

## Chapter 19 Coastal Environment

The Coastal Environment Chapter includes objectives and policies which provide overarching direction to the management of subdivision, use and development within the coastal environment. The landward extent of the coastal environment is mapped along the district's coast line and covers a number of urban and rural zones that adjoin the coastal marine area boundary. Activities located within the coastal environment and requiring resource consent approval under zone or area wide rules applying across the district will be assessed against the objectives and policies within the Coastal Environment Chapter.

The Coastal Zone covers most of the sandy beaches and rocky shorelines from the Waimakariri River to Taylors Mistake adjoining Christchurch city and is located between the landward boundary of the coastal marine area and adjoining urban or rural zones. This zone provides for the restoration and enhancement of indigenous vegetation and habitats of indigenous fauna and includes the extensive network of dunes along the open coast adjoining Christchurch City.

Recreational activities and facilities have had a long association with this part of the coastline. Surf lifesaving, yacht clubs and coastguard facilities are located within the Coastal Zone together with beaches at Taylors Mistake.

Aspects of the natural character, natural landscapes and features, indigenous biodiversity and habitats of indigenous fauna are managed in the Natural and Cultural Heritage Chapter while the effects of earthworks are controlled primarily through the Subdivision, Development and Earthworks Chapter.

Land within the Coastal Zone is largely within Crown ownership and is subject to a range of Council management programmes from dune protection and enhancement of the natural defence they provide people, property and critical infrastructure through to habitat restoration, management and recreational activities.

Much of the Coastal Zone is susceptible to risk from coastal hazards over the next 100 years. The effects of these hazards on people, property and critical infrastructure are managed through the Natural Hazards Chapter.

### 19.1 Objectives and Policies

#### 19.1.1 Objective - Activities within the Coastal Environment

Adverse effects of activities within the coastal environment are generally avoided except in urban areas.

#### 19.1.2 Objective - Access to and along the Coast

Public access to and along the coast is maintained and enhanced while preserving the natural character of the coastal environment.

#### 19.1.3 Policy - Activities within the Coastal Environment

Ensure that subdivision, use and development within the coastal environment is of a nature, scale and intensity and in a location that preserves and enhances the natural character, natural features, natural landscapes and historic heritage of the coastal environment, in terms of:

- a. biophysical and geological aspects and natural landforms;
- b. natural elements, processes and patterns;
- c. ecological significance;
- d. protection of indigenous biodiversity;
- e. potential for restoration or rehabilitation;
- f. visual qualities and amenity values;

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- g. heritage values attached to items, places and features;
- h. the relationship of Ngāi Tahu - manawhenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and wāhi taonga;
- i. recognised cultural heritage and customary rights;
- j. open space and recreation; and
- k. natural hazards.

**Advice Note:** Comprehensive provisions dealing with natural character, natural features, natural landscapes, historic heritage, indigenous biodiversity and ecosystems and related matters are addressed in Chapter 9 Natural and Cultural Heritage.

**Advice Note:** For direction on the management of critical infrastructure or strategic infrastructure within the coastal environment refer to all chapters including:

(i) those providing for specific activities located within the coastal environment and listed within the definition of critical infrastructure

or strategic infrastructure e.g. Chapter 10 Designations and Heritage Orders, Chapter 7 Transport, Chapter 11 Utilities and Energy, and Chapter 21 Specific Purpose (Port) Zone;

(ii) chapters providing for critical infrastructure or strategic infrastructure within their zones e.g. Chapter 14 Residential, Chapter 15 Commercial, Chapter 16 Industrial, Chapter 17 Rural and Chapter 18 Open Space; and

(iii) chapters with area wide rules that provide for critical infrastructure or strategic infrastructure e.g. Chapter 5 Natural Hazards and Chapter 8 Subdivision, Earthworks and Development.

## 19.1.4 Policy - Access to and along the Coast

Ensure public access to and along coast including for public use and appreciation:

- a. is maintained and enhanced including Ngāi Tahu - manawhenua access to mahinga kai, wāhi tapu and wāhi taonga;
- b. does not adversely affect the relationship of Ngāi Tahu - manawhenua with their ancestral lands, water and sites;
- c. is concentrated where existing access is provided;
- d. does not give rise to the destruction of features of the coastal environment or detract from the amenity of the coastal environment; and
- e. does not compromise the safe and efficient operation of Lyttelton Port of Christchurch, the jetties at Diamond Harbour and Akaroa Harbour.

