

Appendix 30 - New Zealand Coastal Policy Statement Assessment

As stated within the Planning Report and 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.

Objectives

Objective	Assessment
<p><i>“Objective 1</i> <i>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:</i></p> <ul style="list-style-type: none"> <i>• maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature;</i> <i>• 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</i> <i>• 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.”</i> 	<p>The PPC land abuts approximately 3km of coastline adjacent the tidal estuarine environment of Beachlands. The receiving marine environment is located adjacent to the Waikopua Creek and along the coastal margin of the plan change area. The coastal area is part of the Hauraki Gulf Marine Park and comprises three distinct tidal creeks (Waikopua, Turanga and Maungamaungaroa Creeks) which are identified as being regionally and nationally significant. Turanga Creek is the largest estuarine habitat (including mangrove shrubland ecosystems) in the Hunua Ecological District. This body of water leads into the Tamaki Strait (a body of water between the mainland and the inner Hauraki Gulf Islands (including Waiheke Island)). The Tamaki Strait connects to the Waitematā Harbour and the Hauraki Gulf.</p> <p>Both the land and the coastal environment are subject to Significant Ecological Area overlays in the AUP. This includes bird wading areas, fish habitats, marine habitats (seagrass, sandstone reefs) and mangroves which have ecological values ranging from low to very high. The intertidal banks are a rich feeding ground and important mid-tide roost for a variety of international migratory and New Zealand endemic wading birds. The tidal nature of this estuarine environment contributes to its functionality and resilience. The existing coastal wetlands will not be adversely affected by urbanisation enabled by the PPC.</p> <p>The coastal environment has not been significantly modified through physical development and largely remains in a natural state (apart from the Formosa Golf Resort which is setback from the coastal edge). The following assessment analyses the potential effects of the PPC on the integrity, form, functioning and resilience of the coastal environment and its ecosystems (particularly this intertidal area).</p>

In order to undertake this analysis, BSLP has commissioned several technical reports including a Marine Ecological Effects Assessment, a Coastal Hazards Assessment, a Coastal Water Quality and Sedimentation Assessment and an Earthworks and Sediment Control Assessment.

The assessment undertaken in the above reports confirms that the effects arising from the plan change from rezoning associated land use change and subsequent development on marine habitats and values will mostly be **very Low** to **low** provided the recommended measures to avoid remedy or mitigate effects are implemented, including:

- Implementation of Erosion and Sediment Control (ESC) during construction phases on site, as outlined in the ESC Plan (HG, 2021). Construction will be staged over several earthworks seasons with open earthworks limited within sub-catchments;
- Stormwater treatment on site in line with GDO1 and as outlined in the draft stormwater management plan;
- Inclusion of an E-MBR WWTP that provides a high level of treatment for wastewater outputs (should treated wastewater be discharged to the coastal marine area); and
- A suite of measures to manage coastal bird disturbance effects (i.e. alignment of coastal walkway and mammalian pest control).

In respect of the residual (Moderate or higher) effects that should be offset or compensated, including residual effects on firm muddy sand flat / cockle shell covered flats, shellbank habitats and coastal birds; the marine ecology report outlines potential compensation options for consideration but will be more appropriately confirmed in the resource consent process.

It is acknowledged that the rezoning and urbanisation of land in the PPC area will require careful management of effects on marine ecology and water quality

and by doing so in accordance with effects management measures it is considered that a no net loss outcome for marine ecological values can be achieved by the application of the proposed precinct or Auckland-wide provisions in the AUP, thereby meeting this objective.

Overall, it is considered that the PPC gives effect to 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.”*

The existing character of the coastal environment is largely natural although the Formosa Golf Resort has re-shaped the landform back from the coastal edge and has resulted in a number of built features including the clubhouse and function centre and 50 visitor accommodation chalets. From the coastal marine area however, the natural character of the coastal environment remains. It is noted however there are no Outstanding or High Natural Landscapes, Features or Character areas identified in the area affected by the PPC.

A detailed landscape and visual assessment with photo simulations from various viewpoints from around the PPC area has been prepared to consider the effects of the PPC. The assessment concludes that the urbanisation of the land is acceptable within the existing environment. The PPC also includes provisions that preserve the natural character of the coastal environment including a 30m coastal protection yard, the use of the Large Lot Residential Zone along parts of the coastal edge and the EPAN standard which requires 80 hectares of land to be protected and restored, parts of which are located along the coastal edge of the land. Therefore, the PPC identifies areas where subdivision, use and development are considered to be inappropriate and proposes rules and standards to protect these areas from such activities.

As a result, it is considered the outcomes enabled through the PPC give effect to this objective.

“Objective 3

The coastal environment is a natural resource of high value to tangata whenua, the protection of which is identified in the Treaty of Waitangi. Consultation

