



Proposed Ōpōtiki District Plan

# Section 32 Evaluation Report

Chapter 09 -Coastal Zone

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## 1. Introduction

The Coastal Zone incorporates the coastal fringe along the eastern Bay of Plenty coastline. The district has the longest coastline of all local authorities in the Bay of Plenty region and the smallest population per hectare of land area. As a result pressures to develop the Ōpōtiki coastline have not been as great as in other districts. However these pressures may start to be experienced throughout the life of this Plan and they must be provided for.

There have been a number of activities and developments that have had effect on the coast line of the district. A number of these activities have resulted in the natural character and landscape values of some coastal areas being diminished. However, there are other areas where development has occurred, and has been achieved with minimal disruption to the surrounding environment. The natural character of a large proportion of the coast has been preserved. The coast is an important natural resource that must be managed carefully. The effects of land use activities need to be managed in such a way that ensures that the high quality of the coastal environment is preserved.

The coastline of the Ōpōtiki District retains a larger proportion of indigenous ecosystems in its landscape than most other segments of the New Zealand coastline. The preservation of the natural character of the coastal environment and its protection from inappropriate subdivision, use and development, is a matter of national importance.

When managing the effects of activities within the coastal area there are other statutory documents that must also be recognised and incorporated. These include the Regional Coastal Environment Plan and the New Zealand Coastal Policy Statement (NZCPS). These documents together with the objectives, policies, and rules of the District Plan will ensure that the effects of activities within the Coastal Zone maintain the quality of the district's coastal environment. The District Plan cannot be inconsistent with these policies.

The NZCPS was prepared by the Minister of Conservation pursuant to the Resource Management Act 1991. The purpose of the NZCPS is to state policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand and the District Plan cannot be inconsistent with these policies. The guiding principles for the NZCPS are taken from Sections 5, 6, 7, and 8 of the RMA.

Those concerns that the NZCPS addresses, and that are reflected in this section of the Plan, are:

- National priorities for the preservation of the natural character of the coastal environment
- Protection of the characteristics of the coastal environment of special value to tangata whenua
- Activities involving the inappropriate subdivision, use, or development of areas of the coastal environment
- Crown's interest in land of the Crown in the coastal marine area
- Implementation of New Zealand's international obligations affecting the coastal environment

Other habitats of note within the Coastal Zone include remnant pohutukawa forests, indigenous coastal forests, lowland coastal wetlands, freshwater wetlands, dune ecosystems, conservation areas, and scenic reserve areas. Within these habitats there is an abundance of wildlife, consisting of both indigenous and exotic species. The physical characteristics of the coast vary markedly, including sandy beaches, small freshwater wetlands, hard rock coast, steep rocky shores, and coastal terraces.

Hochstetters frog, a rare species, is present in coastal catchments east of Opotiki township. There are also two varieties of forest gecko that are found at their geographical limits within coastal area of the district. Other fauna within the coastal area include indigenous freshwater fish, both the giant and short-jawed kokopu, whitebait, and eel fisheries.

The coastal areas of the district are susceptible to natural hazards being coastal erosion including landslides and rockfalls, and coastal inundation including storm surge, sea level rise, and tsunamis. Through the RMA, the Regional Policy Statement, the Regional Coastal Environment Plan, and the New Zealand Coastal Policy Statement, the Council has some responsibility for the management of natural hazards within the coastal area. It is obvious that any mechanism implemented may not avoid some of these hazards. However the Plan will ensure that land within the coastal area will be used in a manner that will, where possible, avoid or mitigate the effects of natural hazards. The New Zealand Coastal Policy Statement provides that new subdivision, use, and development shall be located so that the need for protection works are avoided. This will be considered when managing the effects of activities on the District's coastal environment. The Plan will also manage activities to ensure that the effects of activities will not accentuate the potential adverse effects of hazards.

Characteristics that contribute to the character of the Zone include:

- Natural character of the coastline and its natural character
- Accessibility to the district's coastal resource
- Excellent views of the district's coastal landscapes
- Areas of land in farming, forestry, and recreational use
- Large areas of open space for public use
- Low population densities
- Low noise levels, and low levels of glare and light spill
- Areas of indigenous vegetation, including pohutukawa
- Areas of outstanding natural features and landscapes
- Areas with high ecological, scientific, historical, and cultural value
- Minimal intrusion from signage
- Minimal intrusion from retail and commercial activities
- Variety of building design that does not detract from the coastal landscape
- Rural and semi-rural residential activities.