## 19.2 Rules - Coastal Zone

### 19.2.1 How to use the rules

1. The rules that apply to activities in the Coastal Zone are contained in:
  - a. The Activity Status Tables in Rule 19.2.2.
2. The Activity Status Tables and standards in the following Chapters also apply to activities in all areas of the Coastal Zone (where relevant):
  5. Natural Hazards;
  6. General Rules and Procedures;
  7. Transport;
  8. Subdivision, Development and Earthworks;

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- 9. Natural and Cultural Heritage;
- 10. Designations and Heritage Orders;
- 11. Utilities, Energy and Infrastructure; and
- 12. Hazardous Substances and Contaminated Land.

## 19.2.2 Activity Status Tables - Coastal Zone

### 19.2.2.1 Permitted Activities

In the Coastal Zone the activities listed below are permitted activities if they comply with any Activity Specific Standards set out in this table.	
Activities may also be restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 19.2.2.3, 19.2.2.4, 19.2.2.5 and 19.2.2.6.	
Activity	ACTIVITY SPECIFIC STANDARDS
P1 Conservation activities.	a. Any use of buildings shall be limited to existing buildings.
P2 Customary harvesting.	a. Nil.
P3 Passive recreation activities.	a. Nil.
P4 Planting of indigenous vegetation.	a. Any planting shall be limited to indigenous vegetation endemic to the local area.
P5 Surf lifesaving activities, including marked patrol areas, flags, temporary signage.	a. Nil.
P6 Planting of exotic vegetation or native plants of non-local origin.	Shall be limited to: <ul style="list-style-type: none"> <li>a. planting and screening of passive recreation activities;</li> <li>b. re-introduction of indigenous species no longer occurring naturally in the Christchurch area (these species are to be procured from the next most appropriate source where they still occur naturally);</li> <li>c. over sowing with exotic grasses; and</li> <li>d. conservation activities.</li> </ul>

### 19.2.2.2 Controlled Activities

There are no controlled activities in respect of Rule 19.2.2.

### 19.2.2.3 Restricted Discretionary Activities

The activities listed below are restricted discretionary activities.	
Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion, as set out in the following table.	
Activity	The Council's Discretion shall be limited to the following Matters of Discretion in 19.3 including:
RD1 Any Activity listed in 19.2.2.1 that does not meet one or more of the Activity Specific Standards. Any application arising from non-compliance with this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> <li>a. Indigenous vegetation and ecosystems - 19.3.1.</li> <li>b. Exotic vegetation planting - 19.3.2.</li> </ul>

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RD2	Indigenous vegetation clearance except as provided for in 19.2.2.1 P2. Any application arising from non-compliance with this rule shall not be limited or publicly notified.	a. Indigenous vegetation and ecosystems - 19.3.1.
RD3	Planting of exotic vegetation except as provided for in P6. Any application arising from non-compliance with this rule shall not be limited or publicly notified.	a. Exotic vegetation planting - 19.3.2.

### 19.2.2.4 Discretionary Activities

The activities listed below are discretionary activities.		
Activity	The Council will consider any relevant matter under Section 104 of the Act and be guided by the Matters of Discretion in 19.4 including:	
D1	Additions to existing buildings.	a. Coastal environment – 19.4.1. b. Buildings and facilities - 19.4.2.
D2	Buildings and parking areas associated with surf lifesaving clubs, yacht clubs and coastguard facilities.	a. Coastal environment – 19.4.1. b. Buildings and facilities - 19.4.2.
D3	Recreation facility.	a. Coastal environment - 19.4.1. b. Buildings and facilities - 19.4.2.
D4	Marine structures.	a. Coastal environment - 19.4.1. b. Buildings and facilities - 19.4.2.

### 19.2.2.5 Non-complying Activities

The activities listed below are non-complying activities.	
NC1	Any activity not provided for as a permitted, restricted discretionary, or discretionary activity.
NC2	Any building not provided for as a permitted, restricted discretionary, or discretionary activity.
NC3	Any additions or alterations to any scheduled bach at Taylors Mistake, Hobson Bay, and Boulder Bay shown in Appendix 19.5.1.

### 19.2.2.6 Prohibited Activities

The activities listed below are prohibited activities at Taylors Mistake, Hobsons Bay and Boulder Bay (shown in Appendix 19.5.1).	
PR1	The erection of a new bach to replace any existing bach shown in Appendix 19.5.1 which has been damaged beyond repair or habitation by rock fall, landslip, storms, wave action or any other natural event.
PR2	Any activity, other than temporary occupation of any bach shown in Appendix 19.5.1.
PR3	Any bach which is not a scheduled bach shown in Appendix 19.5.1.

## 19.3 Matters of Discretion for Restricted Discretionary Activities - Coastal Zone

### 19.3.1 Indigenous vegetation

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- a. The extent to which indigenous vegetation and indigenous fauna and their habitats are maintained and/or enhanced.
- b. The source of any indigenous vegetation and whether the non-local origin is the most appropriate.
- c. The extent to which indigenous vegetation and indigenous fauna and their habitats will be affected and whether replacement planting of indigenous vegetation is proposed.
- d. Any effects on the stability and resilience of beaches and dunes, habitat restoration and enhancement.