<p><i>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:</i></p> <ul style="list-style-type: none"> <i>• recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;</i> <i>• promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;</i> <i>• incorporating mātauranga Māori into sustainable management practices; and</i> <i>• recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.”</i> 	<p>with iwi has been undertaken and has resulted in the Ngai Tai Hapai Development Limited Partnership becoming formal partners of BSLP and therefore partners in this PPC application. BSLP also engaged with all other Iwi identified as having an interest over this land.</p> <p>Engagement with Ngai Tai involved numerous hui and site visits in order to understand that values of significance to Mana Whenua associated with the land and coast. This resulted in the preparation of the Cultural Landscape Precinct Plan (4). This plan recognises a historic Pa site, archaeological sites, spiritual connections, key views and a key outlook point to Rangitoto, Motukaraka and Te Naupata. The key outlook point represents a significant spiritual connection that Mana Whenua have between the land and the coastal environment. All these factors are required to be taken into consideration in the future development of the land. Further, a specific Mana Whenua standard has been included in the PPC that requires consent for any works or development within the identified Pa site area (on Precincts Plan 4) as a discretionary activity. Ngai Tai ki Tamaki have also prepared a Cultural Values Assessment (CVA) for the PPC. The CVA confirms support for the PPC.</p> <p>It is therefore considered that the PPC and the partnership with Iwi recognises and provides for an ongoing and enduring relationship that will give effect to Mana Whenua values. Therefore, the PPC gives effect to this objective.</p>
<p><i>“Objective 4</i> <i>To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:</i></p> <ul style="list-style-type: none"> <i>• recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;</i> <i>• 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</i> 	<p>It is acknowledged that the coastal environment is a significant public waterspace area and the PPC provides new areas of public access to and along the water’s edge of this coastline. The PPC will enable approximately 3km of coastline to be accessed by the public and will also enable connection to the existing Beachlands coastal walkway. The indicative location of the coastal path is identified on Precinct Plan 3 – Structuring Elements. It will also connect with parts of the EPAN in order to enable an extensive area of public space for the public to use and enjoy (which considering the sensitive nature of coastal bird</p>

<ul style="list-style-type: none"> • <i>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.</i> 	<p>habitats). The coastal path will not affect coastal processes and has a reduced potential for inundation (refer below for further assessment).</p> <p>It is therefore considered the PPC gives effect to this objective.</p>
<p><i>“Objective 5 To ensure that coastal hazard risks taking account of climate change, are managed by:</i></p> <ul style="list-style-type: none"> • <i>locating new development away from areas prone to such risks;</i> • <i>considering responses, including managed retreat, for existing development in this situation; and</i> • <i>protecting or restoring natural defences to coastal hazards.”</i> 	<p>In terms of coastal hazards, a Coastal Hazards assessment has been prepared to assess coastal instability and inundation. This assessment confirms that the only areas to be susceptible to coastal inundation are the beach and salt-marsh areas. These areas are also the most likely to be affected by tsunamis. These low-lying areas around the coastal edge have only been considered for recreational amenity in terms of the EPAN overlay and indicative coastal walkway. No habitable buildings should be located in these areas. The location of the indicative coastal walkway is assessed as being situated sufficiently landward and as being of an elevation that reduces the risk of inundation to negligible for sea level rise of up to 1.5m. The final location and design of this coastal walkway will be determined at the time of development and adaptive responses can be considered in the long term to raise or relocate in response to the dynamic nature of any coastal hazards.</p> <p>Importantly, the assessment concludes that all property parcels, key assets and infrastructure are located landward of the 2130 area susceptible to coastal instability and erosion. No coastal inundation or tsunami hazard will occur on property parcels, key assets and infrastructure, even with a consideration of 2 m sea level rise.</p> <p>To protect against coastal hazards, the proposed precinct provisions include a Coastal Protection Yard standard which imposes a minimum 30m setback for any buildings or structures from MHWS which has been adopted from the current Whitford Precinct provisions under the AUP. This coastal protection yard is considered to be adequate for managing the future development of buildings or structures adjacent to the coastal edge and there is no reason from a coastal hazard perspective to depart from this existing standard. In addition,</p>

	<p>having reviewed the Structure Plan, the assessment concludes that development will be located to avoid coastal hazards to the extent that any existing hazards will not be exacerbated or accelerated.</p> <p>It is therefore considered that the PPC gives effect to this objective.</p>
<p><i>“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:</i></p> <ul style="list-style-type: none"> <i>• the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;</i> <i>• 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;</i> <i>• functionally some uses and developments can only be located on the coast or in the coastal marine area;</i> <i>• the coastal environment contains renewable energy resources of significant value;</i> <i>• the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;</i> <i>• the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;</i> <i>• 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</i> <i>• historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.”</i> 	<p>The PPC does not propose or enable specific development or activities within the coastal environment. To this end no amendments to existing AUP coastal provisions are proposed. No uses are proposed that specifically depend on the use of natural and physical resources in the coastal environment. The above analysis confirms that existing habitats will not be compromised by use and development resulting from the PPC.</p> <p>While the coastal pathway will be located along the coastal edge and one of the treated wastewater disposal options is to the coastal marine area, neither of these activities will compromise the values or quality of the coastal environment.</p> <p>Overall, it is considered the PPC gives effect to this objective.</p>

Policies

Policy	Assessment
<p><i>“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: (a) the coastal marine area; (b) islands within the coastal marine area; (c) areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these; (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”</i></p>	<p>The ecology of the particular coastal environment affected by the PPC is described above. The tidal nature of the estuarine environment results in a variety of ecological habitats. Coastal processes, coastal hazards, visual effects and cultural items have been considered above in the analysis of the objectives.</p> <p>It is considered that the PPC provisions identified above will ensure that the relevant characteristics of this coastal environment are recognised and provided for. It is therefore considered this policy is given effect to.</p>
<p><i>“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: ... (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</i></p>	<p>Refer Objective 3 for summary.</p> <p>The CVA identifies a number of effects relating to the coastal environment that the PPC could potentially create. The CVA also outlines the mitigation measures proposed. These include the following:</p> <ul style="list-style-type: none"> • Degradation of the mauri of waterways – Mitigated by stormwater treatment, silt control devices, reduction in earthwork areas. • Effect on marine and shorebird ecology – Mitigated by EPAN, stormwater and earthworks controls, coastal protection yard.

