

Appendix 3A - New Zealand Coastal Policy Statement

As stated within the s32 Analysis, the PPC is considered to be consistent with the objectives and policies of the NZCPS. The PPC gives effect to the NZCPS for the reasons outlined in the assessment below.

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Objectives	
Objective 1 To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by: - maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature; - protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and - maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.	The north western extent of the PCA is located adjacent to the Coastal Marine Area (CMA), interfacing with the coastal environment and its ecosystems, including in this case a discrete tidal arm (the Waiarohia Inlet) in the upper Waitematā Harbour. The land at the coastal interface of the PCA comprises steeper and often vegetated slopes over a short distance, fronted by tidal flats. The Coastal Hazard Assessment (CHA) prepared by SLR states (page 4): <i>The subject site represents coastal land located on the southern shore of the Waiarohia Inlet, which is an upper tidal arm of the Waitematā Harbour. A narrow meandering channel is centrally located within the inlet, merging into a larger tidal channel north-eastward of the site, which then feeds into the wider estuary roughly 3.5km southeast of the project site. The tidal system can be described as a relatively low energy environment due to its sheltered upper-estuarine location.</i> <i>The main geomorphic features of the wider area are highlighted in Figure 3 with the plan change area coastline indicated by the pink dashed line. The intertidal areas fronting the northwestern coastal embankment along the project site are characterised by shallow mudflats with established mangrove forest (~2-3m high). At the bank toe the predominant sediment appears to be estuarine fines.</i>



Figure 3: Annotated map of the coastal geomorphic setting of the plan change area. Subject coastline indicated in pink. Source: Auckland Council GeoMaps.

The EIA prepared by Viridis states the coastal environment in this location is of high ecological value.

The AEE, CHA, EIA and Infrastructure Report explain that the PPC will maintain and enhance the natural biological and physical processes by requiring enhanced riparian and coastal planting within 20m esplanade reserves (to be measured from MHWS at the time of subdivision). Together, the setback and new vegetation required by the proposed precinct provisions recognise and protect the natural ecosystems, including the SEA located along the coastal edge at 14 and 16 Sinton Road.

The Infrastructure Report and SMP confirm all water (except from roofs which are to be clad in inert materials) will be treated within the PCA prior to discharge to the coast or

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	stream via stabilised outfall ensuring coastal water quality will be maintained, enhancing the coastal ecology and habitat within the Waiaerohia Inlet. The plan change is consistent with this objective.
Objective 2 To preserve the natural character of the coastal environment and protect natural features and landscape values through: ▪ recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution; ▪ identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and ▪ encouraging restoration of the coastal environment.	As above, the EIA considers the coastal environment to be of high ecological value and the precinct plan is designed to preserve the natural character of the coastal environment and protect the natural features and landscape along the coastal edge. All private lots will be setback at least 20m from the MHWS (and top of stream bank) as development within this setback would be inappropriate and contrary to the outcomes anticipated by the RMA and AUP (which anticipate provision of esplanade reserves at the time of subdivision, where applicable). The esplanade reserve will comprise new vegetation 10m in width and a publicly accessible walkway, to be vested with Auckland Council. The LVA considers the construction of MDRS-style development along the coastal edge would be inappropriate and it is suitable therefore to apply a qualifying matter in this location, to the spatial extent necessary to give effect to the NZCPS (being one row of dwellings as shown by the strip of MHS zoned land): <i>The site and surrounding area is a modified coastal environment with a greater level of landscape sensitivity towards the coastal edge and consequently, the site an appropriate location for the form and hierarchy of development enabled by the PPC.</i> <i>I consider that that the more sensitive coastal environment 'triggers' a qualifying matter ('QM') in the form of the MHS zone towards the coastal edge. In my opinion applying Medium Density Residential Standards ('MDRS') (three storey development in the form of three dwellings/terraces) up to the coastal edge would result in an inappropriate form of built development and would not give effect to the NZCPS. In this regard, the</i>

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	<i>QM is proposed to apply and the MHS zone proposed at the coastal interface to deliver an appropriate outcome from a landscape character, natural character and visual amenity perspective.</i> The proposed precinct provisions enable standalone and duplex dwellings along the coastal interface in the MHS zone, resulting in a finer grain built form and larger residential lots along the coastal edge with greater opportunity for coastal views between buildings and vegetation and openness along the coastal frontage. In this respect, the LVA states: <i>The rules reduce the permitted dwellings from three to two in the MHS zone to discourage terraced dwellings along the coastal edge and streams resulting in lower density and finer grained buildings considered more appropriate to respond to the natural environment and the proximity to existing residential on the western side of the Waiarohia Inlet. The provision of side yards in the form of 1m from one side boundary and 2m from the other side boundary will provide good opportunities for views between the buildings through to the coastal environment and sufficient space for landscaping. In addition, the 5m rear yards will create a greater setback from the coastal edge and esplanade reserve.</i> <i>Development within the PPC area would achieve a comprehensive residential environment and allow for a range of housing densities and typologies with lower density along the coastal edge within the MHS zone, increasing behind to the MHU zone. Potential adverse effects of urban activities on the environment would be avoided, remedied or mitigated in accordance with the operative AUP provisions and precinct provisions.</i>

