

Coastal Environment (CE)

Amended to comply with National Planning Standards September 2022

Issues

Whangarei boasts a long and varied coastline stretching from Bream Tail in the south to Ngaiotonga in the north. The coastline is made up of rugged cliffs and rocky headlands, mangrove-lined harbours and estuaries, sandy beaches and sheltered bays interspersed with small rural villages.

Over the years, the coastal [environment](#) has been substantially modified, with coastal forests, dune vegetation and [indigenous wetlands](#) being largely replaced by productive [land](#), residential development and industrial developments that rely on their proximity to the coast for their ongoing operations. Historically the coastal [environment](#) was extensively settled by Māori and early Europeans and contains many [archaeological sites](#) as well as other cultural and natural heritage features.

The coastal [environment](#) has high recreational, amenity, landscape, intrinsic, cultural and ecological value and as such is a highly desirable place to live. It is also a valuable resource to the District's economy, attracting holiday makers from within and outside the region to experience the many safe swimming and surf beaches, and the world renowned recreational opportunities based around the coast and offshore islands.

Due to pressure for residential development it is important that the coastal [environment](#) is managed to ensure that its use and development does not exceed the capacity of the [environment](#) to absorb any adverse [effects](#), and that the amenity, landscape, ecological, [historic heritage](#) and natural character values that make it special are not compromised. This includes requirements to avoid adverse [effects](#) on the characteristics and qualities of outstanding natural character areas.

The preservation of the natural character of the coastal [environment](#) is a matter of national importance under Section 6(a) of the Resource Management [Act](#) 1991. The Resource Management [Act](#), the New Zealand Coastal Policy Statement and the Regional Policy Statement direct Council to preserve and protect the natural character of the coastal [environment](#) from [inappropriate subdivision](#), use and development. Whether [subdivision](#), use or development in the coastal [environment](#) is appropriate will be dependent on the natural character values of the location, and importantly the extent to which any [subdivision](#), use or development will adversely affect those values.

Undeveloped parts of the coastal [environment](#) have largely been identified as High Natural Character Areas or Outstanding Natural Character Areas with rules and policies applying to them to protect their ecological, recreational, and landscape values. The remainder of the coastal [environment](#) has a higher degree of human modification, and while parts are still relatively undeveloped, it can accommodate low density rural residential development without generating unacceptable adverse [effects](#) provided that development is well designed and located. Development in these areas can also provide a catalyst for environmental enhancement and ecological restoration programs. It is however expected that most development in the coastal [environment](#) should be consolidated around existing coastal villages.

[Land](#) within the coastal [environment](#) requires some additional controls to manage the [effects](#) of [land](#) use and development on the coastal [environment](#). The Coastal Environment has been identified and is an 'overlay' that applies to [land](#) where the coast has a significant influence, and where [land](#) use activities can have [effects](#) on the [coastal marine area](#). The objectives, policies and rules for the Coastal Environment, as set out below, apply in addition to the rules for the underlying zone unless otherwise stated (e.g. Rural Production Zone, Settlement Zone and General [Residential Zones](#)).

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Objectives	
CE-O1 – Natural Character	Identify and protect the qualities and characteristics that contribute to the natural character of the Coastal Environment from <u>inappropriate subdivision</u> , use and development.
CE-O2 – Outstanding Natural Character Areas	Avoid adverse <u>effects</u> on the characteristics and qualities of identified Outstanding Natural Character Areas.
CE-O3 – High Natural Character Areas	Avoid significant adverse <u>effects</u> , and avoid, remedy or mitigate other adverse <u>effects</u> on the natural character, natural features and natural landscapes of the Coastal Environment including identified High Natural Character Areas.
CE-O4 – Cumulative Effects	Manage the cumulative <u>effects</u> of <u>subdivision</u> , use and development on the amenity, landscape, and ecological values of the Coastal Environment.
CE-O5 – Future Development	Direct development to established coastal villages and areas with existing development while retaining the values of undeveloped parts of the coast.
CE-O6 – Public Access	Maintain and enhance public <u>access</u> to and along the coast where appropriate.
CE-O7 – Coastal Hazards	Avoid increasing the risk of social, environmental, and economic harm from coastal hazards.
CE-O8 – Natural Defences	Protect and enhance natural defences against coastal hazards.
CE-O9 – Enhancement and Rehabilitation	Encourage the enhancement and rehabilitation of the Coastal Environment.
CE-O10 – Activities Provided For	Recognise and provide for: <ol style="list-style-type: none"> 1. Existing development; 2. Activities located within the Portland Strategic Rural Industries Zone; and 3. <u>Regionally significant infrastructure</u> and regionally significant <u>mineral</u> resources; which have a functional or operational need to be located in the Coastal Environment.
CE-O11 – Māori Land	Recognise that the Coastal Environment contains undeveloped Māori Land and provide for the special relationship of Māori to this ancestral <u>land</u> .
CE-O12 – Indigenous Biodiversity	Identify and protect the values and attributes of indigenous biodiversity within the Coastal Environment in accordance with Policy 4.4.1(1) of the Northland Regional Policy Statement 2016 (“Significant Natural Areas”).
CE-O13 – Indigenous Biodiversity not in a Significant Natural Area	Avoid significant adverse <u>effects</u> and avoid, remedy, or mitigate other adverse <u>effects</u> of <u>subdivision</u> , use and development on indigenous biodiversity in the Coastal Environment that is not a Significant Natural