<p><i>(ii) consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;</i></p> <p>....</p> <p><i>(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:</i></p> <p><i>(i) recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and</i></p> <p><i>(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.”</i></p>	<ul style="list-style-type: none"> • Works in and around culturally significant watercourses/waterbodies – Mitigated by earthworks controls, sedimentation mitigation and stormwater/wastewater treatment. <p>Overall, the CVA concludes that it is supportive of the PPC.</p> <p>In addition, there are no Iwi management plans directly relating to this specific development area. Further, there will be no impact on fisheries resources as a result of the application.</p> <p>It is therefore considered this policy is given effect to by the PPC provisions.</p>
<p><i>“Policy 3</i></p> <p><i>Policy 3 Precautionary approach</i></p> <p><i>(1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.</i></p> <p><i>(2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:</i></p> <p><i>(a) avoidable social and economic loss and harm to communities does not occur;</i></p> <p><i>(b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and</i></p> <p><i>(c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations</i></p>	<p>The PPC adopts a precautionary approach through hydrodynamic and sediment load modelling of potential sedimentation effects in the coastal environment. Climate change effects on sea level rise and storm events have also been assessed using NIWA’s latest data. Conservative approaches have also been used for ecological compensation modelling and stormwater modelling. As a result, it is considered the PPC gives effect to this policy.</p>
<p><i>“Policy 4</i></p> <p><i>Provide for the integrated management of natural and physical resources in the coastal environment, and activities that affect the coastal environment. This requires:</i></p> <p>...</p> <p><i>(c) particular consideration of situations where:</i></p>	<p>The proposal will result in development that is located on existing land that adjoins the coastal marine area. As the AUP includes both land and coastal provisions the PPC takes an integrated approach to the management of natural and physical resources and activities that affect the coastal environment. The PPC includes provisions such as the EPAN, coastal protection yard, low density</p>

(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.”

zoning and riparian margin planting which integrate to achieve positive outcomes for the coastal environment.

The PPC does not include any changes below the mean high water springs mark and any potential discharges will be either retained, detained or treated prior to discharge into the coastal marine area. However, these would be subject of specific subsequent resource consents.

With regard to water quality, Tonkin and Taylor and Harrison Grierson have undertaken assessments regarding coastal water quality and sedimentation and earthworks and sediment control. These assessments consider the effects of sediment discharge on the receiving marine environment for earthworks during construction phases and post-development overland flows from stormwater and potential wastewater discharges.

The earthworks assessment recommends the implementation of specific methodologies to ensure any construction related effects (including erosion and sediment management measures) and stormwater, wastewater discharges are avoided, remedied or mitigated to ensure the protection of sensitive coastal environments and habitats. The proposed erosion and sediment control plan includes a higher level of mitigation than the standard measures to ensure such protection. For example, it is proposed that smaller areas of the site are exposed for earthworks at a single time and that the silt ponds are larger, in comparison to the standard Auckland Council earthworks Erosion and Sediment Control Guidance Document (GD05). The PPC includes a standard requiring a maximum of 4 hectares is earthworked in any one catchment at any time.

Tidal modelling in the coastal water quality and sedimentation assessment has also been undertaken in order to determine the rate at which any sediment discharged from the site is removed by tidal flows. It is noted that existing discharges from the site into the receiving marine environment are

	<p>uncontrolled and include silt laden material. Under the developed landscape scenario, annual TSS (Total Suspended Solids, measured in tonnes) is predicted to reduce by 64% compared with loads under the existing landscape. Copper and zinc will accumulate, but metal concentrations within the surface mixed layer will remain below the ERC amber threshold (19 mg/kg and 124 mg/kg for copper and zinc, respectively). In this respect, the urbanisation of the site will result in the existing quality of the discharge being improved and a positive effect on the environment.</p> <p>In terms of cumulative effects, the PPC considers all the potential environmental effects in a cumulative and integrated manner based on the detailed technical assessments undertaken. The overall conclusion is that the potential effects resulting from the PPC are acceptable and the proposed provisions are the most appropriate.</p> <p>As a result, it is considered the PPC gives effect to this policy.</p>
<p><i>“Policy 5 Land or waters managed or held under other Acts</i> <i>(1) Consider effects on land or waters in the coastal environment held or managed under:</i> <i>(a) the Conservation Act 1987 and any Act listed in the 1st Schedule to that Act; or</i> <i>(b) other Acts for conservation or protection purposes; and, having regard to the purposes for which the land or waters are held or managed:</i> <i>(c) avoid adverse effects of activities that are significant in relation to those purposes; and</i> <i>(d) otherwise avoid, remedy or mitigate adverse effects of activities in relation to those purposes.</i> <i>(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”</i></p>	<p>The coastal marine area adjacent Beachlands South is also subject to the Hauraki Gulf Marine Park Act (HGMPA). The Section 32 report assesses the HGMPA and concludes that the life supporting capacity of the Gulf and its ecosystems will not be degraded by use and development enabled by the PPC.</p> <p>As a result, it is considered the PPC gives effect to this policy.</p>
<p><i>“Policy 6 Activities in the coastal environment</i> <i>(1) In relation to the coastal environment:</i> <i>(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;</i></p>	<p>The PPC will result in the expansion of the existing Beachlands township in a manner provided for by the RPS. The PPC will result in the logical extension of Beachlands to provide for growth of coastal settlements identified in the Auckland Plan. While policy 6(1)(c) encourages consolidation of coastal settlements instead of sprawling or sporadic patterns of settlement, it is noted</p>

- (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;*
- (d) recognise tangata whenua needs for papakāinga, 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;*

that the existing Beachlands area is consolidated and restricted by existing infrastructure. The PPC will contribute to the avoidance of uncontrolled sprawl or sporadic patterns of settlement as it includes provisions requiring development to be coordinated with transport upgrades and infrastructure provision. This will result in improved traffic outcomes for the wider community as well.

It is also noted that Mana Whenua values have been provided for and are addressed above (policy 6(1)(d)).