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	The plan change is consistent with this objective owing to the proposed application of a qualifying matter along the coastal edge, to the extent spatially recognised by the MHS zone, and precinct provisions requiring vegetation restoration along the coastal edge.
Objective 3 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: ▪ recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources; ▪ promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act; ▪ incorporating mātauranga Māori into sustainable management practices; and ▪ recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.	The Applicant has engaged with mana whenua for some 18-24 months in respect of development in this location, firstly in respect of a potential Fast Track application, and subsequently regarding the subject PPC application (refer Appendix 18). All iwi listed on Council's website were contacted, along the with those with statutory acknowledgement of the adjacent coastal environment. Of these, Te Kawerau ā Maki have actively engaged with the Applicant, including ongoing iterative kōrero, hui with the environment manager on-site, and the provision of the CIA at Appendix 19. At the hui, the Applicant's team discussed how / whether particular reference to Te Kawerau ā Maki should be included in the proposed precinct provisions. It was discussed that Te Kawerau ā Maki supports the outcomes of the precinct plan in terms of stormwater management, treatment and discharge, and the delivery of vegetation, esplanade and public accessway. On this basis, Te Kawerau ā Maki are interested in engaging with applicants within the PCA at resource consent stage in respect of hard and soft landscape design in the esplanade reserve. Te Kawerau ā Maki agreed that the proposed wording of the Special Information Requirement for riparian landscape plans will require future applicants to supply evidence of further engagement at detailed design stage, thus achieving the outcomes of this objective. Further, stormwater outfalls can be situated along the coast to avoid three identified midden sites, thus recognising and protecting characteristics of the coastal environment that are on special value to tangata whenua. While the location of midden is identified in the Archaeological Assessment, Te Kawerau ā Maki advised their preference is for their

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	location <u>not</u> to be illustrated on the precinct plan, to minimise the risk of future disturbance. The plan change is consistent with this objective.
Objective 4 To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by: ▪ recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy; ▪ maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and ▪ recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland.	The second objective of the proposed precinct directs subdivision and development to “incorporate access to safe and attractive public spaces including parks, coastal esplanade, riparian and wetland margins, and roads.” This is comprised of the proposed Open Space zoning at 17A Clarks Lane, and the esplanade reserves to be provided along the coast and permanent stream for a depth of at least 20m at the time of subdivision. The paper road between 10 and 12 Sinton Road will provide pedestrian and vehicular access to the walkway, in addition to connections provided within each lot as it is developed. The CHA confirms the 100 year forecast for coastal erosion along the edge of the PCA varies between 14.6m – 17.9m when measured from the MWHS, such that the access can largely be provided outside of that (conservative) erosion forecast. The plan change is consistent with this objective.
Objective 5 To ensure that coastal hazard risks taking account of climate change, are managed by: ▪ locating new development away from areas prone to such risks; ▪ considering responses, including managed retreat, for existing development in this situation; and ▪ protecting or restoring natural defences to coastal hazards.	The CHA states there has been little to no measurable change to the bank toe/shoreline along the coastal edge for the past 60 years. It states this is “largely due to sheltered location of the subject site, and the presence of shallow intertidal flats and mangroves along the coastal edges of the site. Consequently, long-term cliff toe and crest regression have been slow.” The CHA goes on to confirm the 100 year forecast for coastal erosion within the PCA ranges from 14.6m – 17.9m, which is entirely contained within the 20m esplanade reserve, and outside of the private lots. No new development will be located

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	within the erosion hazard area, avoiding the need for manmade structural defences to coastal hazards. The CHA states: <i>The results demonstrate that the area at risk from retreat is located seaward from the approximate landward boundary of the planned local 20m wide esplanade reserve... Since future residential development would be located landward of the esplanade reserve, such future development should be adequately set back from the areas potentially susceptible to coastal erosion risk.</i> The plan change is consistent with this objective.
Objective 6 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: - the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits; - some uses and developments 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; - functionally some uses and developments can only be located on the coast or in the coastal marine area; - the coastal environment contains renewable energy resources of significant value; - the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;	The proposed residential activity is not required to be located adjacent to the coast, i.e. there is no functional need to adjoin the coast in order to use resources provided by the coastal environment. Other than the coastal discharge of stormwater and riparian planting along the coastal edge, no activities are proposed within or adjacent to the coast. That said, the plan change will enable people and communities to provide for their social, economic and cultural wellbeing, and their health and safety through <i>appropriate</i> residential use, subdivision, and development, as it is intended to be enabled by the PPC including the application of the qualifying matter. The coastal environment is a positive attribute that will contribute to the amenity of residents and the wider local community, which will be more readily accessible to the public following creation of esplanade reserves and public walkways. The precinct plan demonstrates future use, development and subdivision can be delivered in a layout and design that is appropriate in this coastal setting and context, having applied the qualifying matter to the coastal edge as spatially recognised by the MHS zoning and precinct provisions creating a more open interface along the coastal edge.