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Area.	
Policies	
CE-P1 – Natural Character, Natural Features, and Natural Landscapes	<p>To protect natural character, natural features and natural landscapes in the Coastal Environment by:</p> <ol style="list-style-type: none"> 1. Avoiding adverse <u>effects</u> on the qualities and characteristics of areas identified as Outstanding Natural Character Areas; 2. Avoiding significant adverse <u>effects</u> and avoid, remedy, or mitigate other adverse <u>effects</u> on the qualities and characteristics of natural character, natural features and natural landscapes outside Outstanding Natural Character Areas; 3. Controlling <u>subdivision</u> and restricting <u>earthworks</u>, <u>mineral extraction</u> activities and <u>farm quarries</u>, the extent of <u>indigenous vegetation clearance</u>, and the location and design of <u>buildings</u> and <u>structures</u> including in relation to ridgelines, skylines and prominent headlands.
CE-P2 – Natural Character of the Coastal Environment outside Outstanding Natural Character Areas	<p>To design development to avoid, remedy or mitigate adverse <u>effects</u> on the natural character, natural features and natural landscapes of the Coastal Environment outside of Outstanding Natural Character Areas, by controlling <u>subdivision</u>, managing the visual <u>effects</u> of <u>buildings</u> and <u>structures</u>, and minimising <u>indigenous vegetation clearance</u> and <u>earthworks</u>.</p>
CE-P3 – Assessment of Effects	<p>To assess the scale and significance of <u>effects</u> of <u>subdivision</u>, use and development on the characteristics and qualities of natural character, natural features and natural landscapes in the Coastal Environment by having particular regard to:</p> <ol style="list-style-type: none"> 1. The extent of the natural character, natural feature or natural landscape affected; 2. The sensitivity of the natural character, natural feature or natural landscape to change, recognising the <u>effects</u> of existing <u>land</u> use; 3. The degree of modification, damage, loss or destruction that will result from the activity; 4. The duration and frequency of adverse <u>effects</u>; 5. Whether adverse <u>effects</u> are reversible or irreversible; 6. Whether adverse <u>effects</u> are minor or transitory; 7. The potential for spatial or temporal cumulative adverse <u>effects</u> of the proposed activity on its own or in combination with other authorised activities, including permitted activities; and 8. Any restoration, rehabilitation or enhancement of the specific characteristics and qualities of the particular natural character, natural feature or natural landscape affected by the activity.