Similarly visual effects have also been addressed above and it is concluded that the PPC will not result in buildings that compromise the importance of the coastal environment or development that has a functional need to operate in the coastal marine area (policy 6(1)(e)). With regard to sensitive areas such as headlands and prominent ridgelines (policy 6(1)(h)), the PPC restricts development from such locations by either locating the EPAN in such areas of through the 30m coastal yard setback control. In addition, a key outlook area of importance to Mana Whenua (recognised on the Cultural Landscape Plan) is located at the coastal edge of the headland. This avoids development on the headland. Therefore, this policy is given effect to.

No coastal occupation areas are affected by the PPC.

Overall, the PPC gives effect to this policy.

<p>(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;</p> <p>(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</p> <p>(e) promote the efficient use of occupied space, including by:</p> <ul style="list-style-type: none"> (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” 	
<p>“Policy 7 Strategic planning</p> <p>(1) In preparing regional policy statements, and plans:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. <p>(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.”</p>	<p>The Section 32 report supporting the PPC includes detailed analysis of where and how people will want to live within the Auckland Region. An Economic Assessment has also been prepared in support of the PPC. The reports conclude that this local board area (Franklin) is the second fastest growing in the Auckland Region (2.1%) and based on the Auckland Plan goal of 6% of Auckland’s minimum dwelling target to be accommodated in rural areas – this equates to a total of 24,498 dwellings. The PPC for Beachlands South has a potential residential yield of 3,000 dwellings which represents a significant opportunity to deliver approximately 12.2% of Auckland’s dwelling target in existing rural areas. It is therefore considered the subdivision, use and development of land enabled by the PPC is appropriate for Beachlands South.</p> <p>Further, as evidenced by the technical assessments undertaken for the PPC and summarised above, the PPC will not compromise coastal processes, values or resources that are under threat or at significant risk.</p> <p>It is therefore considered the PPC gives effect to this policy.</p>

<p><i>“Policy 8</i> <i>Recognise the significant existing and potential contribution of aquaculture to the social, economic and cultural well-being of people and communities by:</i></p> <ul style="list-style-type: none"> <i>a. including in regional policy statements and regional coastal plans provision for aquaculture activities in appropriate places in the coastal environment, recognising that relevant considerations may include: <ul style="list-style-type: none"> <i>i. the need for high water quality for aquaculture activities; and</i> <i>ii. the need for land-based facilities associated with marine farming;</i> </i> <i>b. taking account of the social and economic benefits of aquaculture, including any available assessments of national and regional economic benefits; and</i> <i>c. ensuring that development in the coastal environment does not make water quality unfit for aquaculture activities in areas approved for that purpose.</i> 	<p>No aquaculture is existing or proposed within the coastal environment adjacent the PPC.</p>
<p><i>“Policy 9</i> <i>Recognise that a sustainable national transport system requires an efficient national network of safe ports, servicing national and international shipping, with efficient connections with other transport modes, including by:</i></p> <ul style="list-style-type: none"> <i>a. ensuring that development in the coastal environment does not adversely affect the efficient and safe operation of these ports, or their connections with other transport modes; and</i> <i>b. considering where, how and when to provide in regional policy statements and in plans for the efficient and safe operation of these ports, the development of their capacity for shipping, and their connections with other transport modes.</i> 	<p>No ports are affected by or in the vicinity of the PPC.</p>
<p><i>“Policy 10 Reclamation and de-reclamation</i> <i>(1) Avoid reclamation of land in the coastal marine area, unless:</i></p> <ul style="list-style-type: none"> <i>(a) land outside the coastal marine area is not available for the proposed activity;</i> <i>(b) the activity which requires reclamation can only occur in or adjacent to the coastal marine area;</i> <i>(c) there are no practicable alternative methods of providing the activity; and</i> <i>(d) the reclamation will provide significant regional or national benefit.</i> <p><i>(2) Where a reclamation is considered to be a suitable use of the coastal marine area, in considering its form and design have particular regard to:</i></p>	<p>No reclamation or de-reclamation is proposed as part of or in relation to the PPC.</p>

- (a) the potential effects on the site of climate change, including sea level rise, over no less than 100 years;
- (b) the shape of the reclamation, and, where appropriate, whether the materials used are visually and aesthetically compatible with the adjoining coast;
- (c) the use of materials in the reclamation, including avoiding the use of contaminated materials that could significantly adversely affect water quality, aquatic ecosystems and indigenous biodiversity in the coastal marine area;
- (d) providing public access, including providing access to and along the coastal marine area at high tide where practicable, unless a restriction on public access is appropriate as provided for in policy 19;
- (e) the ability to remedy or mitigate adverse effects on the coastal environment;
- (f) whether the proposed activity will affect cultural landscapes and sites of significance to tangata whenua; and
- (g) the ability to avoid consequential erosion and accretion, and other natural hazards.
- (3) In considering proposed reclamations, have particular regard to the extent to which the reclamation and intended purpose would provide for the efficient operation of infrastructure, including ports, airports, coastal roads, pipelines, electricity transmission, railways and ferry terminals, and of marinas and electricity generation.
- (4) De-reclamation of redundant reclaimed land is encouraged where it would:
- (a) restore the natural character and resources of the coastal marine area; and
 - (b) provide for more public open space.”

“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*
- (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”*

Indigenous biodiversity habitats are located in the coastal environment adjacent to the PPC land. The coastal wetlands include species that are threatened or at risk and therefore the Marine Ecology Assessment has undertaken a detailed analysis of potential effects on these habitats. As noted above in this table and in the Section 32 assessment, effects arising from the plan change from rezoning associated land use change and subsequent development on marine habitats and values (except as provided below) will be **very Low to low** provided the recommended measures to avoid remedy or mitigate effects are implemented, including:

- Implementation of Erosion and Sediment Control (ESC) during construction phases on site, as outlined in the ESC Plan (HG, 2021). Construction will be staged over several earthworks seasons with open earthworks limited within sub-catchments;
- Stormwater treatment on site in line with GD01 and as outlined in the draft stormwater management plan;
- Inclusion of an E-MBR WWTP that provides a high level of treatment for wastewater outputs; and
- A suite of measures to manage coastal bird disturbance effects (i.e. alignment of coastal walkway and mammalian pest control).

