal forest and flanked by the mouth of the Arawhata River:</p> <ul style="list-style-type: none"> <li>• Natural qualities are clearly evident in the landform, mature vegetation cover and their relationship with both Okahu/Jackson Bay and Te Tai-o-Rēhua/ the Tasman Sea contributing to a very endemic landscape.</li> <li>• Backed by mature forest covered foothills including Burmeister Tops with views of Jackson Head and the Alps across Okahu/Jackson Bay.</li> <li>• Although apparent the bach community and airstrip do not disrupt the cohesion of natural elements which remain the dominant feature of this unit.</li> </ul>
<p>NCA8</p>	<p><u>Waitoto/Waiatoto River Mouth</u></p>	<p><u>Outstanding High natural character.</u></p> <p><u>Isolated and modest bach community enclosed and integrated amongst mature coastal forest and flanked by the mouth of the Waiatoto River.</u></p> <ol style="list-style-type: none"> <li>a. <u>Highly dynamic and dramatic interaction / relationship between the river mouth and the open waters of Te Tai-o-Rēhua/ the Tasman Sea.</u></li> <li>b. <u>Backed by extensive mature forest which extends towards the Selborne and Haast Ranges.</u></li> <li>c. <u>A scattering of baches and pasture occupy the shoreline near Haast - Jackson Bay Road although they do not disrupt the overall cohesion of natural elements which remain the dominant feature of this unit.</u></li> <li>d. <u>The dramatic exposure of the opens waters of Te Tai-o-Rēhua/ the Tasman Sea enhances the sense of remoteness and wildness.</u></li> </ol> <p><u>The tidal rhythm of the sea also provides a counterpoint for the rivers natural variations of flow, clarity and flood cycles.</u></p>
<p>NCA10</p>	<p><u>Hannah's Clearing</u></p>	<p><u>Outstanding High natural character.</u></p> <p><u>A broad sweeping ocean beach backed by patches of low lying mature coastal forest, eroded dune lands, and pasture.</u></p> <ol style="list-style-type: none"> <li>a. <u>Highly dynamic and dramatic interaction / relationship between the beach and dune field and the open waters of Te Tai-o-Rēhua/ the Tasman Sea.</u></li> <li>b. <u>Backed by extensive mature forest which extends towards the Selborne and Browning Ranges.</u></li> <li>c. <u>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.</u></li> </ol> <p><u>The dramatic exposure of the open waters of Te Tai-o-Rēhua/ the Tasman Sea enhances the sense of remoteness and wildness.</u></p>