## 2. Legislative Framework

### 2.1. Resource Management Act 1991 (RMA)

Section 5 of the RMA sets out the purpose of the RMA as follows:

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
  - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
  - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment*

Section 6 (a)(d)(e) of the RMA sets out Matters of national importance as follows:

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

- (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate, subdivision, use and development*
- (d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers*
- (e) *The relationship of Māori and their culture and traditions with their ancestral lands, waters, sites, waahi tapu, and other taonga.*

### 2.2. NZ Coastal Policy Statement 2010 (NZCPS)

The NZCPS guides local authorities in their day to day management of the coastal environment. The purpose is to state policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand. The preamble of the statement provides the following description:

*“The coastal environment has characteristics, qualities and uses that mean there are particular challenges in promoting sustainable management:*

- *The coastal environment varies in nature and extent around the country;*
- *most existing towns and cities are in or close to a coastal location;*
- *the coastal environment contains established infrastructure connecting New Zealand internally and internationally such as ports, airports, railways, roads and submarine cables;*
- *natural and physical resources important to the economic and social wellbeing of the nation and communities, such as high quality coastal water, fresh water, renewable energy, and minerals are found within the coastal environment, including in areas with high natural character, landscape and amenity values;*

- *the natural and recreational attributes of the coast and its attraction as a place to live and visit combine with an increasingly affluent and mobile society to place growing pressure on coastal space and other resources;*
- *activities inland can have a major impact on coastal water quality;*
- *activities in the coastal environment are susceptible to the effects of natural hazards such as coastal erosion and tsunami, and those associated with climate change;*
- *there is continuing and growing demand for coastal space and resources for commercial activities as diverse as aquaculture and sand mining; and*
- *the coast has particular importance to tangata whenua, including as kaitiaki.*

*The coastal environment is facing the following key issues:*

- *The ability to manage activities in the coastal environment is hindered by a lack of understanding about some coastal processes and the effects of activities on them;*
- *loss of natural character, landscape values and wild or scenic areas along extensive areas of the coast, particularly in areas closer to population centres or accessible for rural residential development;*
- *continuing decline in species, habitats and ecosystems in the coastal environment under pressures from subdivision and use, vegetation clearance, loss of intertidal areas, plant and animal pests, poor water quality, and sedimentation in estuaries and the coastal marine area;*
- *demand for coastal sites for infrastructure uses (including energy generation) and for aquaculture to meet the economic, social and cultural needs of people and communities;*
- *poor and declining coastal water quality in many areas as a consequence of point and diffuse sources of contamination, including stormwater and wastewater discharges;*
- *adverse effects of poor water quality on aquatic life and opportunities for aquaculture, mahinga kai gathering and recreational uses such as swimming and kayaking;*
- *loss of natural, built and cultural heritage from subdivision, use, and development;*
- *compromising of the open space and recreational values of the coastal environment, including the potential for permanent and physically accessible walking public access to and along the coastal marine area;*
- *continuing coastal erosion and other natural hazards that will be exacerbated by climate change and which will increasingly threaten existing infrastructure, public access and other coastal values as well as private property; and*
- *the use of vehicles on beaches causing ecological damage and creating conflicts with other recreational uses and values of the coastal environment.”*

The most relevant policies of NZCPS that relate to the Coastal Zone are:

<b>Objective</b>	<b>NZCPS Objective</b>	<b>Policies</b>	<b>Relevance to the Coastal settlement zone</b>
2	To preserve the natural character of the coastal environment and protect natural features and	Policy 13	The zone provisions need to provide a framework that preserves the natural character of the coastal environment. Specific provisions regarding natural

	<p>landscape values through:</p> <ul style="list-style-type: none"> <li>• recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;</li> <li>• identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and</li> <li>• encouraging restoration of the coastal environment.</li> </ul>		<p>features and landscape values are provided for within Chapter 13 Landscapes and Vegetation.</p>
3	<p>To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</p> <ul style="list-style-type: none"> <li>• recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;</li> <li>• promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;</li> <li>• incorporating mātauranga Māori into sustainable management practices; and</li> <li>• recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.</li> </ul>	<p>Policy 2 Policy 6</p>	<p>Zone framework needs to ensure the principles of the Treaty are taken into account so as to ensure activities within the zone recognise the relationship tangata whenua have in the management of the Coastal Settlement Zone.</p>
6	<p>To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:</p> <ul style="list-style-type: none"> <li>• the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;</li> <li>• some uses and developments</li> </ul>	<p>Policy 6 Policy 13</p>	<p>This objective directs local authorities to identify areas where use and development are appropriate, therefore the purpose of the Coastal Settlement Zone is consistent with this objective as it identifies areas where residential activities can occur with the appropriate controls.</p>