In respect of the residual (**Moderate or higher**) effects that should be offset or compensated, including residual effects on firm muddy sand flat / cockle shell covered flats, shellbank habitats and coastal birds; the marine ecology report outlines potential compensation options for consideration at the time of future consent applications. The details of the compensation measures will be confirmed as part of this future resource consent process, however the analysis has shown that these residual effects can be compensated for.

In addition, the ecologists have advised that any treated wastewater should not be discharged to the coastal wetlands (refer figure below) as the adverse effects

would not be able to be avoided. Therefore, this discharge option has been excluded for consideration. Any treated wastewater discharge option will be required to discharge to the north of the purple areas shown on the figure 1 below.

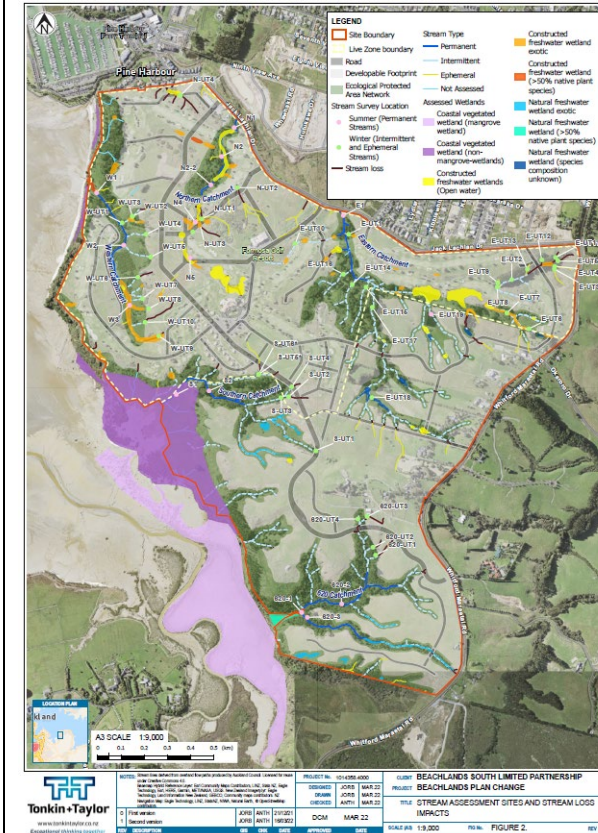


Figure 1 – Plan Showing Coastal Wetlands

Overall, it is acknowledged that the rezoning and urbanisation of land in the plan change area will require careful management of effects on marine ecology and by doing so in accordance with effects management measures it is considered that a no net loss outcome for marine ecological values can be

achieved by application of the proposed precinct or Auckland-wide provisions in the AUP.

Therefore, it is considered the PPC gives effect to this policy.

<p><i>“Policy 12 Harmful aquatic organisms</i></p> <ol style="list-style-type: none"> 1. <i>Provide in regional policy statements and in plans, as far as practicable, for the control of activities in or near the coastal marine area that could have adverse effects on the coastal environment by causing harmful aquatic organisms⁷ to be released or otherwise spread, and include conditions in resource consents, where relevant, to assist with managing the risk of such effects occurring.</i> 2. <i>Recognise that activities relevant to (1) include:</i> <ol style="list-style-type: none"> a. <i>the introduction of structures likely to be contaminated with harmful aquatic organisms;</i> b. <i>the discharge or disposal of organic material from dredging, or from vessels and structures, whether during maintenance, cleaning or otherwise; and whether in the coastal marine area or on land;</i> c. <i>the provision and ongoing maintenance of moorings, marina berths, jetties and wharves; and</i> d. <i>the establishment and relocation of equipment and stock required for or associated with aquaculture.</i> 	<p>There are no harmful aquatic organisms identified within this area. The PPC will not result in the introduction of structures likely to be contaminated with harmful aquatic organisms.</p> <p>In terms of potential discharges, the measures proposed to enable urbanisation of the land will mitigate risks from potential harmful aquatic organisms.</p>
<p><i>“Policy 13 Preservation of natural character</i></p> <p><i>(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:</i></p> <ol style="list-style-type: none"> <i>(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and</i> <i>(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> <i>(c) 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</i> <i>(d) ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.</i> <p><i>(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:</i></p> <ol style="list-style-type: none"> <i>(a) natural elements, processes and patterns;</i> <i>(b) biophysical, ecological, geological and geomorphological aspects;</i> 	<p>The existing character of the coastal environment is largely natural although the Formosa Golf Resort has re-shaped the landform back from the coastal edge and has resulted in a number of built features including the clubhouse and function centre and 50 visitor accommodation chalets. From the coastal marine area however, the natural character of the coastal environment remains. It is noted however there is no Outstanding or High Natural Landscapes, Features or Character areas identified in the area affected by the PPC, therefore adverse effects on areas of outstanding natural character are avoided and policy 13(1)(a) is given effect to.</p> <p>A detailed landscape and visual assessment with photo simulations from various viewpoints from around the PPC area has been prepared to consider the effects of the PPC. The assessment concludes that the urbanisation of the land is acceptable within the existing environment. There will be no significant</p>

- (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

adverse effects on the natural character of the coastal environment and other effects on natural character will be avoided, remedied or mitigated, thus giving effect to policy 13(1)(b). The PPC also includes provisions that preserve the natural character of the coastal environment including a 30m coastal protection yard, the use of the Large Lot Residential Zone along parts of the coastal edge and the EPAN standard which requires 80 hectares of land to be protected and restored, parts of which are located along the coastal edge of the land. Therefore, the PPC identifies areas where subdivision, use and development are considered to be inappropriate and proposes rules and standards to protect these areas from such activities.