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- the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land; - 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 - historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.	Finally, stormwater outfalls can be situated to avoid three known midden sites on the coastal edge, protecting historic heritage from inappropriate development, in this case, infrastructure. The plan change is consistent with this objective.
Objective 7 To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area.	Not relevant to the PPC.
Policies	
Policy 1 Extent and characteristics of the coastal environment (1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities. (2) Recognise that the coastal environment includes: - the coastal marine area; - islands within the coastal marine area; - areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;	Refer assessment at Objective 2 above. The PPC provides site specific analysis of the coastal environment having regard to the qualifying matter, and the potential effects of use, subdivision and development on it, recognising and identifying the unique characteristics of the locality. In doing so, the PPC and its supplementary reports and assessment recognise and provide for (and mitigate the effects on) the coastal environment, including are it relates to the PCA, the CMA, the coastal/tidal processes that occur within the estuary, coastal hazards (including inundation, erosion and risk of tsunami), coastal vegetation and its flora and fauna, the visual landscape features of the natural character, cultural heritage (three midden locations), the relationship of the permanent stream and the Waiarohia

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d) areas at risk from coastal hazards; e) coastal vegetation and the habitat of indigenous coastal species including migratory birds; f) elements and features that contribute to the natural character, landscape, visual qualities or amenity values; g) items of cultural and historic heritage in the coastal marine area or on the coast; h) inter-related coastal marine and terrestrial systems, including the intertidal zone; and i) physical resources and built facilities, including infrastructure, that have modified the coastal environment.	Inlet, and finally, built features in the form of stabilised stormwater outfalls that are required to service stormwater from the PCA. The plan change will give effect to this policy.
Policy 2 The Treaty of Waitangi, tangata whenua and Māori heritage In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment: a) recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations; b) involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori; c) with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori¹ in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;	Refer to Objective 3 above which addresses the matters raised here and confirms the plan change will give effect to this policy. In addition, the AEE and Appendix 20 provides an assessment of Iwi Management Plans for those iwi listed on Council's website as having an interest in the area.

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d) provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga, may have knowledge not otherwise available; e) take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and i. where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and ii. consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans; f) provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as: i. bringing cultural understanding to monitoring of natural resources; ii. providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua; iii. having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaītai or other non commercial Māori customary fishing; and g) in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:	

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i. recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and ii. provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.	
Policy 3 Precautionary approach (1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse. (2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that: a) avoidable social and economic loss and harm to communities does not occur; b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.	The CHA provides a conservative assessment of the potential coastal hazards that may arise in this location over the next 100 years. This confirms development shall be setback beyond the 20m esplanade reserve, but that further setback beyond this is not required. In undertaking this analysis, SLR have undertaken on-site investigations in addition to extensive desktop analysis and background research, and therefore have a comprehensive understanding of the coastal environment. Despite, this, a conservative approach has been taken in respect of the assessment of coastal hazards and the PPC (and precinct plan and provisions) reflect this. The plan change will give effect to this policy.
Policy 4 Integration Provide for the integrated management of natural and physical resources in the coastal environment, and activities that affect the coastal environment. This requires:	The PPC will deliver the integrated management of natural and physical resources as the precinct plan and provisions reflect a comprehensive understanding of the constraints and opportunities within the PCA, and an appropriate interface with the coastal environment (particularly when compared to an ad hoc / site-by-site development

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a) co-ordinated management or control of activities within the coastal environment, and which could cross administrative boundaries, particularly: i. the local authority boundary between the coastal marine area and land; ii. local authority boundaries within the coastal environment, both within the coastal marine area and on land; and iii. where hapū or iwi boundaries or rohe cross local authority boundaries; b) working collaboratively with other bodies and agencies with responsibilities and functions relevant to resource management, such as where land or waters are held or managed for conservation purposes; and c) particular consideration of situations where: i. subdivision, use, or development and its effects above or below the line of mean high water springs will require, or is likely to result in, associated use or development that crosses the line of mean high water springs; or ii. public use and enjoyment of public space in the coastal environment is affected, or is likely to be affected; or iii. development or land management practices may be affected by physical changes to the coastal environment or potential inundation from coastal hazards, including as a result of climate change; or iv. land use activities affect, or are likely to affect, water quality in the coastal environment and marine ecosystems through increasing sedimentation; or v. significant adverse cumulative effects are occurring, or can be anticipated.	approach). The PPC will deliver the coordinated delivery of riparian planting and public walkways for the enjoyment of the public space in/adjacent to the coastal environment, along with stormwater treatment and discharge, across properties held in multiple ownership. The precinct approach will mitigate significant adverse cumulative effects for these reasons. No use or development is proposed on the seaward side of the MHWS, including stabilised outfalls which can be located on the landward side of the MHWS. The plan change will give effect to this policy.
Policy 5 Land or waters managed or held under other Acts	Regard is had to these other Acts however none are of relevance to the plan change.