	<p>which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;</p> <ul style="list-style-type: none"> <li>functionally some uses and developments can only be located on the coast or in the coastal marine area;</li> <li>the coastal environment contains renewable energy resources of significant value;</li> <li>the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;</li> <li>the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;</li> <li>the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and</li> <li>historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.</li> </ul>		
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### 2.3. Regional Policy Statement (RPS)

Section 74 of the RMA requires that the District Plan must give effect to the Operative RPS.

Objective	RPS Objective	Policies	Relevance to the Coastal Zone
2	Preservation, restoration and where appropriate, enhancement of the natural character and ecological functioning of the coastal environment	CE1B CE2B CE8B	Identification of the coastal environment provides a confined area where activities need to be managed
4	Enable subdivision, use and development of the coastal environment in appropriate locations	CE1B CE2B CE8B	The appropriate location of activities.

## 2.4. Proposed Regional Coastal Environment Plan (PRCEP)

Section 74 (2)(a)(ii) of the RMA requires the District Plan to have regard to a proposed regional plan, and a District Plan cannot be inconsistent with the provisions of a regional plan.

The purpose of the PRCEP is to enable Regional Council to promote the sustainable management of the natural and physical resource of the Bay of Plenty coastal environment. The Plan includes the entire coastal environment. The Plan deals with resource management issues that cross the land/water divide and include objectives, policies and methods that apply to both the sea and land areas of the coast. The overall objective is to achieve integrated management of natural and physical resources.

The Regional Council cannot make rules that apply on land to provide for public access or historic or cultural heritage. These matters are regulated by the District Plan and have been included as part of this review process. Therefore activities within the coastal environment as defined in planning maps will need to comply with both District plan and the PRCEP.

## 3. Key Issues

The key issues to be addressed in relation to activities in the Coastal Zone are:

#	Issue
1	The location of residential activities within the zone need to be managed to ensure that adverse effects on the amenity values, the quality of the environment, and the natural and physical resources of the District are managed.
2	The characteristics of residential properties need to be maintained so that the residential nature of the site and adjoining sites is maintained. These include managing effects such as the height of buildings, storage areas, parking, loading, signage, noise, and glare and separation distances.
3	There are many stakeholders involved in the management of the District's coast resource and this management needs to be undertaken in an integrated manner to ensure management by all parties reduce inconsistencies and reduce duplication.
4	Increasing numbers of visitors will lead to increased pressures on the natural and physical resources of the District, and the quality and integrity of the Ōpōtiki coastline.
5	The location of hazardous substances use, storage or disposal facilities within the zone have the potential to seriously adversely affect the coastal areas of the District in times of containment rupture, accidental spillage, or in times of natural hazard occurrence where the facility is located on an area susceptible to flooding or erosion.
6	Sporadic and inappropriate subdivision, use and development pressure can depreciate the natural character of the coast.
7	Within the coastal environment there are many historical and archaeological areas of importance that can be destroyed or modified from earthworks activities
8	Coastal areas are of importance to tangata whenua for spiritual, historical, or cultural purposes and these needs to be provided for.
9	Sites within the zone need to be of sufficient size, so that where on-site effluent treatment is required there will be no adverse effects on the site, adjoining sites, and particularly on the coastal ecosystem.
10	Signs can affect the visual environment, and can accentuate roadside clutter. Signs can adversely affect safety and can obstruct clear visibility of traffic signs.