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

NCA13	Haast Beach <u>and coastal hinterland</u>	<p>High natural character.</p> <p>A broad sweeping ocean beach backed by patches of low lying mature coastal forest, eroded dune lands, and pasture.</p> <ol style="list-style-type: none"> <li>a. Highly dynamic and dramatic interaction / relationship between the beach and dune field and the open waters of Te Tai-o-Rēhua/ the Tasman Sea.</li> <li>b. Backed by extensive mature forest which extends towards the Browning and Mark Ranges.</li> <li>c. 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.</li> <li>d. The dramatic exposure of the open waters of Te Tai-o-Rēhua/ the Tasman Sea enhances the sense of remoteness and wildness.</li> </ol>
NCA15	Awarua/Haast River mouth (western shoreline)	<p><del>High natural character.</del></p> <p><del>Braided river mouth surrounded by low lying mature coastal forest, eroded dune lands, and wetlands along its eastern shoreline while its western margins are dominated by pasture.</del></p> <ol style="list-style-type: none"> <li><del>a. Highly dynamic and dramatic interaction / relationship between the beach and dune field and the open waters of Te Tai-o-Rēhua/ the Tasman Sea.</del></li> <li><del>b. Backed by extensive mature forest which extends towards Mosquito Hill.</del></li> <li><del>c. The presence of pasture along the western shoreline and Haast - Jackson Bay Road bridge does not detract from the highly expressive natural processes and elements which are the dominant feature of the unit.</del></li> </ol>
NCA31	Totara River mouth <u>and coastline to Ruatapu</u>	<p>Broad sweeping exposed beach flanked by extensive dune fields and enclosed lagoons and islands, the mouth of the Totara River and is surrounded by a mixture of low lying mature coastal forest interspersed with patches of pasture.</p> <ol style="list-style-type: none"> <li>1. Highly dynamic and dramatic interaction / relationship between the Totara River mouth, sandbars bars and the open waters of the Tasman Sea.</li> <li>2. Exposed dune landforms and windswept vegetation impart a strong sense of naturalness and wildness.</li> <li>3. Enclosed river and lagoon systems are expressive of the formative and ongoing coastal processes.</li> <li>4. The presence of pasture and farming activities near the shoreline does not overly detract from the highly expressive natural processes and elements which are the dominant feature of the unit.</li> </ol>
NCA36	Peter Ridge Foothills	<p><del>Exposed coastal escarpment and terrace covered in windswept coastal forest and scrub.</del></p> <ol style="list-style-type: none"> <li><del>1. Coastal landforms with indigenous vegetation reinforcing topography and exposure to coastal processes.</del></li> <li><del>2. Natural qualities are clearly evident in the landform, vegetation cover and their relationship with the Tasman Sea contributing to a very endemic landscape.</del></li> </ol>

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NCA38	Rapahoe <del>–Greigs</del> Coastline	<p>Exposed coastal escarpment and terrace covered in windswept coastal forest and scrub.</p> <ol style="list-style-type: none"> <li>1. Coastal landforms with indigenous vegetation reinforcing topography and exposure to coastal processes.</li> <li>2. Natural qualities are clearly evident in the landform, vegetation cover and their relationship with the Tasman Sea contributing to a very endemic landscape.</li> <li>3. Pockets of batch development, pasture, and protection works are apparent.</li> </ol>
NCA 41 <sup>125</sup>	Pakiroa Beach	<p><del>Broad sweeping sandy / stony beach backed by an extensive dunefield, coastal scrub and forest – at the northern end of Pakiroa Beach.</del></p> <ul style="list-style-type: none"> <li>• <del>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.</del></li> <li>• <del>Intact sequence of vegetation from dune fields through to coastal forest.</del></li> <li>• <del>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.</del></li> </ul>
NCA43	<del>Perpendicular Point</del> <del>–Woodpecker Bay</del> <u>Te Miko</u>	<p>An extensive assemblage of craggy headlands and points, rock shoals and outcrops interspersed with sweeping sandy / stony beaches, <b>dunefields steep coastal cliffs</b>, vegetated in coastal scrub and forest.</p> <ol style="list-style-type: none"> <li>1. High aesthetic values are associated with the inter-relationship between the series of craggy points and outcrops and the open waters of the Tasman Sea.</li> <li>2. Natural qualities are clearly evident in the amalgam of landforms, wind swept vegetation cover and their relationship with the Tasman Sea contributing to a very endemic landscape.</li> <li>3. Dramatic wave action, evident coastal erosion, and seasonal changes to atmospheric conditions are highly expressive and natural processes.</li> <li>4. The prominence of number of houses / batches and SH6 along the coastline affects the perceived intactness and cohesion of the coastal environment, however they do not overly detract from the highly expressive and natural processes that dominate the landscape.</li> <li>5. Backed by a steep escarpment covered in mature coastal forest.</li> </ol>