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(1) Consider effects on land or waters in the coastal environment held or managed under: a) the Conservation Act 1987 and any Act listed in the 1st Schedule to that Act; or b) other Acts for conservation or protection purposes; and, having regard to the purposes for which the land or waters are held or managed: c) avoid adverse effects of activities that are significant in relation to those purposes; and d) otherwise avoid, remedy or mitigate adverse effects of activities in relation to those purposes. (2) Have regard to publicly notified proposals for statutory protection of land or waters in the coastal environment and the adverse effects of activities on the purposes of that proposed statutory protection.	
Policy 6 Activities in the coastal environment (1) In relation to the coastal environment: a) recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities; b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment; c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;	The plan change recognises the important part that the stabilised stormwater outfalls will play in the management and discharge of stormwater that will arise as development occurs in this former greenfield location. All stabilised outfalls will be located on the landward side of the MHWS, however their final location within the MHWS will be determined at resource consent stage having regard to topography, to avoid areas where discharge may give rise to coastal erosion, and to avoid identified midden. The provision of this infrastructure will enable the land to be used for the social, economic and cultural well-being of people and communities within the PCA. The precinct provisions require the integrated delivery of infrastructure with development, ensuring infrastructure is in place prior to urbanisation in order to provide for the reasonably foreseeable needs of future residents in the PCA and wider community, without compromising or giving rise to adverse effects on the coastal environment.

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d) recognise tangata whenua needs for papakāinga³, marae and associated developments and make appropriate provision for them; e) consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area; f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable; g) take into account the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of future generations; h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects; i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value. (2) Additionally, in relation to the coastal marine area: a) recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of future generations; b) recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area;	The PPC will deliver a well-functioning urban environment therefore demonstrating the proposed residential growth is appropriately located and will not give rise of sprawl or sporadic patterns of settlement. The Applicant recognises tangata whenua, however none have identified a need for papakāinga, marae and associated development within the PCA. The plan change will not compromise the ability for activities to locate or operate in the adjacent CMA, noting there are no such activities currently occurring in the Waiarohia Inlet. Precinct provisions are specifically drafted to apply controls to deliver an appropriate interface with the coastal edge, namely via the application of the qualifying matter. This includes increasing the setback of development from the coast, and between buildings to enhance the sense of spaciousness and sightlines, thus protecting the natural character and amenity of the coastal environment. The Urban Design Assessment prepared by Boffa Miskell and the LVA both recognise the plan change will bring about change from a semi-rural to urban character, but consider the proposed zoning and precinct provisions will deliver an outcome that is acceptable and appropriate having regard to the coastal landscape in this location, setback to the SEA, CMA and stream, provision of open spaces, vegetation and public access along and near the coastal environment. The SEA will be wholly contained within the 20m esplanade reserve. No works are proposed within the CMA beyond the MHWS. The plan change will give effect to this policy.

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c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places; d) recognise that activities that do not have a functional need for location in the coastal marine area generally should not be located there; and e) promote the efficient use of occupied space, including by: i. requiring that structures be made available for public or multiple use wherever reasonable and practicable; ii. requiring the removal of any abandoned or redundant structure that has no heritage, amenity or reuse value; and iii. considering whether consent conditions should be applied to ensure that space occupied for an activity is used for that purpose effectively and without unreasonable delay.	
Policy 7 Strategic planning (1) In preparing regional policy statements, and plans: a) consider where, how and when to provide for future residential, rural residential, settlement, urban development and other activities in the coastal environment at a regional and district level, and: b) identify areas of the coastal environment where particular activities and forms of subdivision, use and development: i. are inappropriate; and ii. may be inappropriate without the consideration of effects through a resource consent application, notice of requirement for designation or Schedule 1 of the Act process; and provide protection from inappropriate subdivision, use, and development in these areas through objectives, policies and rules.	At a region-wide level, the PCA has been 'earmarked' for urban development since the land was zoned Future Urban in the Proposed Auckland Unitary Plan, and the zone was subsequently retained under the AUP. The zoning identifies therefore that development is anticipated in this coastal location, subject to further planning analysis and infrastructure provision. Further, low-medium density residential development was foreshadowed in this location by the WSP. The subject application provides that further assessment, which confirms that appropriate subdivision, use and development will be enabled via the proposed zoning and precinct provisions, therefore delivering on the strategic outcomes sought by this policy.