## 4. Summary of Plan Provisions

4.1. Summary of relationship between issues, objectives, policies, rules and other methods.



Issue(s)	Objective(s)	Policy	Rules	Other Methods
9.1.1	9.2.1, 9.2.2	9.2.1.1 & 2 9.2.2.1, 2, 4, 5, 6, 7	Zone boundaries, 9.3 Activity status, 9.6 Zone standards	Chapter 15 Subdivision
9.1.2	9.2.1, 9.2.2	9.2.1.1 & 2 9.2.2.1, 2, 4, 5, 6, 7	9.6 Zone standards	
9.1.3	9.2.3	9.2.3.2 & 4		9.7.1, 9.7.4, 9.7.5, 9.7.8
9.1.4	9.2.1, 9.2.2	9.2.1.1, 9.2.1.2 9.2.2.6 & 7	9.3 Activity Status, 9.6 Zone Standards	
9.1.5	9.2.1, 9.2.2	9.2.1.1, 9.2.2.3	9.3 Activity Status, 9.4.1.8 & 9, 9.6.8	
9.1.6	9.2.1, 9.2.2	9.2.1.2, 9.2.2.1, 9.2.2.5, 9.2.2.7	9.3 Activity Status, 9.6 Zone Standards,	Chapters 13 Landscapes and Vegetation and 15 Subdivision
9.1.7	9.2.1, 9.2.3	9.2.1.2, 9.2.3.1, 9.2.3.4	9.4.1.6	Chapter 14 Heritage
9.1.8	9.2.3	9.2.3.1-4	9.3.2.1.4, 9.3.3.1.6	
9.1.9	9.2.2	9.2.2.2, 9.2.2.4	9.3.23.1.6, 9.6.10	
9.1.10	9.2.1, 9.2.2	9.2.1.1, 9.2.2.2, 9.2.2.5, 9.2.2.6,	9.3.2.1.11, 9.3.3.1.7, 9.3.5.1.19, 9.6.7	

## 5. Changes Made to Operative District Plan Approach

The Operative District Plan has a stand-alone chapter for activities within the Coastal Zone. The majority of the chapter is still relevant and has been carried through into the Proposed Plan.

The Operative District Plan also included introductions at the beginning of the Coastal Zone section. This has been removed and included in this evaluation report, where relevant.

## 6. Evaluation – Appropriateness of Objectives

6.1. Objectives are to be assessed as to whether they are the most appropriate to achieve the purpose of the RMA. ‘Most appropriate’ has been interpreted to mean ‘suitable’.

	Objectives	Appropriateness
1	Retain and protect the distinctive natural character of the Ōpōtiki coastal environment for the enjoyment of the community and visitors to the District.	Addresses Issues 9.1.4,6,10 <b>Section 5:</b> The objective will achieve the purpose of the RMA by appropriately managing the use and development of coastal land as a physical resource so as to provide for people and communities social well-being.  <b>Section 6:</b> The preservation of the natural character of the coastal environment is a matter of national importance sought through the objective.

	<b>Objectives</b>	<b>Appropriateness</b>
2	The adverse effects of subdivision, use and development within the coastal environment on the natural character are avoided, or are confined to areas better able to absorb the effects of the development than other areas of the coast.	Addresses Issues 9.1.1,2,3,5,9 Section 5: The purpose of the Act is appropriately provided for in achieving the objective by managing development and seeking outcomes that ensures that the adverse effects development and subdivision are avoided.  Section 6: The preservation of the natural character of the coastal environment is a matter of national importance sought through the objective.
3	To recognise and provide for tangata whenua relationships with the coastal environment.	Addresses Issue 9.1.8 <b>Section 5:</b> The objective will achieve the purpose of the RMA by seeking outcomes that provide for the social, economic and cultural wellbeing of the community. <b>Section 6:</b> The objective seeks to recognise the special relationships that tangata whenua have with the coastal environment, in accordance with section 6. <b>Section 7:</b> The objective is consistent with kaitiakitanga. <b>Section 8:</b> The objective is consistent with the principles of the Treaty.

6.2. These objectives are considered to be the most appropriate methods of achieving the purpose of the RMA as they recognise the matters set out in Part 2 of the RMA, they give effect to the relevant objectives and policies in the RPS, and they will guide the appropriate management of activities within the Coastal Zone.