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NCA46	<u>Doctor Bay Deep Creek to Parsons Hill Little Beach</u>	<p>An assemblage of coastal and river embayments enclosed by a series of low knolls and headland including Doctor Bay, Constant Bay, Joyce Bay, and Nile River Bay <u>Little Beach</u>.</p> <ol style="list-style-type: none"> <li>a. This landscape is highly expressive of the interplay between the embayment's 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.</li> <li>b. Diverse coastal forest comprising mature beech and rimu as well as wind swept coastal scrub and flax across the more exposed headland landforms. The vegetation patterns also reinforce the enclosing landforms.</li> <li>c. Very intimate and discrete landscape that is strongly focused towards the Nile River.</li> </ol> <p>The weathered landforms, vegetation patterns and the prominence of the embayment's and Nile River provide a very strong sense of naturalness despite the presence of nearby dwellings and infrastructure.</p>
NCA47	<u>Okari Lagoon and coastline</u>	<p>Extensive saltwater lagoon enclosed by a vast exposed beach and dunefield.</p> <ol style="list-style-type: none"> <li>1. This landscape is highly expressive of the interplay between the Lagoon, Okari River 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.</li> <li>2. Dune enclosed lagoon is expressive of the coastal environment's formative processes.</li> <li>3. Intact vegetation sequences from dunefields to coastal forest create a strong sense of naturalness.</li> <li>4. The prominence of pasture and farming activities along the western shore of the Lagoon does not overly detract from the highly expressive and natural processes that dominate the landscape.</li> </ol>
NCA52	<u>Orowaiti Lagoon and coastline</u>	<p>Extensive saltwater lagoon enclosed by a vast exposed beach and dunefield and fed by the Orowaiti River.</p> <ol style="list-style-type: none"> <li>1. This landscape is highly expressive of the interplay between the enclosed Lagoon, Orowaiti River 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.</li> <li>2. Dune landform enclosing the lagoon is expressive of the coastal environment's formative processes.</li> <li>3. Regenerating vegetation covers much of the dunefield.</li> <li>4. While the prominence of adjoining pasture, farming activities, and development along the shoreline of the Lagoon affect the perceived intactness and cohesion of the coastal environment, they do not overly detract from the highly expressive and natural processes that dominate the landscape.</li> </ol>

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NCA60	Kohaihai Coast	<p><del>Section of remote exposed sandy beaches and dunefields flanked by a strip of pasture (including the DoC campsite) and coastal ranges covered in coastal forest:</del></p> <ol style="list-style-type: none"> <li><del>1. Natural qualities are clearly evident in the amalgam of dune landforms, wind swept vegetation cover and their relationship with the Tasman Sea contributing to a very endemic landscape.</del></li> <li><del>2. Backed by forest covered ranges that extend into Kahurangi National Park.</del></li> <li><del>3. The remoteness and wildness of the area is counted by the presence of the DoC campsite and dirt access road.</del></li> <li><del>4. This landscape is highly expressive of the interplay between the active and mobile dunefields, steep sandy beach and the Tasman Sea.</del></li> </ol>
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### Schedule Eight: Schedule of Outstanding Coastal Natural Character

Unique Identifier	Site Identifier	Description
NCA2	Halfway Bluff <u>and coastal hinterland</u>	<p>Outstanding natural character.</p> <p>Extremely remote series of coastal bluffs and escarpments, rising to over 100m in parts, which enclose the head of the Cascade and Hope Rivers. <u>Includes the wetland and watercourse dominated coastal hinterland.</u></p> <ul style="list-style-type: none"> <li>• Striking interface with Te Tai-o-Rēhua/ the Tasman Sea — sheer cliffs and scarps plunge dramatically to the sea with the eroded dunelands and coastal terraces providing an impressive sense of the landscapes formative processes.</li> <li>• Continuous pristine mature coastal and lowland forest cover impart a very strong sense of naturalness, together with the dramatic terrain.</li> <li>• This area is entirely devoid of development.</li> </ul>
NCA5	Neil's Beach	<p>Outstanding natural character.</p> <p>Highly exposed coastal escarpment fronted by a sandy beach and dune field and rocky outcrops. <u>Includes the bush clad hill slopes backdropping the bay.</u></p> <ol style="list-style-type: none"> <li>a. Natural qualities are clearly evident in the coastal landforms, beach, outcrops, with indigenous vegetation reinforcing topography, exposure and dynamic coastal processes.</li> <li>b. Dramatic engagement with Te Tai-o-Rēhua/ the Tasman Sea. Backed by forest covered foothills including Burmeister Tops with views of Jackson Head and the Alps across Okahu/ Jackson Bay.</li> <li>c. Coastal vegetation along the seaward edge of Haast - Jackson Bay Road.</li> <li>d. Amalgam of raw landforms, natural vegetation patterns and isolated beachfronts impart a strong sense of wildness and remoteness.</li> </ol>