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<p>CE-P4 – Biodiversity within Significant Natural Areas</p>	<p>To avoid adverse <u>effects</u> of <u>subdivision</u>, use and development on:</p> <ol style="list-style-type: none"> 1. Indigenous taxa that are listed as threatened or at risk in the NZ Threat classification system lists; 2. The ecological values and attributes of areas of <u>indigenous vegetation</u> and habitats of indigenous fauna that are significant using the assessment criteria in Appendix 5 of the Northland Regional Policy Statement 2016; and 3. The ecological values and attributes of areas set aside for full or partial protection of indigenous biodiversity under other legislation; 4. By controlling <u>subdivision</u> (including weed and pest management) and restricting <u>indigenous vegetation clearance</u>.
<p>CE-P5 – Biodiversity Outside of Significant Natural Areas</p>	<p>To avoid significant adverse <u>effects</u> and avoid, remedy, or mitigate other adverse <u>effects</u> of <u>subdivision</u>, use and development on:</p> <ol style="list-style-type: none"> 1. Areas of predominantly <u>indigenous vegetation</u>; 2. Habitats of indigenous species that are important for recreational, commercial, traditional, or cultural purposes; and 3. Indigenous ecosystems and habitats that are particularly vulnerable to modification; <p>by controlling <u>subdivision</u> (including weed and pest management) and restricting <u>indigenous vegetation clearance</u>.</p>
<p>CE-P6 – Significant Natural Areas and Biodiversity</p>	<p>To assess the scale and significance of <u>effects</u> of <u>subdivision</u>, use and development on the values and attributes of Significant Natural Areas and other indigenous biodiversity in the Coastal Environment by having particular regard to:</p> <ol style="list-style-type: none"> 1. The extent of the ecological <u>site</u> affected; 2. The sensitivity of the ecological <u>site</u> to change, recognising the <u>effects</u> of existing <u>land</u> uses; 3. The degree of modification, damage, loss or destruction that will result from the activity; 4. The duration and frequency of adverse <u>effects</u>; 5. Whether adverse <u>effects</u> are reversible or irreversible; 6. Whether adverse <u>effects</u> are minor or transitory; 7. The potential for spatial or temporal cumulative adverse <u>effects</u> of the proposed activity on its own or in combination with other authorised activities, including permitted activities.
<p>CE-P7 – Low Density Residential Development</p>	<p>To provide for low density residential development in the Coastal Environment by identifying areas outside High Natural Character Areas and Outstanding Natural Character Areas appropriate for carefully designed</p>

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	development.
CE-P8 – Visual Impacts	To manage the visual impacts of buildings and major structures in the Coastal Environment outside coastal villages by limiting the height of buildings and major structures and ensuring exterior colour schemes are of low reflectivity value.
CE-P9 – Avoidance of Ribbon Development	To avoid sprawling, sporadic and ribbon development in the Coastal Environment through the location and design of subdivision .
CE-P10 – Consolidation of Residential Development	To consolidate residential development in areas where landscape values and natural character have already been compromised.
CE-P11 – Use of Natural Features	To use natural features and contours to define boundary lines and to guide fencing, planting and accessways.
CE-P12 – Design of New Allotments and Building Platforms	To design new allotments and building platforms that avoid impacts on natural features or areas with high biodiversity, landscape, conservation, cultural or historic heritage values.
CE-P13 – Public Access	To ensure provision of public access to the coast and riparian margins at the subdivision design stage by creating esplanade reserves or esplanade strips , access strips or easements.
CE-P14 – Environmental Enhancement and Improvements in Natural Character	To recognise opportunities for environmental enhancement and improvements in natural character at subdivision stage by: <ol style="list-style-type: none"> 1. Protecting habitats of indigenous vegetation and species such as wetlands, duneland and riparian margins. 2. Excluding stock from remnants of native vegetation, the coastal marine area and riparian margins. 3. Replanting land to provide habitat for indigenous species. 4. Implementing weed and pest management programs. 5. Providing public access to the coast through the creation of walkways, easements, and esplanade reserves and esplanade strips.
CE-P15 – Landscape Planting	To promote enhancement and rehabilitation in natural character by encouraging landscape planting that follows landform patterns, and softens or screens the appearance of built development.
CE-P16 – Visual Effects of Earthworks Scarps	To ensure that adverse visual effects of earthworks scarps on the characteristics and qualities of Outstanding Natural Character Areas are avoided and that significant adverse visual effects on High Natural Character Areas and coastal landscapes are avoided, remedied or mitigated, by encouraging re-vegetation of earthworks scarps.