## 7. Evaluation – Achieving the Objectives

### 7.1. Section 32(1)(b) Requirements

Section 32(1)(b) of the RMA requires examination of whether the provisions (being policies, rules and other methods) in the Proposed Plan are the most appropriate way to achieve the objectives. The appropriateness must be considered in relation to:

- “(i) identifying other reasonably practicable options for achieving the objectives; and*
- (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
- (iii) summarising the reasons for deciding on the provisions”.*

The assessment must be at a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects of the Proposed Plan. The Operative District Plan contains an existing chapter, Chapter 17, to address the effects of activities in the coastal

environment. As set out in section 5 above, the approach taken in the Proposed District Plan is to amend the provisions only where necessary to:

- Clarify the provisions;
- Improve consistency across the Plan;
- Respond to new statutory requirements, such as through a national or regional policy statement;
- Delete unnecessary text; and/or
- Update references.

The provisions need to be examined in more detail only where there are new statutory requirements through a national policy statement or regional policy statement, or a change in activities or the way they are managed.

In this case, a detailed re-examination of the plan provisions is not considered to be necessary because the plan provisions (being policies and rules) have not materially changed and are generally well understood and accepted as appropriate mechanisms to achieve environmental outcomes sought through the District Plan.

## 7.2. Reasonably Practicable Options

In terms of reasonably practicable options, as discussed in 7.1 above, the plan provisions have been generally carried forward. The reasonably practicable options are therefore considered to be:

Options	Response
Do nothing	<ul style="list-style-type: none"> <li>▪ No policy or rule in the plan.</li> <li>▪ Rely on other non-statutory methods as set out in the chapter.</li> <li>▪ BOPRC plan provisions address the issue and duplication is unnecessary.</li> </ul>
Status quo	<ul style="list-style-type: none"> <li>▪ Carry forward the policy or rule without change or with only minor amendment.</li> </ul>
New policy or provision	<ul style="list-style-type: none"> <li>▪ Address an issue that is not addressed or is ineffective in the operative plan.</li> <li>▪ Give effect to a new requirement in a NPS or RPS.</li> <li>▪ Align with plans or other statutory documents.</li> </ul>

The plan provisions have been generally carried forward with amendments to clarify and improve consistency across the plan and with other documents. The status of activities and standards to be applied are well known to the community and well understood.

The “Do Nothing” option has not been selected as it is not acceptable where a policy or rule is required to achieve the purpose of the RMA and the objectives set out above. Either the status quo (with or without minor amendments for clarification), or a new provision have been assessed as reasonably practicable options.

## 7.3. Policies and methods

### Efficiency and Effectiveness

In assessing the efficiency and effectiveness of the proposed provisions, the RMA requires the Council to “*identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for:*

- (i) *economic growth that are anticipated to be provided or reduced; and*
- (ii) *employment that are anticipated to be provided or reduced”.*

If practicable, the benefits and costs referred should be quantified.

#### Efficiency

The proposed policies will be efficient in achieving the objectives as they give clear direction for potential activities in the Coastal Zone and guidance for decision makers.

#### Effectiveness

##### Objective 9.2.1

<b>Issue Relationship</b>	9.1.4,6,10
<b>Objective 9.2.1</b>	Retain and protect the distinctive natural character of the Ōpōtiki coastal environment for the enjoyment of the community and visitors to the District.
<b>Policies</b>	<p>9.2.1.1 Require setback for structures and buildings from the coast to ensure maintenance of the coastal ecosystem and the natural character of the coastline, and to enable esplanade reserves, or esplanade strips to be set aside for the future.</p> <p>9.2.1.2 Ensure that the subdivision, use and development of land within the District's coastal areas avoids as far as practicable significant adverse effects on the coastal ecosystem, water bodies, riparian areas, indigenous vegetation, indigenous habitats, natural character and on areas of historical or cultural value.</p>
<b>Methods</b>	<p>Methods to give effect to the policies relate to:</p> <ul style="list-style-type: none"> <li>▪ Zone Standards</li> <li>▪ Limiting locations of buildings in proximity to MHWS</li> <li>▪ Assessment criteria for applications</li> </ul>
<b>Benefits</b>	
<b>Environmental Benefits</b>	<ul style="list-style-type: none"> <li>▪ Provides clear guidance through objectives and policies, rules and zoning</li> <li>▪ Environmental benefits from protecting coastal ecosystems</li> </ul>
<b>Economic Benefits</b>	
<b>Social Benefits</b>	