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NCA7	Arawhata River mouth <u>and coastline to Waitoto</u>	<p>Outstanding natural character.</p> <p>Remote and isolated sequence of exposed beaches, low lying mature coastal forest, eroded dune lands and wetlands, and the braided river mouth of the Arawhata River.</p> <ol style="list-style-type: none"> <li>Continuous pristine mature coastal and lowland forest cover.</li> <li>This landscape is highly expressive of the interplay between the Arawhata River mouth and Te Tai-o-Rēhua/ the Tasman Sea . The tidal rhythm of the sea also provides a counterpoint for the rivers natural variations of flow, clarity and flood cycles.</li> <li>Inland dune dammed waterbodies are expressive of the coastal environment’s formative processes.</li> <li>Backed by forest covered foothills of Mt Mclean and the Haast Range beyond.</li> <li>Limited presence of any development.</li> <li>Unmodified vegetation sequences from dunefields to mature coastal forest create a strong sense of naturalness.</li> </ol>
NCA8	<del>Waitoto/Waiatoto River Mouth</del>	<p><del>Outstanding natural character.</del></p> <p><del>Isolated and modest bach community enclosed and integrated amongst mature coastal forest and flanked by the mouth of the Waitoto River.</del></p> <ol style="list-style-type: none"> <li><del>Highly dynamic and dramatic interaction / relationship between the river mouth and the open waters of Te Tai-o-Rēhua/ the Tasman Sea.</del></li> <li><del>Backed by extensive mature forest which extends towards the Selborne and Haast Ranges.</del></li> <li><del>A scattering of baches and pasture occupy the shoreline near Haast– Jackson Bay Road although they do not disrupt the overall cohesion of natural elements which remain the dominant feature of this unit.</del></li> <li><del>The dramatic exposure of the opens waters of Te Tai-o-Rēhua/ the Tasman Sea enhances the sense of remoteness and wildness.</del></li> <li><del>The tidal rhythm of the sea also provides a counterpoint for the rivers natural variations of flow, clarity and flood cycles.</del></li> </ol>
NCA9	Waitoto/ Waiatoto Lagoon and wetland <u>and coastal hinterland to Okuru</u>	<p>Outstanding natural character.</p> <p>Remote and isolated sequence of exposed beaches, low lying mature coastal forest, eroded dune lands and wetlands.</p> <ol style="list-style-type: none"> <li>This landscape is highly expressive of the interplay between the Waitototo River mouth and Lagoon and Te Tai-o-Rēhua/ the Tasman Sea. The tidal rhythm of the sea also provides a counterpoint for the rivers natural variations of flow, clarity and flood cycles.</li> <li>Dramatic engagement with Te Tai-o-Rēhua/ the Tasman Sea enhances the sense of remoteness and wildness.</li> <li>Unmodified vegetation sequences from dunefields to continuous pristine mature coastal and lowland forest cover.</li> <li>Dune dammed lagoon is expressive of the coastal environment’s formative processes.</li> </ol>
NCA 10 <sup>126</sup>	Hannah’s Clearing	<p><del>Outstanding natural character.</del></p> <ul style="list-style-type: none"> <li><del>A broad sweeping ocean beach backed by patches of low lying mature coastal forest, eroded dune lands, and pasture.</del></li> </ul>