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CE-P17 –Coastal and Fresh Water Quality	To protect coastal and fresh <u>water</u> quality by using best practice methods to reduce the sedimentation <u>effects</u> of <u>earthworks</u> and by re-vegetating exposed scarps.
CE-P18 – Earthworks in Sand Dunes	To avoid <u>earthworks</u> in sand dunes where this will diminish their ability to protect development from coastal hazards.
CE-P19 – Protecting Indigenous Vegetation	To protect <u>indigenous vegetation</u> which contributes to either the character and visual quality of the Coastal Environment or protects against <u>natural hazards</u> .
CE-P20 – Coastal Hazard Areas	To reduce the risk of property damage by ensuring that <u>building</u> platforms meet minimum floor levels, and are identified outside <u>coastal hazard areas</u> in <u>subdivision</u> plans.
CE-P21 –Low Impact Stormwater Design	To utilise low impact <u>stormwater</u> design to protect coastal <u>water</u> quality and marine ecosystems.
CE-P22 – Protecting and Enhancing Coastal Water Quality and Ecosystems	To protect and enhance coastal <u>water</u> quality and ecosystems by including riparian planting, <u>indigenous vegetation</u> protection and <u>wetland</u> enhancement in <u>subdivision</u> plans.
CE-P23 – Enabling Rural Production Activities	To enable the continuation of <u>rural production activities</u> in the Coastal Environment by allowing the construction of non-habitable <u>buildings</u> ancillary to <u>rural production activities</u> subject to standards being applied on <u>building</u> scale and reflectivity.
CE-P24 – Papakāinga Development	To recognise that the Coastal Environment may contain undeveloped ancestral Māori land and provide for <u>tangata whenua</u> needs for papakāinga development on that <u>land</u> as far as is consistent with the overall protection of the natural character of the Coastal Environment.
CE-P25 – Infrastructure, Commercial Activities and Industrial Activities	To recognise that there can be a functional need to locate, operate and maintain and upgrade <u>infrastructure</u> , <u>commercial activities</u> and <u>industrial activities</u> in certain locations in the Coastal Environment proximate to existing <u>infrastructure</u> , <u>commercial activities</u> and <u>industrial activities</u> .
CE-P26 – Sites with Limited Indigenous Biodiversity, Landscape and Natural Character Values	To recognise that the following <u>sites</u> within the Coastal Environment have limited indigenous biodiversity, landscape and natural character values and to provide for the operation, maintenance and upgrading of: <ol style="list-style-type: none"> 1. <u>Mineral extraction</u> activities within Quarrying <u>Resource Area</u> 1; 2. Activities within Portland Strategic Rural Industries Zone Area; and by specifying that Coastal Environment rules do not apply to those <u>sites</u>.
CE-P27 – Existing National Grid Electricity Infrastructure	To recognise and provide for the operation, maintenance and upgrading of existing <u>National Grid</u> Electricity <u>Infrastructure</u> in the Coastal Environment.

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CE-P28 – Major Upgrades of Existing and the Development of New National Grid Electricity Infrastructure

To recognise and provide for major upgrades of existing and the development of new National Grid Electricity Infrastructure in the Coastal Environment by managing adverse effects:

On:

1. The qualities and characteristics of Outstanding Natural Character Areas;
2. The qualities and characteristics of natural character, natural features and natural landscapes in other parts of the Coastal Environment (including High Natural Character Areas);
3. The ecological values and attributes of Significant Natural Areas and other indigenous biodiversity in the Coastal Environment.

By:

1. Ensuring route, site and method selection demonstrates that, to the extent practicable having regard to the functional, operational and technical needs of the National Grid, in order of preference:
 - a. Infrastructure will be located:
 - i. Outside of the Coastal Environment in its entirety, or if not then;
 - ii. Outside of Significant Natural Areas and outside of Outstanding Natural Character Areas and High Natural Character Areas (i.e. within other parts of the Coastal Environment), or if not then;
 - iii. Outside of Significant Natural Areas and outside of Outstanding Natural Character Areas (i.e. within High Natural Character Areas).
 - b. Infrastructure will be located in the more compromised parts of the areas in (a).
 - c. Techniques (such as structure selection) will be used to avoid adverse effects.
 - d. Adverse effects that cannot be avoided, will be remedied or mitigated.

While

2. Recognising that:
 - a. In some circumstances adverse effects on the identified qualities and characteristics of Outstanding Natural Character Areas will need to be avoided.
 - b. In some circumstances adverse effects on the ecological values and attributes of Significant Natural Areas will need to be avoided
 - c. A minor or transitory effect may not be an adverse effect.

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- d. There may be more than minor cumulative effects from minor or transitory effects.
- e. For Significant Natural Areas, where effects are or may be irreversible then they are likely to be more than minor.
- f. Many areas contain ongoing use and development that was present when the area was identified as Significant, High or Outstanding or have subsequently been lawfully established.