<b><i>Cultural Benefits</i></b>	<p>and the natural character of area.</p> <ul style="list-style-type: none"> <li>▪ Imposes controls on the proximity of activities and buildings to MHWS</li> <li>▪ Will enable the specific effects on the environment to be considered</li> <li>▪ Allows specified aspects of activities to be managed where appropriate to the potential effects of the activity.</li> <li>▪ Greater certainty about the types of effects that will be controlled</li> <li>▪ Gives permitted activity status to activities which are encouraged in the environment to avoid the cost of consent processes for those activities</li> <li>▪ Uses the hierarchy of other activity status to manage activities according to their effects</li> <li>▪ Enables residential development subject to design and location controls</li> </ul>
<b><i>Costs</i></b>	
<b><i>Environmental Costs</i></b>	<ul style="list-style-type: none"> <li>▪ Costs compliance with zone standards and consenting costs where zone standards cannot be met.</li> <li>▪ Some opportunity remains for activities to adversely affect the environment</li> <li>▪ Some activities may be limited where adverse effects couldn't be practicably avoided.</li> <li>▪ No specific cultural costs.</li> </ul>
<b><i>Economic Costs</i></b>	
<b><i>Social Costs</i></b>	
<b><i>Cultural Costs</i></b>	
<b><i>Risk of Acting or Not Acting</i></b>	<p>The risk of not acting may lead to development within the coastal environment that could reduce natural character, and damage ecosystems. There may be consequentially loss of social and economic opportunities.</p> <p>The risk of not acting is not consistent with achieving the purpose of the RMA, and especially section 5 and 6. There is sufficient information known about the consequences.</p>
<b><i>Overall Assessment</i></b>	<p>The inclusion of the policy is supported as enabling the purpose of the RMA to be achieved, including sections 5 and 6 matters.</p>

## Objective 9.2.2

<b>Issue Relationship</b>	9.1.1, 2, 3, 5, 9
<b>Objective 9.2.2</b>	The adverse effects of subdivision, use and development within the coastal environment on the natural character are avoided, or are confined to areas better able to absorb the effects of the development than other areas of the coast.
<b>Policies</b>	<p>9.2.2.1 The location of residential activities within the zone need to be managed to ensure that adverse effects on the amenity values, the quality of the environment, and the natural and physical resources of the District are managed.</p> <p>9.2.2.2 The characteristics of residential properties need to be maintained so that the amenity value of the site and adjoining sites is maintained. These include managing effects such as the height of buildings, storage areas, parking, loading, signage, noise, glare, and separation distances.</p> <p>9.2.2.3 Require building setback from MHWS as a means of avoiding, remedying, or mitigating the adverse effects of potential coastal hazard risks.</p> <p>9.2.2.4 Ensure that any site within the zone is of a sufficient size to avoid or mitigate any potential effects of the on-site disposal of effluent, and to ensure that there are no adverse effects on the coastal environment.</p> <p>9.2.2.5 Manage subdivision, use and development within the Coastal Zone to ensure that it is planned and appropriate, and so that it preserves the natural character of the zone.</p> <p>9.2.2.6 To manage the effects of the subdivision and use of land within the Coastal Zone to avoid as far as practicable adverse effects on the coastal environment.</p> <p>9.2.2.7 Encourage subdivision, use and development within the coastal environment to be cohesive and planned, where the effects of sprawling subdivision on the natural character of the coast will be avoided, remedied or mitigated.</p>
<b>Methods</b>	<ul style="list-style-type: none"> <li>▪ Zone standards for Permitted and Controlled Activities including – height limits, day light protection, distances from adjoining properties.</li> <li>▪ Permitted Activity status for buildings setback from MHWS</li> <li>▪ Assessment criteria that requires consideration of effects on natural character, amenity, effects of adjoining properties</li> <li>▪ Minimum site areas</li> </ul>
<b>Benefits</b>	
<b>Environmental Benefits</b>	<ul style="list-style-type: none"> <li>▪ Provides clear guidance through objectives, policies, rules and zoning to give priority to the amenity values and natural character of the environment.</li> </ul>
<b>Economic Benefits</b>	
<b>Social Benefits</b>	