The Landscape/Visual assessment considers effects from the coastal environment and notes the following:

Viewpoint 8 The Clifton Road Walkway

The proposed development would not affect the CMA, nor would it reduce the visual primacy of both Rangitoto and the island of Motukaraka in views towards the Hauraki Gulf. Consequently, this would create a somewhat contradictory situation in which:

- *The CMA and its immediate margins would either stay as natural as at present or – in the case of the main coastal escarpment – would become more natural over time; whereas*
- *The already significantly modified ridge crest that is currently occupied by the Formosa Golf Course, adjoining lifestyle development and part of the Plan Change ‘farm’ would become significantly more modified and developed. As such, the coastline’s rural-coastal aesthetic would be replaced by one in which there is very marked contrast between the urban development and the CMA, together with its ‘naturalised’ margins.*

This situation is not evenly balanced because the changes to the crest of the coastal ridge would be quite fundamental, affecting perception of the coastal environment and its natural character values by locals and visitors alike. They

would permeate all of the visible coastline. On the other hand, they would also be mitigated by the avoidance of:

- physical incursion into the CMA;
- Key views to Rangitoto and Motukaraka;
- the enhancement of the bay and estuaries immediate margins; and
- the 1.3km or more viewing distance to the nearest edge of the proposed residential zones.

Viewpoint 9 – Pine Harbour Ferry Route

As with other viewpoints, the pasture, pines and other vegetation presently visible atop the coastal escarpment and ridge mainly resides within the current golf course, so that any loss of rural character would be more perceived than real. Notwithstanding this, the replacement of the seemingly grassed spaces and ‘shelterbelts’ within the course would still result in some diminution of the coastline’s rural qualities and perceived – as opposed to biophysical - naturalness. In places, the coastal edge could well appear raw and ‘damaged’ initially.

Eventually, however, the native revegetation closer to the shoreline, would compensate for some of the anticipated change, much as described above, by creating a more natural and native edge at the front of the visible land area. This would not entirely offset the loss of ‘rural character’ and landscape value associated with development in the Plan Change area, but as discussed in relation to coastal character, it would soften the change somewhat. Perhaps of more importance, however, would be the natural synergy between the current Beachlands settlement and development under the proposed Plan Change, while those using the ferry service anticipate arriving at both a marina and established urban environment. These considerations would further colour perception of the much enlarged, Beachlands settlement and its effects on the area’s coastal landscape.

Overall, therefore, it is anticipated that the new skyline created by the combined THAB, village centre, hotel and MHU development would erode some of the naturalness, aesthetic appeal, cohesion, and pleasantness currently associated with its coastline. Consequently, much like Viewpoint 8, this would have an impact on the identity and sense of place associated with Beachlands, including its juxtaposition with both the sea and its 'countryside' (largely golf course) surrounds. As a result, the changes to landscape character generated by the Plan Changes effects would be clearly apparent, but any effects in relation to its values would be muted by the already modified nature of the Beachlands / Pine Harbour coastline and the effective melding of new development with the current settlement.

As a result, it is considered the outcomes enabled through the PPC give effect to this policy.

Policy 14 Restoration of natural character

Promote restoration or rehabilitation of the natural character of the coastal environment, including by:

- (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*

This policy relates to the restoration of natural character and seeks to promote restoration or rehabilitation of the natural character of the coastal environment. The EPAN directly results in the protection and restoration of 80 hectares of ecological areas within the PPC land. The PPC provisions require this land to be covenanted (or legally protected by some other means) and managed by a resident's association or similar to ensure the long terms enhancement of the EPAN in accordance with a Biodiversity Management Plan. This is to be funded by the landowners within the precinct. This will result in positive outcomes for the habitats and ecosystems as well as riparian and intertidal margins.

The PPC provisions will give effect to this policy.

<p>(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.</p>	
<p><i>Policy 15 Natural features and natural landscapes</i> To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development: (a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment; including by: (c) identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to:</p> <ul style="list-style-type: none"> (i) natural science factors, including geological, topographical, ecological and dynamic components; (ii) the presence of water including in seas, lakes, rivers and streams; (iii) legibility or expressiveness—how obviously the feature or landscape demonstrates its formative processes; (iv) aesthetic values including memorability and naturalness; (v) vegetation (native and exotic); (vi) transient values, including presence of wildlife or other values at certain times of the day or year; (vii) whether the values are shared and recognised; (viii) cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features; 	<p>In terms of the effect on natural features and natural landscapes (including seascapes) in the coastal environment, it should be noted that the PPC area does not affect any areas of high or outstanding natural features or landscapes. The AUP and RCP do not identify such features within the vicinity of the PPC. Therefore, adverse effects on outstanding natural features and landscapes are avoided and policy 15(a) is given effect to.</p> <p>With regard to natural features and landscapes, the landscape/visual assessment summarised under policy 13 above confirms that significant adverse effects are also avoided. Therefore policy 15(b) and (c) are also considered to be given effect to.</p>

<p>(ix) historical and heritage associations; and (x) wild or scenic values;</p> <p>(d) ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and (e) including the objectives, policies and rules required by (d) in plans</p>	
<p><i>Policy 16</i> Protect the surf breaks of national significance for surfing listed in Schedule 1, by:</p> <ul style="list-style-type: none"> a. ensuring that activities in the coastal environment do not adversely affect the surf breaks; and b. avoiding adverse effects of other activities on access to, and use and enjoyment of the surf breaks 	<p>There are no surf breaks of national significance that will be affected by the PPC.</p>
<p><i>Policy 17</i> Protect historic heritage in the coastal environment from inappropriate subdivision, use, and development by:</p> <ul style="list-style-type: none"> 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. 	<p>There are no historic heritage items that will be affected by the PPC or that will require identification or protection through this process.</p>