Guidance Note

1. The following shall form the basis for resource consent applications in the Coastal Environment:
 - a. The objectives, policies and provisions for the Coastal Environment.
 - b. The objectives, policies and provisions for Natural Features and Landscapes, for Outstanding Natural Landscapes and Outstanding Natural Features in the Coastal Environment.
 - c. The Strategic Direction objectives and policies.
 - d. The objectives policies and provisions for the underlying Zone in the District Plan.
 - e. The objectives, policies and provisions for Resource Areas in the District Plan.
 - f. The District Wide objectives, policies and provisions in the District Plan.
2. CE-R1 – CE-R12 of this chapter apply to any site or portion of a site mapped as Coastal Environment (except sites specified in CE-R1.2 to CE-R1.4) but not mapped as High Natural Character Area or Outstanding Natural Character Area.
3. CE-HNC-R1 – CE-HNC-R12 of this chapter apply to any site or portion of a site mapped as High Natural Character Area.
4. CE-ONC-R1 – CE-ONC-R12 of this chapter apply to any site or portion of a site mapped as Outstanding Natural Character Area.
5. The subdivision rules of this chapter apply to any site or portion of a site mapped as Coastal Environment, High Natural Character Area or Outstanding Natural Character Area.

Rules

CE-R1	Application of the Coastal Environment Land Use Rules
	<ol style="list-style-type: none"> 1. The rules below apply in addition to the rules of the underlying zone, unless otherwise stated. Where the standards are different between the underlying zone and the Coastal Environment the most restrictive rule shall apply. 2. Any <u>mineral extraction</u> activity that is located within Quarrying <u>Resource Area</u> 1 shall not be subject to the Coastal Environment <u>land</u> use rules. 3. Any activity within the Portland Strategic Rural Industries Zone Area shall not be subject to the Coastal Environment <u>land</u> use rules.

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High Natural Character Area	4. Any activity related to the primary function of and within the Marsden Point Energy Precinct shall not be subject to the Coastal Environment land use rules.
	5. The Coastal Environment rules of this chapter apply to any site or portion of a site mapped as Coastal Environment (except sites specified in CE-R1.2 to CE-R1.4) but not mapped as High Natural Character Area or Outstanding Natural Character Area.
	6. The subdivision rules of this chapter apply to any site or portion of a site mapped as Coastal Environment, High Natural Character Area or Outstanding Natural Character Area.
Outstanding Natural Character Area	7. The CE-HNC rules of this chapter applies to any site or portion of a site mapped as High Natural Character Area.
	8. The CE-ONC rules of the Natural Features and Landscapes chapter applies to any site or portion of a site mapped as Outstanding Natural Character Area.

CE-R2	Any Activity Not Otherwise Listed in This Chapter
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Activity Status: Permitted
Where:
1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

CE-R3	Minor Building
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Activity Status: Permitted
<i>Note:</i>
1. Minor buildings are exempt from rules CE-R5.

CE-R4	Construction, Alteration and Maintenance of Buildings and Structures
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Activity Status: Permitted
Where:
1. The activity is within the Heavy Industrial Zone, but outside of a High Natural Character Area or Outstanding Natural Character Area.

CE-R5	Construction and External Alteration of a Building and Major Structure
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<p>Within the RPZ, but outside of a High Natural Character Area or Outstanding Natural Character Area.</p>	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is within both the Coastal Environment and the Rural Production Zone, but outside a High Natural Character Area or Outstanding Natural Character Area and: <ol style="list-style-type: none"> a. The maximum building and major structure height is 8.5m above ground level. b. Exteriors are not coloured or painted with a colour with a light reflectance value greater than 35%, provided that 2% of each exterior elevation is exempt c. Exteriors do not utilise mirror glazing. d. The roof colour does not have a light reflectance value greater than 30%. 	<p>Activity Status when compliance not achieved: Discretionary</p>
<p>CE-R6 Maintenance and Minor Upgrading of Buildings and Structures</p>		
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or an ancillary activity. <p><i>Note:</i></p> <ol style="list-style-type: none"> 1. Buildings and structures include those associated with public parks and reserves, network utilities, or community infrastructure. 	
<p>CE-R7 Earthworks within Sand Dunes</p>		
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The earthworks are associated with: <ol style="list-style-type: none"> a. A dune restoration project. b. A weed or pest management program. c. The provision and maintenance of public accessways. d. The burial of marine mammals. e. A temporary military training activity. f. The maintenance, minor upgrading or replacement of existing lawfully established pipeline infrastructure, provided that the 	<p>Activity Status when compliance not achieved: Discretionary</p>