<b>Cultural Benefits</b>	<ul style="list-style-type: none"> <li>▪ Sets clear expectations for residential activities and therefore provides certainty</li> <li>▪ Will enable development that is sympathetic to the environment</li> <li>▪ Ensures sufficient lot sizes and site areas to enable houses enough space to provide for on-site effluent treatment systems to dispose of waste in a safe manner.</li> <li>▪ No specific cultural benefits</li> <li>▪ Allows people to live within the coastal environment and balances protection of character and amenity values.</li> <li>▪ Greater certainty about the types of effects that will be controlled.</li> <li>▪ Gives permitted activity status to activities which are encouraged in the environment to avoid the cost of consent processes for those activities.</li> <li>▪ Uses the hierarchy of other activity status to manage activities according to their effects.</li> </ul>
<b>Costs</b>	
<b>Environmental Costs</b>	<ul style="list-style-type: none"> <li>▪ Risk of adverse environmental effects is addressed through the policy but some opportunity remains for activities to adversely affect the environment</li> <li>▪ May be increased application costs associated with management of activities</li> <li>▪ Some activities may be limited where they would compromise the amenity values, pose a risk from natural hazards; don't have sufficient space to provide for on-site effluent treatment, or reduce natural character values.</li> <li>▪ No specific cultural costs.</li> </ul>
<b>Economic Costs</b>	
<b>Social Costs</b>	
<b>Cultural Costs</b>	
<b>Risk of Acting or Not Acting</b>	<p>The risk of not acting may lead to development that may impact on the character of the coastal environment and development that occurs in inappropriate areas.</p> <p>The risk of not acting is not consistent with achieving the purpose of the RMA especially section 6 and 8.</p>
<b>Overall Assessment</b>	<p>The inclusion of the policy is supported as enabling the purpose of the RMA to be achieved including sections 5, 6 and 8 matters.</p>

### Objective 9.2.3

<b>Issue Relationship</b>	9.1.9
<b>Objective 9.2.3</b>	To recognise and provide for tangata whenua relationships with the coastal environment.
<b>Policies</b>	<p>9.2.3.1 Where activities in the zone affect the relationship tangata whenua have with their cultural sites and traditions, activities are to avoid, and where not practicable, remedy or mitigate adverse effects.</p> <p>9.2.3.2 To take into account hapū and Iwi resource environment management plans.</p> <p>9.2.3.3 To recognise only tangata whenua can identify and evidentially substantiate their relationship and that of their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.</p> <p>9.2.3.4 Consultation with the Iwi and hapū of the District should be undertaken to ensure that their interests in the coastal environment are considered when assessing resource consent applications.</p>
<b>Methods</b>	<p>Methods to give effect to the policies relate to:</p> <ul style="list-style-type: none"> <li>▪ Permitted activity status for marae and urupa</li> <li>▪ Controlled activity status for Papakāinga</li> <li>▪ Specifying criteria for evaluating discretionary activities that include the importance of a place to tangata whenua and historic heritage.</li> </ul>
<b>Benefits</b>	
<b>Environmental Benefits</b>	<ul style="list-style-type: none"> <li>▪ Maintaining the cultural integrity of cultural resources supports a stronger community</li> <li>▪ Protects sites of significance to iwi and hapū</li> <li>▪ Requires consideration of cultural values in consent processes</li> <li>▪ Maintains the relationship of iwi and hapū with places of significance</li> <li>▪ Identifies the importance of relationships tangata whenua with the coastal environment</li> <li>▪ Recognises that only tangata whenua can substantiate their relationship which gives certainty around who consent applicants need to consult.</li> </ul>
<b>Economic Benefits</b>	
<b>Social Benefits</b>	
<b>Cultural Benefits</b>	
<b>Costs</b>	
<b>Environmental Costs</b>	<ul style="list-style-type: none"> <li>▪ No environmental costs identified</li> <li>▪ Economic costs may be incurred in achieving the outcomes by the policies</li> </ul>
<b>Economic Costs</b>	
<b>Social Costs</b>	



<b><i>Cultural Costs</i></b>	<ul style="list-style-type: none"> <li>▪ Some activities may be limited where they would compromise the values of the site</li> <li>▪ No cultural costs identified</li> </ul>
<b><i>Risk of Acting or Not Acting</i></b>	<p>The risk of not acting may lead to activities on sites of cultural significance and that damage tangata whenua relationships with their taonga, with consequential loss of social and economic wellbeing.</p> <p>The risk of not acting is not consistent with achieving the purpose of the RMA, and especially section 5 and 6, 7 and 8.</p> <p>There is sufficient information known about the consequences.</p>
<b><i>Overall Assessment</i></b>	<p>The inclusion of the policy is supported as enabling the purpose of the RMA to be achieved, including sections 5, 6, 7 and 8 matters.</p>