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(2) Identify in regional policy statements, and plans, coastal processes, resources or values that are under threat or at significant risk from adverse cumulative effects. Include provisions in plans to manage these effects. Where practicable, in plans, set thresholds (including zones, standards or targets), or specify acceptable limits to change, to assist in determining when activities causing adverse cumulative effects are to be avoided.	
Policy 8 Aquaculture	Not applicable.
Policy 9 Ports	Not applicable.
Policy 10 Reclamation and de-reclamation	Not applicable.
Policy 11 Indigenous biological diversity (biodiversity) To protect indigenous biological diversity in the coastal environment a) avoid adverse effects of activities on: i. indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists; ii. taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened; iii. indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare; iv. habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare; v. areas containing nationally significant examples of indigenous community types; and	The EIA confirms there are a small number of threatened or at-risk birds known to be in the surrounds of the PCA, however none were witnessed within the PCA itself. No herpetofauna were witnessed, but habitats that could contain them were observed. Acoustic bat monitors within the PCA did not detect the presence of bats, however there is a small amount of vegetation that may provide suitable bat habitat and therefore the presence of bats cannot be ruled out. The permanent stream is yet to be surveyed for fish and aquatic macroinvertebrate however the stream is considered to have a moderate ecological value that may contain examples of at-risk species. Further, the wetland is classified as having low ecological value and is unlikely to contain threatened or at-risk species. However, turning to the coastal environment, the EIA states at page 23: <i>The value of the coastal environment surrounding the site is considered to be high given the potential for threatened species to be present, the importance of the area for migrating fish, and the presence of extensive wetlands which provide a natural buffer to the coast and important fauna habitat.</i>

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vi. areas set aside for full or partial protection of indigenous biological diversity under other legislation; and b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on: i. areas of predominantly indigenous vegetation in the coastal environment; ii. habitats in the coastal environment that are important during the vulnerable life stages of indigenous species; iii. indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh; iv. habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes; v. habitats, including areas and routes, important to migratory species; and vi. ecological corridors, and areas important for linking or maintaining biological values identified under this policy.	In respect of coastal ecology, the EIA states at page 30 that the 20m esplanade reserve and 10m riparian planting will setback and buffer urban development from the coastline, concluding (<u>emphasis added</u>): <i>Activities that may affect the coastal environment will require assessment during future resource consenting processes. It is considered that the effects management hierarchy will be appropriate for managing adverse effects of future proposals. All adverse ecological effects can be effectively managed with appropriate controls such as stormwater management plans, erosion and sediment control plans, appropriate development design, and enhancement planting and weed and pest control. As such, <u>the proposed rezoning is not anticipated to result in residual adverse effects on the coastal environment. Further, the proposed planting within 10 m of the MHWS is expected to provide positive ecological benefits to the coastal environment through improved buffering, filtration and fauna habitat.</u></i> It is considered therefore that the plan change (and future resource consent applications) will avoid adverse effects and avoid, remedy and mitigate other adverse effects on indigenous vegetation, ecosystems and habitats in the coastal environment, will enhance the ecological corridor along the coastline, and will give effect to this policy accordingly.
Policy 12 Harmful aquatic organisms	Not applicable - the PPC will not enable activities that may discharge harmful aquatic organisms.
Policy 13 Preservation of natural character (1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:	Having regard to the scope and breadth of what contributes to 'natural character' as set out in this policy, the application of the qualifying matter at the interface with the coastal environment, and to propose precinct provisions including objectives, policies and rules are necessary to avoid inappropriate development in the coastal environment and recognise and seek to preserve the natural character (pursuant to clause (1)(b)(ii)).

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a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by: i. assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and ii. ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions. (2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as: a) natural elements, processes and patterns; b) biophysical, ecological, geological and geomorphological aspects; c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks; d) the natural movement of water and sediment; e) the natural darkness of the night sky; f) places or areas that are wild or scenic; g) a range of natural character from pristine to modified; and h) experiential attributes, including the sounds and smell of the sea; and their context or setting.	The PCA is not within an area of outstanding natural character and the Council has not assessed the area to have a high natural character – the (appropriate) urbanisation of the land has been forecasted by the underlying Future Urban zoning and the WSP as being suitable in this location and coastal context.
Policy 14 Restoration of natural character Promote restoration or rehabilitation of the natural character of the coastal environment, including by:	The proposed precinct provisions require riparian planting for a depth of 10m along coastal and stream edges. While the EIA confirms the ecological value of the coastal environment is high, the stream and inland wetland are considered to have moderate and low ecological value respectively. Therefore, the required planting plans will provide

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a) identifying areas and opportunities for restoration or rehabilitation; b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans; c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include: i. restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or ii. encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or iii. creating or enhancing habitat for indigenous species; or iv. rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or v. restoring and protecting riparian and intertidal margins; or vi. reducing or eliminating discharges of contaminants; or vii. removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or viii. restoring cultural landscape features; or ix. redesign of structures that interfere with ecosystem processes; or x. decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.	opportunity for rehabilitation of the stream and wetland in particular, which are of lower ecological value. The required planting plan will deliver the outcomes specified in Policy 14, giving effect to the policy accordingly.
Policy 15 Natural features and natural landscapes	Not applicable – there are no ONF or ONL overlays within the PCA.