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	dunes are returned to the same form to that which existed prior to the <u>earthworks</u> being undertaken.
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CE-R8	Earthworks in the Coastal Environment
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Within the Coastal Environment but outside of Sand Dunes or the Heavy Industrial Zone or the Strategic Rural Industries zone	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The <u>earthworks</u> do not exceed the maximum volume of 500m³ material disturbed or removed within each 10 year period from 21 February 2019; and b. Do not exceed the maximum face <u>height</u> of any cut and/or batter faces of 2m. <p>2. OR</p> <ol style="list-style-type: none"> a. Are associated with: <ol style="list-style-type: none"> i The <u>repair</u> and maintenance of fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, or farm and forestry tracks. ii Garden amenities, gardening or the planting of any vegetation. iii The provision and maintenance of walking or cycling tracks. iv The burial of marine mammals. v Any lawfully established <u>mineral extraction</u> activity. 	<p>Activity Status when compliance not achieved: Discretionary</p>
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CE-R9	Indigenous Vegetation Clearance
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	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The clearance of <u>indigenous vegetation</u> does not exceed 500m² per <u>site</u> within each 10 year period from 21 January 2019 unless the clearance is associated with: <ol style="list-style-type: none"> a. Routine maintenance within 3m of the <u>eaves</u> of existing <u>buildings</u>: <ol style="list-style-type: none"> i Including the removal of any tree where any part of the trunk is within the 3m 	<p>Activity Status when compliance not achieved: Discretionary</p>
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	<p>distance.</p> <ul style="list-style-type: none"> ii. Excluding damage to the roots or removal of any tree where the trunk is outside the 3m distance. b. Maintenance and repair of existing tracks, lawns, gardens, fences, or drains. c. Pest plant removal and biosecurity works. d. Vegetation removal for customary rights. e. Conservation planting, including planting for ecological restoration purposes. f. Routine maintenance for the safe operation of the transport network. g. Understorey clearance permitted in accordance with REG93(1) and (2)(a) of the National Environmental Standard for Plantation Forestry 2017.
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CE-R10	Farm Quarrying	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity does not disturb or move more than 500m³ of material in any 12 month period; or 2. The activity does not have any cut and/or batter faces which exceeds 2m; or 3. The activity does not involve blasting; or 4. The activity does not involve excavations and processing which are undertaken within 200m of a road boundary; or an existing residential unit. 	<p>Activity Status when compliance not achieved: Discretionary</p>

CE-R11	National Grid Electricity Infrastructure	
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. 	

CE-R12	All other Mineral Extraction (excluding Farm Quarries)	
	<p>Activity Status: Discretionary</p> <p>Where:</p>	

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1. The activity is a primary activity or ancillary activity.

CE-HNC – High Natural Character Area

Rules

CE-HNC-R1

The rules below apply in addition to the rules of the underlying zone and Coastal Environment Overlay, unless otherwise stated. Where the standards are different between the underlying zone and the High Natural Character Area the most restrictive rule shall apply.

CE-HNC-R2 Any Activity Not Otherwise Listed in This Chapter

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

CE-HNC-R3 Minor Building

Activity Status: Permitted

Note:

1. Minor buildings are exempt from rule CE-HNC-R4.

CE-HNC-R4 Construction or External Alteration of a Building and Major Structure

Activity Status: Permitted

Where:

1. The maximum building and major structure height does not exceed 5.5m above ground level.
2. Exteriors are not coloured or painted with a colour with a light reflectance value greater than 35%, provided that 2% of each exterior elevation is exempt.
3. The roof colour does not have a light reflectance value greater than 30%; and/or
4. The building and major structure do not exceed a gross floor area of 50m² in the Rural Production Zone.