## 19.3.2 Exotic vegetation planting

- a. Whether consideration has been given to using appropriate indigenous vegetation instead of exotic species.
- b. Whether the species proposed to be planted are likely to spread into adjoining land.
- c. The extent to which the planting of exotic vegetation, rather than local indigenous vegetation, is essential.
- d. The ability to remove the exotic plants and replace with indigenous vegetation and the likely timeframes.
- e. The extent to which the indigenous biodiversity and the functioning of ecosystems will be affected.
- f. Any effects on the stability and resilience of beaches and dunes, habitat restoration and enhancement.

## 19.4 Matters of Discretion for Discretionary Activities - Coastal Zone

### 19.4.1 Coastal environment

#### 19.4.1.1 Natural character, natural landscapes, natural features, visual qualities and amenity values

- a. Whether the scale and intensity of the activity and/or buildings will affect the coastal environment.
- b. Any effects of earthworks associated with activities or buildings, including the volume, area, cut and fill.
- c. The extent of, and impact on, the coastal environment when viewed from a public road (including legal unformed road) or public place.
- d. Whether natural elements within a site such as topography, ridges or terraces, and/or vegetation may assist in mitigation or containment of any adverse impacts potentially created by a proposal on the coastal environment.
- e. Whether any vegetation may act to mitigate the effect of any potential building on the coastal environment, and whether that vegetation is protected from removal.
- f. Whether any new planting may assist in mitigating effects.
- g. The visual coherence, legibility and integrity of the landscape, existing patterns in the landscape and taking into account existing and consented development.
- h. Whether the creation of artificial or unnatural lines and structures or the introduction of new elements into the landscape will contrast with the natural character.
- i. The capacity of the landscape to absorb further change, having regard to any existing development or land use.
- j. Where development has already occurred, the extent to which further development is likely to lead to further degradation.

#### 19.4.1.2 Heritage

- a. The extent to which the proposal protects, restores or enhances historic heritage.
- b. The extent to which the proposal protects, restores or enhances mahinga kai, wāhi tapu and wāhi taonga from future development or works.

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- c. The extent to which Ngāi Tahu - manawhenua cultural and traditional associations within a statutory acknowledgement area are protected from future development or works.
- d. Whether the site contains a recorded archaeological site.

### 19.4.1.3 Public access

- a. The extent to which public access to and along the coast and passive recreation are maintained and/or enhanced.
- b. The extent to which access to mahinga kai, wāhi tapu and wāhi taonga can be maintained and enhanced.
- c. Whether public access could affect the relationship of Ngāi Tahu - manawhenua with their ancestral lands, water and sites.
- d. Whether the public access is concentrated where existing access is provided.
- e. The extent to which features of the coastal environment are destroyed and the amenity of the coastal environment is affected by the public access.
- f. Whether the public access would compromise the safe and efficient operation of any marine structure.

### 19.4.1.4 Coastal hazards

- a. Whether the proposal is susceptible to the effects of coastal hazards.
- b. The ability to relocate buildings and facilities landward to avoid coastal hazards.
- c. Any effects on the stability and resilience of beaches and dunes.
- d. The potential for any additional building to exacerbate the effects of coastal hazards on adjoining sites and infrastructure.

### 19.4.2 Buildings and facilities

- a. Any effects and the extent to which the proposed building design and materials are appropriate in the coastal environment.
- b. Any cumulative effects when considered in combination with other buildings and building additions.
- c. The history of the building being added to and whether it remains dependent on its location within the coastal environment.
- d. Whether relocation of the building to an approved alternative site in the future is practicable.
- e. The relationship of the activity with the coastal environment and whether it is necessary or dependent on being located within the zone.
- f. Whether the activity supports passive recreation activities and provides services such as public toilets.
- g. The safety and community benefits provided by the activity and the need for the activity to be located close to and within direct sight line of the beach.
- h. The expected operational life of buildings and/or facilities associated with the activity e.g. parking areas, and any proposals for removal and remediation at the end of its operational life and/or in the event of total failure.
- i. The extent to which the scale, design and materials are appropriate in the coastal environment and any adverse effects.
- j. Where there are multiple uses proposed, their safety and compatibility, and whether public access will be maintained or enhanced.
- k. Whether an appropriate maintenance and repair programme is proposed, the expected operational life of structures, and removal and remediation at the end of its operational life and/or in the event of total failure.

## 19.5 Appendix 19.5.1: Scheduled baches and baches to be removed

(Taylors Mistake, Hobsons Bay and Boulder Bay)