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Policy 16 Surf breaks of national significance	Not applicable – there are no surf breaks in the vicinity of the PCA.
Policy 17 Historic heritage identification and protection Protect historic heritage⁹ in the coastal environment from inappropriate subdivision, use, and development by: a) identification, assessment and recording of historic heritage, including archaeological sites; b) providing for the integrated management of such sites in collaboration with relevant councils, heritage agencies, iwi authorities and kaitiaki; c) initiating assessment and management of historic heritage in the context of historic landscapes; d) recognising that heritage to be protected may need conservation; e) facilitating and integrating management of historic heritage that spans the line of mean high water springs; f) including policies, rules and other methods relating to (a) to (e) above in regional policy statements, and plans; g) imposing or reviewing conditions on resource consents and designations, including for the continuation of activities; h) requiring, where practicable, conservation conditions; and i) considering provision for methods that would enhance owners' opportunities for conservation of listed heritage structures, such as relief grants or rates relief.	The Archaeological Assessment identifies three midden sites along the coastline. Engagement with Te Kawerau ā Maki confirms their preference is that their location is not identified on the precinct plan to avoid further disturbance by the general public once the coastal environment is more readily accessible (via the proposed public walkway). However, the Infrastructure Report and SMP confirm stormwater outfalls can be located so as to avoid the midden locations, therefore recognising and protecting these coastal sites of cultural value from inappropriate subdivision, use and development, in this case, infrastructure. The plan change will give effect to this policy.
Policy 18 Public open space	

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Recognise the need for public open space within and adjacent to the coastal marine area, for public use and appreciation including active and passive recreation, and provide for such public open space, including by: a) ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment; b) taking account of future need for public open space within and adjacent to the coastal marine area, including in and close to cities, towns and other settlements; c) maintaining and enhancing walking access linkages between public open space areas in the coastal environment; d) considering the likely impact of coastal processes and climate change so as not to compromise the ability of future generations to have access to public open space; and e) recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs.	The proposed precinct provisions require the delivery of a publicly accessible, free of charge walkway within the esplanade reserve, along the coastal edge and the permanent stream, as respective properties are developed. The walkway is required to be shown on the riparian landscape plan (as a Special Information Requirement), which will provide details of the width, location, gradient, and hard surface treatment of the walkway, and illustrate where it connects to existing or future walkways at each end, and how it is accessed from the respective development site. The walkway will be vested to Auckland Council as part of the esplanade reserve. The respective applicant will be required to demonstrate engagement with mana whenua, therefore providing opportunity for iwi to ensure known midden of cultural importance are sufficiently separated from the walkway, and to provide design input to hard and soft landscape design and signage that may convey the cultural heritage of the Waiaerohia Inlet. The esplanade reserve will be rezoned to Open Space once vested to Council at subdivision stage, as is standard practice.
Policy 19 Walking access (1) Recognise the public expectation of and need for walking access to and along the coast that is practical, free of charge and safe for pedestrian use. (2) Maintain and enhance public walking access to, along and adjacent to the coastal marine area, including by: a) identifying how information on where the public have walking access will be made publicly available; b) avoiding, remedying or mitigating any loss of public walking access resulting from subdivision, use, or development; and	The plan change will give effect to these policies for these reasons.

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c) identifying opportunities to enhance or restore public walking access, for example where: i. connections between existing public areas can be provided; or ii. improving access would promote outdoor recreation; or iii. physical access for people with disabilities is desirable; or iv. the long-term availability of public access is threatened by erosion or sea level rise; or v. access to areas or sites of historic or cultural significance is important; or vi. subdivision, use, or development of land adjacent to the coastal marine area has reduced public access, or has the potential to do so. (3) Only impose a restriction on public walking access to, along or adjacent to the coastal marine area where such a restriction is necessary: a) to protect threatened indigenous species; or b) to protect dunes, estuaries and other sensitive natural areas or habitats; or c) to protect sites and activities of cultural value to Māori; or d) to protect historic heritage; or e) to protect public health or safety; or f) to avoid or reduce conflict between public uses of the coastal marine area and its margins; or g) for temporary activities or special events; or h) for defence purposes in accordance with the Defence Act 1990; or i) to ensure a level of security consistent with the purpose of a resource consent; or j) in other exceptional circumstances sufficient to justify the restriction.	