<sup>126</sup> Vance & Carol Boyd (S447.011 and S447.012)

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		<ul style="list-style-type: none"> <li>• <del>Highly dynamic and dramatic interaction / relationship between the beach and dune field and the open waters of Te Tai-o-Rēhua/ the Tasman Sea.</del></li> <li>• <del>Backed by extensive mature forest which extends towards the Selborne and Browning Ranges.</del></li> <li>• <del>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.</del></li> <li>• <del>The dramatic exposure of the open waters of Te Tai-o-Rēhua/ the Tasman Sea enhances the sense of remoteness and wildness.</del></li> </ul> <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>
NCA14	Awarua/ Haast River mouth <del>(eastern shoreline) and coastline to the Waita River</del>	<p>Outstanding natural character.</p> <p>Exposed braided river mouth surrounded by low lying mature coastal forest, eroded dune lands and wetlands.</p> <ol style="list-style-type: none"> <li>1. This landscape is highly expressive of the interplay between the Haast River mouth and Te Tai-o-Rēhua/ the Tasman Sea. The tidal rhythm of the sea also provides a counterpoint for the rivers natural variations of flow, clarity and flood cycles.</li> <li>2. Continuous pristine mature coastal and lowland forest cover.</li> <li>3. Inland dune dammed waterbodies are expressive of the coastal environment’s formative processes.</li> <li>4. Backed by forest covered foothills of Mt Mclean and the Haast Range beyond.</li> </ol>
NCA16	<del>Waitaha/</del> Waita River - <del>Tauparikaka/ Ship Creek Cole Creek</del>	<p>Outstanding natural character.</p> <p>Remote and isolated sequence of exposed beaches, low lying mature coastal forest, eroded dune lands and dune dammed wetlands.</p> <ol style="list-style-type: none"> <li>1. Continuous pristine mature coastal and lowland forest cover.</li> <li>2. Dramatic engagement with Te Tai-o-Rēhua/the Tasman Sea enhances the sense of remoteness and wildness.</li> <li>3. Inland dune dammed waterbodies are expressive of the coastal environment’s formative processes.</li> <li>4. Unmodified vegetation sequences from dunefields to mature coastal forest create a strong sense of naturalness.</li> <li>5. Backed by extensive mature coastal forest which leads up to the Mataketake Range.</li> <li>6. The presence of walking tracks, carpark, and shelter at Tauparikaka/Ship Creek, as well as SH6 does not detract from the highly expressive natural processes and elements that are the dominant feature of the unit.</li> </ol>