Activity Status when compliance not achieved:
Discretionary

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CE-HNC-R5	Earthworks within Sand Dunes	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The <u>earthworks</u> are associated with: <ol style="list-style-type: none"> a. A dune restoration project. b. A weed or pest management program. c. The provision and maintenance of public accessways. d. The burial of marine mammals. e. A <u>temporary military training activity</u>. f. The maintenance, <u>minor upgrading</u> or replacement of existing lawfully established pipeline <u>infrastructure</u>, provided that the dunes are returned to the same form to that which existed prior to the <u>earthworks</u> being undertaken. 	<p>Activity Status when compliance not achieved: Discretionary</p>

CE-HNC-R5	Earthworks	
<p>In High Natural Character Areas outside of Sand Dunes</p>	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The <u>earthworks</u>: <ol style="list-style-type: none"> a. Do not exceed the maximum volume of 250m³ material disturbed or removed within each 10 year period from 21 February 2019; and b. Do not exceed the maximum face <u>height</u> of any cut and/or batter faces of 2m. OR 2. Are associated with: <ol style="list-style-type: none"> a. The <u>repair</u> and maintenance of fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, or farm and forestry tracks. b. Garden amenities, gardening or the planting of any vegetation. c. The provision and maintenance of walking or cycling tracks. d. The burial of marine mammals. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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	e. Any lawfully established <u>mineral extraction</u> activity.	
CE-HNC-R7	Indigenous Vegetation Clearance	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The clearance of <u>indigenous vegetation</u> does not exceed 250m² per <u>site</u> within each 10 year period from 21 January 2019 unless the clearance is associated with: <ol style="list-style-type: none"> a. Routine maintenance within 3m of the <u>eaves</u> of existing <u>buildings</u>: <ol style="list-style-type: none"> i. Including the removal of any tree where any part of the trunk is within the 3m distance. ii. Excluding damage to the roots or removal of any tree where the trunk is outside the 3m distance; or b. Maintenance and <u>repair</u> of existing tracks, lawns, gardens, fences, or drains; or c. Pest plant removal and biosecurity works; or d. Vegetation removal for customary rights; or e. Conservation planting, including planting for ecological restoration purposes. 	<p>Activity Status when compliance not achieved: Discretionary</p>
CE-HNC-R8	Farm Quarries	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity does not disturb or move more than 250m³ of material; or 2. The activity does not have any cut and/or batter faces which exceed 2m; or 3. The activity does not involve blasting; or 4. The activity does not involve excavations and processing which are undertaken within 200m of a <u>road boundary</u>; or an existing <u>residential unit</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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CE-HNC-R9	Mineral Extraction (excluding Farm Quarries)
CE-HNC-R10	National Grid Electricity Infrastructure
CE-HNC-R11	Papakāinga Development on Ancestral Māori Land
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity.
CE-HNC-R12	Subdivision within a High Natural Character Area
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> A proposed boundary is within a High Natural Character Area. <p>Notes:</p> <ol style="list-style-type: none"> All subdivision proposals will also be assessed against the policies and provisions of the underlying Zone. For the purposes of CE-HNC-R12.1 a proposed boundary does not include the boundary of the parent allotment.

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CE-ONC – Outstanding Natural Character Area

Rules

CE-ONC-R1			
<p>The rules below apply in addition to the rules of the Coastal Environment and underlying zone, unless otherwise stated. Where the standards are different between the underlying zone and the Outstanding Natural Character Area the most restrictive rule shall apply.</p>			
CE-ONC-R2	Any Activity Not Otherwise Listed in This Chapter		
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Resource consent is not required under any rule of the District Plan. The activity is not prohibited under any rule of the District Plan. 		
CE-ONC-R3	Minor Building		
	<p>Activity Status: Permitted</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> <u>Minor buildings</u> are exempt from rules CE-ONC-R4 and CE-ONC-R5. 		
CE-ONC-R4	Construction of a Building and Major Structure		
	<table border="0" style="width: 100%;"> <tr> <td style="width: 70%;"> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum <u>building height</u> and <u>major structure height</u> does not exceed 5.5m above <u>ground level</u>. Exteriors are not coloured or painted with a colour with a light reflectance value greater than 35%, provided that 2% of each exterior elevation is exempt. Exteriors do not utilise mirror glazing. The roof colour does not have a light reflectance value greater than 30%. The <u>building</u> and <u>major structure</u> do not exceed a <u>gross floor area</u> of 25m². </td> <td style="width: 30%; vertical-align: top;"> <p>Activity Status when compliance not achieved: Non-Complying</p> </td> </tr> </table>	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum <u>building height</u> and <u>major structure height</u> does not exceed 5.5m above <u>ground level</u>. Exteriors are not coloured or painted with a colour with a light reflectance value greater than 35%, provided that 2% of each exterior elevation is exempt. Exteriors do not utilise mirror glazing. The roof colour does not have a light reflectance value greater than 30%. The <u>building</u> and <u>major structure</u> do not exceed a <u>gross floor area</u> of 25m². 	<p>Activity Status when compliance not achieved: Non-Complying</p>
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum <u>building height</u> and <u>major structure height</u> does not exceed 5.5m above <u>ground level</u>. Exteriors are not coloured or painted with a colour with a light reflectance value greater than 35%, provided that 2% of each exterior elevation is exempt. Exteriors do not utilise mirror glazing. The roof colour does not have a light reflectance value greater than 30%. The <u>building</u> and <u>major structure</u> do not exceed a <u>gross floor area</u> of 25m². 	<p>Activity Status when compliance not achieved: Non-Complying</p>		