<p><i>Policy 18 Public open space</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>(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;</i> <i>(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;</i> <i>(c) maintaining and enhancing walking access linkages between public open space areas in the coastal environment;</i> <i>(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</i> <i>(e) recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs.</i> 	<p>The PPC provides for urbanisation of approximately 307 hectares (including the FUZ land) and once subdivided or developed, esplanade reserves will be provided. This will ensure public open space along the coastal edge and riparian margins within the site. A significant open space zone area is also proposed within the PPC in the Community sub-precinct along with indicative open spaces in order parts of the PPC. Walking and cycling connections are also proposed within the precinct to connect this open space (and any others that are developed in the future) with the coast. The proposed coastal path will also connect with this network. This will ensure an interconnected open space network within the PPC land for use by pedestrians and cyclists.</p> <p>This form of public space and/or access is compatible and consistent with the character of this coastal location.</p> <p>Overall the PPC gives effect to this policy.</p>
<p><i>Policy 19 Walking access</i></p> <p><i>(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.</i></p> <p><i>(2) Maintain and enhance public walking access to, along and adjacent to the coastal marine area, including by:</i></p> <ul style="list-style-type: none"> <i>(a) identifying how information on where the public have walking access will be made publicly available;</i> <i>(b) avoiding, remedying or mitigating any loss of public walking access resulting from subdivision, use, or development; and</i> <i>(c) identifying opportunities to enhance or restore public walking access, for example where:</i> <ul style="list-style-type: none"> <i>(i) connections between existing public areas can be provided; or</i> <i>(ii) improving access would promote outdoor recreation; or</i> <i>(iii) physical access for people with disabilities is desirable; or</i> <i>(iv) the long-term availability of public access is threatened by erosion or sea level rise; or</i> <i>(v) access to areas or sites of historic or cultural significance is important; or</i> 	<p>The PPC provides new areas of public access to and along the water's edge of this coastline. There will not be any loss of public walking access. The PPC will instead enable approximately 3km of coastline to be accessed by the public and will also enable connection to the existing Beachlands coastal walkway. The indicative location of the coastal path is identified on Precinct Plan 3 – Structuring Elements. It will also connect with parts of the EPAN in order to enable an extensive area of public space for the public to use and enjoy (while considering the sensitive nature of coastal bird habitats). The coastal path will not affect coastal processes and has a reduced potential for inundation (refer below for further assessment).</p> <p>The PPC gives effect to this policy.</p>

<p><i>(vi) subdivision, use, or development of land adjacent to the coastal marine area has reduced public access, or has the potential to do so.</i></p> <p><i>(3) Only impose a restriction on public walking access to, along or adjacent to the coastal marine area where such a restriction is necessary:</i></p> <ul style="list-style-type: none"> <i>(a) to protect threatened indigenous species; or</i> <i>(b) to protect dunes, estuaries and other sensitive natural areas or habitats; or</i> <i>(c) to protect sites and activities of cultural value to Māori; or</i> <i>(d) to protect historic heritage; or</i> <i>(e) to protect public health or safety; or</i> <i>(f) to avoid or reduce conflict between public uses of the coastal marine area and its margins; or</i> <i>(g) for temporary activities or special events; or</i> <i>(h) for defence purposes in accordance with the Defence Act 1990; or</i> <i>(i) to ensure a level of security consistent with the purpose of a resource consent; or</i> <i>(j) in other exceptional circumstances sufficient to justify the restriction.</i> <p><i>(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.</i></p>	
<p><i>“Policy 20 Vehicle access</i></p> <p><i>(1) Control use of vehicles, apart from emergency vehicles, on beaches, foreshore, seabed and adjacent public land where:</i></p> <ul style="list-style-type: none"> <i>(a) damage to dune or other geological systems and processes; or</i> <i>(b) harm to ecological systems or to indigenous flora and fauna, for example marine mammal and bird habitats or breeding areas and shellfish beds; or</i> <i>(c) danger to other beach users; or</i> <i>(d) disturbance of the peaceful enjoyment of the beach environment; or</i> <i>(e) damage to historic heritage; or</i> <i>(f) damage to the habitats of fisheries resources of significance to customary, commercial or recreational users; or</i> <i>(g) damage to sites of significance to tangata whenua; might result.</i> <p><i>(2) Identify the locations where vehicular access is required for boat launching, or as the only practicable means of access to private property or public facilities, or for the operation of existing commercial activities, and make appropriate provision for such access.</i></p>	<p>The PPC does not propose vehicle access or boat launching on the beach or in the coastal marine area.</p>

<p><i>(3) Identify any areas where and times when recreational vehicular use on beaches, foreshore and seabed may be permitted, with or without restriction as to type of vehicle, without a likelihood of any of (1)(a) to (g) occurring.”</i></p>	
<p><i>“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:</i></p> <p><i>(a) identifying such areas of coastal water and water bodies and including them in plans;</i></p> <p><i>(b) including provisions in plans to address improving water quality in the areas identified above;</i></p> <p><i>(c) where practicable, restoring water quality to at least a state that can support such activities and ecosystems and natural habitats;</i></p> <p><i>(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</i></p> <p><i>(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.”</i></p>	<p>In terms of water quality, a detailed assessment has been provided under policy 4. With regard to this policy, water quality has not deteriorated so that it is having a significant adverse effect on the ecosystems and therefore does not require improvement under these policies.</p> <p>Overall, the PPC is not required to address this policy.</p>
<p><i>“Policy 22 Sedimentation</i></p> <p><i>(1) Assess and monitor sedimentation levels and impacts on the coastal environment.</i></p> <p><i>(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.</i></p> <p><i>(3) Control the impacts of vegetation removal on sedimentation including the impacts of harvesting plantation forestry.</i></p> <p><i>(4) Reduce sediment loadings in runoff and in stormwater systems through controls on land use activities.”</i></p>	<p>The technical reports prepared for the application address water quality and sedimentation during construction and post construction. The conclusion is that water quality will be improved from the existing situation of uncontrolled run-off and within acceptable guidelines for tidal estuaries such as this location. Therefore subdivision, use and development will not result in a significant increase in sedimentation and therefore gives effect to policy 22(2). Specific details regarding sedimentation are provided above in this assessment.</p> <p>Overall, it is considered the PPC gives effect to this policy.</p>