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(4) Before imposing any restriction under (3), consider and where practicable provide for alternative routes that are available to the public free of charge at all times.	
Policy 20 Vehicle access	Not applicable – no vehicle access is proposed outside of existing road reserves.
Policy 21 Enhancement of water quality Where the quality of water in the coastal environment has deteriorated so that it is having a significant adverse effect on ecosystems, natural habitats, or water based recreational activities, or is restricting existing uses, such as aquaculture, shellfish gathering, and cultural activities, give priority to improving that quality by: a) identifying such areas of coastal water and water bodies and including them in plans; b) including provisions in plans to address improving water quality in the areas identified above; c) where practicable, restoring water quality to at least a state that can support such activities and ecosystems and natural habitats; d) requiring that stock are excluded from the coastal marine area, adjoining intertidal areas and other water bodies and riparian margins in the coastal environment, within a prescribed time frame; and e) engaging with tangata whenua to identify areas of coastal waters where they have particular interest, for example in cultural sites, wāhi tapu, other taonga, and values such as mauri, and remedying, or, where remediation is not practicable, mitigating adverse effects on these areas and values.	The Infrastructure Report and SMP set out the range of sediment and erosion mitigation measures and processes to be employed during construction of each site, set out below, the most of appropriate of which will be determined at resource consent stage relative to the nature and location of earthworks: ▪ Implement GD05 sediment & erosion controls ▪ Complete work within earthworks season – 1st Oct to 30th April ▪ Implement flocculation treatment onsite for better efficiency ▪ Limiting exposed area and stage construction ▪ Progressive stabilisation of completed areas ▪ Monitor controls and site prior and during rain events ▪ Stabilised Site Entrances. ▪ Silt Fences. ▪ Cleanwater diversion bunds/channel. ▪ Dirty water diversion bunds/channel. ▪ Sediment Retention Pond (SRP), with rain activated flocculation devices. ▪ Decanting Earth Bunds (DEB), with rain activated flocculation devices. ▪ Contour drains. ▪ Rapid stabilisation methods, such as, geotextiles, straw mulch, hydroseeding etc. Dust management practices will also be employed, where appropriate, as follows: ▪ Implement dust control during earthworks ▪ Watering haul tracks and exposed areas ▪ Stabilising stockpiles with straw mulch & seed to establish grass cover ▪ Limiting exposed area and staging construction ▪ Progressive stabilisation of completed areas
Policy 22 Sedimentation	

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(1) Assess and monitor sedimentation levels and impacts on the coastal environment. (2) Require that subdivision, use, or development will not result in a significant increase in sedimentation in the coastal marine area, or other coastal water. (3) Control the impacts of vegetation removal on sedimentation including the impacts of harvesting plantation forestry. (4) Reduce sediment loadings in runoff and in stormwater systems through controls on land use activities.	Each resource consent application will be assessed against Chapters E11 and E12 of the AUP. Pertinent to the coastal environment, Chapter E11 requires more stringent measures to be employed within proximity to the coast and stream to mitigate the potential adverse effects of sedimentation on coastal and freshwater bodies. Following construction, all stormwater from the development will be treated prior to discharge to the coast or stream (except from roofs which will be clad in inert materials). The Infrastructure Report and SMP set out that swales and bioretention devices will be employed to treat stormwater. In this location, wetlands and ponds are not appropriate due to bird risk proximate to the RNZAF base.
Policy 23 Discharge of contaminants (1) In managing discharges to water in the coastal environment, have particular regard to: a) the sensitivity of the receiving environment; b) the nature of the contaminants to be discharged, the particular concentration of contaminants needed to achieve the required water quality in the receiving environment, and the risks if that concentration of contaminants is exceeded; and c) the capacity of the receiving environment to assimilate the contaminants; and: d) avoid significant adverse effects on ecosystems and habitats after reasonable mixing; e) use the smallest mixing zone necessary to achieve the required water quality in the receiving environment; and f) minimise adverse effects on the life-supporting capacity of water within a mixing zone. (2) In managing discharge of human sewage, do not allow:	The Applicant has engaged with mana whenua in preparing the SMP, and this process has not raised any concern with the proposed methods for managing sediment control and stormwater treatment. The Infrastructure Report sets out the proposed design and location of the wastewater network and the upgrades required to the wider public network. These upgrades will be completed prior to construction of dwellings in the PCA, therefore ensuring the network can accommodate additional demand from the site, and avoid adverse effects on the coastal and stream environments. The proposal will give effect to these policies for the reasons above, and as set out in the Infrastructure Report and SMP.