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NCA20	<a href="#">Maori Beach to Makaawhio Point</a>	<p>Outstanding natural character.</p> <p>Remote sequence of exposed coastal slopes, points, rocky shoals, outcrops, islets, bluffs, broad beaches, dune lands, lagoons, and wetlands.</p> <ol style="list-style-type: none"> <li>1. Varied amalgam of raw and exposed landforms, windswept vegetation and isolated beach fronts impart a strong sense of wildness and remoteness.</li> <li>2. Striking interface with Te Tai-o-Rēhua/the Tasman Sea. Sheer cliffs and scarps at Jacobs Bluff plunge dramatically into the sea.</li> <li>3. Dramatic stand of mature wind swept rimu forest flanks Sandy Beach and imparts a strong sense of naturalness — rare sight of climatic species at the coastal edge.</li> <li>4. This area is virtually devoid of development or modification although it adjoins areas of pasture in the Makaawhio River valley.</li> <li>5. Highly dynamic and dramatic interaction / relationship between the braided river mouth of the Makaawhio River and the open waters of Te Tai-o-Rēhua/the Tasman Sea.</li> </ol>
NCA22	<a href="#">Manakiaua/Hunt Beach to Karangarua and Te Wehenga/Cook River mouths and Otorokua Point</a>	<p>Outstanding natural character.</p> <p>Remote and isolated sequence of exposed beaches, coastal bluffs and escarpments, low lying mature coastal forest, braided river mouths, dune fields, and wetlands.</p> <ol style="list-style-type: none"> <li>1. Continuous pristine mature coastal and lowland forest cover.</li> <li>2. Highly dynamic and dramatic interaction / relationship between the extensive braided river systems of the Karangarua and Wehenga/Cook Rivers, associated sand bar and the open waters of the Tasman Sea.</li> <li>3. Unmodified vegetation sequences from dunefields to mature coastal forest impart a strong sense of naturalness.</li> <li>4. Striking interface with Te Tai-o-Rēhua/the Tasman Sea. Sheer cliffs and scarps including Cook Bluff plunge dramatically into the sea.</li> </ol>
NCA39	<a href="#">Rapahoe/Nine Mile Bluff to Seventeen Mile Bluff</a>	<p>Sequence of coastal bluffs and escarpments interspersed by rocky shoals and sandy bays.</p> <ol style="list-style-type: none"> <li>1. Varied amalgam of raw and exposed landforms, strong elevated relief, windswept vegetation which impart a strong sense of naturalness.</li> <li>2. Mature wind swept coastal forest across the escarpment enhances the sense of naturalness and wildness.</li> <li>3. Striking interface with the Tasman Sea. Sheer cliffs and scarps at numerous point along the coast which plunge dramatically into the sea.</li> <li>4. The presence of SH6 coastal road does not detract from the highly expressive natural processes and elements which are the dominant feature of the unit.</li> </ol>

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NCA44	<del>Woodpecker Iramahuwheri Bay foothills to Deep Creek Needle-Point</del>	<p>Sequence of coastal bluffs and escarpments vegetated in mature coastal forest that <del>extend along the coastline at Iramahuwheri Bay, Meybille Bay and Hatters Bay</del> wrap around the back of <del>Woodpecker Bay Pahautane and Kaipataki Point</del> and continue along the coast to <del>Deep Creek Needle-Point</del>. An assemblage of craggy headlands and points, rock shoals and outcrops characterise the latter part of this coastline.</p> <ol style="list-style-type: none"> <li>1. Interplay of exposed headlands, craggy buffs, vegetated escarpments accentuate the dynamic and expressive coastal processes that have and continue to shape the coastal environment.</li> <li>2. Striking interface with the Tasman Sea. Sheer cliffs and scarps including Needle Point plunge dramatically into the sea.</li> <li>3. Continuous mature wind swept coastal forest across the escarpment enhances the sense of naturalness and wildness.</li> </ol>
NCA16	<del>Doctor Bay to Little Beach</del>	<p><del>An assemblage of coastal and river embayments enclosed by a series of low knolls and headland including Doctor Bay, Constant Bay, Joyce Bay, and Nile River Bay.</del></p> <ol style="list-style-type: none"> <li><del>a. This landscape is highly expressive of the interplay between the embayment's 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.</del></li> <li><del>b. Diverse coastal forest comprising mature beech and rimu as well as wind swept coastal scrub and flax across the more exposed headland landforms. The vegetation patterns also reinforce the enclosing landforms.</del></li> <li><del>c. Very intimate and discrete landscape that is strongly focused towards the Nile River.</del></li> <li><del>d. The weathered landforms, vegetation patterns and the prominence of the embayment's and Nile River provide a very strong sense of naturalness despite the presence of nearby dwellings and infrastructure.</del></li> </ol>
NCA 55	Mokihinui River mouth	<p>Extensive saltwater lagoon enclosed by a vast exposed beach and dunefield and fed by the <del>Ōrawaiti</del> Mokihinui<sup>127</sup> River.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Dune landform enclosing the lagoon is expressive of the coastal processes.</li> <li>• Regenerating to mature coastal forest covers much of the escarpment along the northern side of the River.</li> <li>• 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.</li> </ul> <p>Backed by coastal foothills covered in mature forest with views towards the Radiant and Glasgow Range's beyond.</p>
NCA56	<del>Mōkihinui River/Gentle Annie Point to</del>	<p>Remote sequence of exposed coastal ranges, cliffs and headlands with a series of rocky shoals, outcrops, islets, bluffs, and broad beaches, as well as eroded dune lands and wetlands.</p>