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CE-ONC-R5	External Alterations or Extensions to an Existing Building and Major Structure	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The extension or alteration does not add more than 50m² gross floor area to an existing building or major structure. 	<p>Activity Status when compliance not achieved: Discretionary</p>
CE-ONC-R6	Earthworks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The earthworks are directly associated with: <ol style="list-style-type: none"> a. The repair and maintenance of fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, or farm and forestry tracks. b. Garden amenities, gardening or the planting of any vegetation. c. The provision and maintenance of walking or cycling tracks. d. Earthworks within sand dunes associated with a dune restoration project, weed or pest management program, or the provision and maintenance of public accessways. e. The burial of marine mammals (within sand dunes or otherwise). f. The maintenance, minor upgrading or replacement of existing lawfully established pipeline infrastructure, provided that the dunes are returned to the same form to that which existed prior to the earthworks being undertaken. <p>OR</p>	<p>Activity Status when compliance not achieved with CE-ONC-R6.1 or CE-ONC-R6.2: Non-Complying</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> 1. Earthworks are a non-complying activity where they are not to provide for a building platform or access in accordance with CE-ONC-R6.2 and are not directly associated with the activities listed in CE-ONC-R6.1.
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 2. The earthworks are to provide for a building platform or access and: <ol style="list-style-type: none"> a. Do not exceed the maximum volume of 150m³ material disturbed or removed within each 10 year period from 21 February 2019, and 	

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	b. Do not exceed the maximum face <u>height</u> any cut and/or batter faces of 2m.	
CE-ONC-R7	Indigenous Vegetation Clearance	
	<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. The clearance of <u>indigenous vegetation</u> is for the <u>repair</u> and maintenance of existing <u>buildings</u> and <u>structures</u>, tracks, fences, or other lawfully established activities.</p> <p>OR</p>	
	<p>Activity Status: Discretionary</p> <p>Where:</p> <p>2. The clearance of <u>indigenous vegetation</u> does not exceed 150m² per <u>site</u> within each 10 year period from 21 February 2019.</p>	<p>Activity Status when compliance not achieved with CE-ONC-R7.1-2: Non-Complying</p>
CE-ONC-R8	Farm Quarries	
	<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. The activity does not disturb or move more than 150m³ of material.</p> <p>2. The activity does not have any cut and/or batter faces which exceed 2m.</p> <p>3. The activity does not involve blasting.</p> <p>4. The activity does not involve excavation and processing which are undertaken within 200m of a <u>road boundary</u> or existing <u>residential unit</u>.</p>	
	<p>Activity Status when compliance not achieved: Non-complying</p>	
CE-ONC-R9	National Grid Electricity Infrastructure	
CE-ONC-R10	Papakāinga Development on Ancestral Māori Land	
	<p>Activity Status: Discretionary</p> <p>Where:</p> <p>1. The activity is a primary activity or <u>ancillary activity</u>.</p>	

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CE-ONC-R11	Mineral Extraction (excluding Farm Quarries)
	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or <u>ancillary activity</u>.
CE-ONC-R12	Subdivision within an Outstanding Natural Character Area
	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> 1. A proposed <u>boundary</u> is within an Outstanding Natural Character Area. <p>Notes:</p> <ol style="list-style-type: none"> 1. All <u>subdivision</u> proposals will also be assessed against the policies and provisions of the underlying Zone. 2. A proposed <u>boundary</u> does not include the <u>boundary</u> of the parent <u>allotment</u>.