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a) discharge of human sewage directly to water in the coastal environment without treatment; and b) the discharge of treated human sewage to water in the coastal environment, unless: i. there has been adequate consideration of alternative methods, sites and routes for undertaking the discharge; and ii. informed by an understanding of tangata whenua values and the effects on them. (3) Objectives, policies and rules in plans which provide for the discharge of treated human sewage into waters of the coastal environment must have been subject to early and meaningful consultation with tangata whenua. (4) In managing discharges of stormwater take steps to avoid adverse effects of stormwater discharge to water in the coastal environment, on a catchment by catchment basis, by: a) avoiding where practicable and otherwise remedying cross contamination of sewage and stormwater systems; b) reducing contaminant and sediment loadings in stormwater at source, through contaminant treatment and by controls on land use activities; c) promoting integrated management of catchments and stormwater networks; and d) promoting design options that reduce flows to stormwater reticulation systems at source. (5) In managing discharges from ports and other marine facilities: N/A	
Policy 24 Identification of coastal hazards (1) Identify areas in the coastal environment that are potentially affected by coastal hazards (including tsunami), giving priority to the identification of areas at high	The CHA comprises a comprehensive assessment of potential coastal hazards within the Waiarohia Inlet relative to the extent of the PCA. The following provides an excerpt from the conclusion of that report (page 22), emphasis added:

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risk of being affected. Hazard risks, over at least 100 years, are to be assessed having regard to: - physical drivers and processes that cause coastal change including sea level rise; - short-term and long-term natural dynamic fluctuations of erosion and accretion; - geomorphological character; - the potential for inundation of the coastal environment, taking into account potential sources, inundation pathways and overland extent; - cumulative effects of sea level rise, storm surge and wave height under storm conditions; - influences that humans have had or are having on the coast; - the extent and permanence of built development; and - the effects of climate change on: - matters (a) to (g) above; - storm frequency, intensity and surges; and - coastal sediment dynamics; taking into account national guidance and the best available information on the likely effects of climate change on the region or district.	▪ <i>Coastal inundation resulting from extreme storm tides is not generally considered to be an issue with regard to the project area, under both current day and future sea level rise scenarios over the next 100+ years. With consideration of up to 2m sea level rise, coastal inundation is expected to be limited to the low-lying coastal fringes with the vast majority of the subject area remaining unaffected. Overall, it is concluded that the potential impact from future coastal inundation on the project area will be <u>minor and can easily be avoided/mitigated through appropriate building setbacks</u>. No specific mitigation is required.</i> ▪ <i>The risk to the project area from a tsunami is considered to be <u>very low</u>. All key infrastructure and development will be located landward of tsunami extents and presented in Figure 11. It is also recognised that the proposed plan change will not change or worsen the susceptibility of the site to tsunami inundation hazard.</i> ▪ <i>Site-specific calculations of shoreline retreat undertaken as part of this assessment have identified a current day slope settlement distance of approximately 4-10m. Future maximum cliff regression potential was found to be in the order of 14.6m (15 Clarks Lane), 17.1m (10 Sinton Road), 17.9m (14 Sinton Road) and 16.2m (16 Sinton Road) measured inland from the slope toe over the 100-year planning horizon. It is recognised that based on this very conservative cliff regression scenario (i.e. 1% exceedance probability), <u>erosion is not expected to encroach within the area of the future residential development</u> as a result of the plan change. Future erosion potential will likely be confined to the coastal areas of the site which are to be vested as esplanade reserve (i.e. 20m inland of MHWS).</i>
Policy 25 Subdivision, use, and development in areas of coastal hazard risk In areas potentially affected by coastal hazards over at least the next 100 years: - avoid increasing the risk of social, environmental and economic harm from coastal hazards; - avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards;	

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c) encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events; d) encourage the location of infrastructure away from areas of hazard risk where practicable; e) discourage hard protection structures and promote the use of alternatives to them, including natural defences; and f) consider the potential effects of tsunami and how to avoid or mitigate them.	<i>In consideration of the above, the overall risk to the subject site from coastal hazards is considered <u>low</u>.</i> All infrastructure will be located outside of the coastal erosion risk area except where stormwater outfalls are required to discharge stormwater to the coast. These will be constructed with stabilised measures, such as riprap, to avoid exacerbating erosion in accordance with Chapter E36 of the AUP (to be assessed at resource consent stage). The proposed riparian planting will assist to provide a natural defence against erosion in the location of three midden sites of cultural value.
Policy 26 Natural defences against coastal hazards (1) Provide where appropriate for the protection, restoration or enhancement of natural defences that protect coastal land uses, or sites of significant biodiversity, cultural or historic heritage or geological value, from coastal hazards. (2) Recognise that such natural defences include beaches, estuaries, wetlands, intertidal areas, coastal vegetation, dunes and barrier islands.	The plan change will give effect to this policy.
Policy 27 Strategies for protecting significant existing development from coastal hazard risk	Not applicable – the PCA is not in an area of significant existing development.
Policy 28 Monitoring and reviewing the effectiveness of the NZCPS	Not applicable.
Policy 29 Restricted Coastal Activities	Not applicable.