<sup>127</sup> Buller Conservation Group (S552.206), Frida Inta (S553.206)



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	Little Wanganui Head	<ul style="list-style-type: none"><li>• Varied amalgam of raw and exposed landforms, natural vegetation patterns and isolated beachfronts and bays impart a strong sense of wildness and remoteness.</li><li>• Strong elevated relief.</li><li>• Striking interface with the Tasman Sea — sheer cliffs and scarps plunge dramatically to the sea with the eroded dunelands and coastal terraces providing an impressive sense of the landscapes formative processes.</li><li>• Extensive native lowland forest with windswept and stunted shrublands on exposed faces.</li><li>• Dramatic engagement with the Tasman Sea.</li><li>• Backed by the Karamea Bluff Ecological Area.</li></ul>
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### Amendments to the Planning Maps

1. That the offshore islands are shown on the planning maps, are zoned Open Space Zone and included within the Coastal Environment<sup>128</sup>.
2. That the Open Bay Islands (NCA12) are shown on the maps as Outstanding Coastal Natural Character as per the map below:



3. That the following locations are removed from the HCNC maps :
  - Areas of General Residential Zone at Ashmore Ave Cobden in NCA 37<sup>129</sup>

<sup>128</sup> Department of Conservation (S602.140)

<sup>129</sup> Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663.057)

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

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- 4456A and B Karamea Highway in NCA 57<sup>130</sup>
  - small scale residential properties and farmland at NCA 11 Okuru<sup>131</sup>
  - 6A Stafford Loop Road in NCA 32<sup>132</sup>
4. That the following locations are removed from the OCNC maps:
- Rural lifestyle properties in NCA 10 at Hannah’s Clearing<sup>133</sup>
  - The Rapahoe Coal Yard and KiwiRail designated land at Rapahoe NCA 38<sup>134</sup>
  - Properties at North Beach Road Cobden where rural living development is evident, realigning the boundary to mature contiguous bush in NCA 37<sup>135</sup>
  -
5. That the HCNC maps are updated as per the recommendations of the report of Bridget Gilbert in Appendix 3.<sup>136</sup> and as further amended in her evidence to support the s42A author Right of Reply where these do not increase the area of private land affected by the HCNC
6. That the OCNC maps are updated as per the recommendations of the report of Bridget Gilbert in Appendix 3.<sup>137</sup> and as further amended in her evidence to support the s42A author Right of Reply where these do not increase the area of private land affected by the OCNC
7. That the Coastal Environment maps are updated as per the recommendations of the report of Bridget Gilbert in Appendix 3<sup>138</sup> and as further amended in her evidence to support the s42A author Right of Reply
8. That the towns of Westport, Hokitika and Greymouth be removed from the coastal environment<sup>139</sup> as identified in the maps below:

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<sup>130</sup> Ruth Henschel (S150.004) and Richarge Henschel (S285.003), Emilie Schmitthausler (S57.001) and Sander De Vries (S58.001)

<sup>131</sup> Michael Snowden (S492.002), Gerard Nolan (S261.003)

<sup>132</sup> Glenn Robinson (S216.001)

<sup>133</sup> Raylene Black (S305.001), Vance and Carol Boyd (S447.006, S447.007)

<sup>134</sup> Straterra (S536.035, S536.034), Birchfield Coal Mines Ltd (S601.127)

<sup>135</sup> 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)

<sup>136</sup> Grey District Council (S608.843)

<sup>137</sup> Grey District Council (S608.843)

<sup>138</sup> 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

<sup>139</sup> Grey District Council (S608.079, Buller District Council S538.310 and Westpower Limited (S547.414)

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