“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:*
- (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:*

Development enabled by the PPC may result in discharge of stormwater or treated wastewater into the coastal marine area. However, any such discharges will either be retained, detained and treated prior to discharge. The water quality and sedimentation report has considered such discharges during and post construction and concludes that such discharges will not adversely affect the coastal environment. Consultation with Mana Whenua has also been undertaken and will continue to do so as the project progresses.

Overall, it is considered the PPC gives effect to this policy.

(a) require operators of ports and other marine facilities to take all practicable steps to avoid contamination of coastal waters, substrate, ecosystems and habitats that is more than minor;
(b) require that the disturbance or relocation of contaminated seabed material, other than by the movement of vessels, and the dumping or storage of dredged material does not result in significant adverse effects on water quality or the seabed, substrate, ecosystems or habitats;
(c) require operators of ports, marinas and other relevant marine facilities to provide for the collection of sewage and waste from vessels, and for residues from vessel maintenance to be safely contained and disposed of; and
(d) consider the need for facilities for the collection of sewage and other wastes for recreational and commercial boating.”

“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 risk of being affected. Hazard risks, over at least 100 years, are to be assessed having regard to:

- (a) physical drivers and processes that cause coastal change including sea level rise;*
- (b) short-term and long-term natural dynamic fluctuations of erosion and accretion;*
- (c) geomorphological character;*
- (d) the potential for inundation of the coastal environment, taking into account potential sources, inundation pathways and overland extent;*
- (e) cumulative effects of sea level rise, storm surge and wave height under storm conditions;*
- (f) influences that humans have had or are having on the coast;*
- (g) the extent and permanence of built development; and*
- (h) the effects of climate change on:*
 - (i) matters (a) to (g) above;*
 - (ii) storm frequency, intensity and surges; and*
 - (iii) 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.”*

“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:

- (a) avoid increasing the risk of social, environmental and economic harm from coastal hazards;*
- (b) avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards;*
- (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.*

In terms of coastal hazards, the technical reports identify sea level rise, storm surge, erosion and tsunami as potential hazards.

Importantly, the assessment concludes that all property parcels, key assets and infrastructure are located landward of the 2130 area susceptible to coastal instability and erosion. No coastal inundation or tsunami hazard will occur on property parcels, key assets and infrastructure, even with a consideration of 2 m sea level rise. It is recommended that any structures or development within the future inundation areas should be landward of the erosion susceptibility extent and designed to accommodate or be adaptable to coastal inundation hazards to reduce the risk of coastal hazards for any development within these areas.

To protect against coastal hazards, the proposed precinct provisions include a Coastal Protection Yard standard which imposes a minimum 30m setback for any buildings or structures from MHWS which has been adopted from the current Whitford Precinct provisions under the AUP. This coastal protection yard is considered to be adequate for managing the future development of buildings or structures adjacent to the coastal edge and there is no reason from a coastal hazard perspective to depart from this existing standard. In addition, having reviewed the Structure Plan, the assessment concludes that development will be located to avoid coastal hazards to the extent that any existing hazards will not be exacerbated or accelerated.

Overall, it is considered that the PPC will give effect to these policies

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”

Policy 27 Strategies for protecting significant existing development from coastal hazard risk

(1) In areas of significant existing development likely to be affected by coastal hazards, the range of options for reducing coastal hazard risk that should be assessed includes:

- (a) promoting and identifying long-term sustainable risk reduction approaches including the relocation or removal of existing development or structures at risk;*
- (b) identifying the consequences of potential strategic options relative to the option of ‘do-nothing’;*
- (c) recognising that hard protection structures may be the only practical means to protect existing infrastructure of national or regional importance, to sustain the potential of built physical resources to meet the reasonably foreseeable needs of future generations;*
- (d) recognising and considering the environmental and social costs of permitting hard protection structures to protect private property; and*
- (e) identifying and planning for transition mechanisms and timeframes for moving to more sustainable approaches.*

(2) In evaluating options under (1):

- (a) focus on approaches to risk management that reduce the need for hard protection structures and similar engineering interventions;*
- (b) take into account the nature of the coastal hazard risk and how it might change over at least a 100-year timeframe, including the expected effects of climate change; and*
- (c) evaluate the likely costs and benefits of any proposed coastal hazard risk reduction options.”*

(3) Where hard protection structures are considered to be necessary, ensure that the form and location of any structures are designed to minimise adverse effects on the coastal environment.

(4) Hard protection structures, where considered necessary to protect private assets, should not be located on public land if there is no significant public or environmental benefit in doing

<p><i>Policy 28 Monitoring and review of the effectiveness of the NZCPS</i></p> <ol style="list-style-type: none"> 1. <i>To monitor and review the effectiveness of the NZCPS in achieving the purpose of the Act, the Minister of Conservation should:</i> <ol style="list-style-type: none"> a. <i>in collaboration with local authorities collect data for, and, as far as practicable, incorporate district and regional monitoring information into a nationally consistent monitoring and reporting programme;</i> b. <i>undertake other information gathering or monitoring that assists in providing a national perspective on coastal resource management trends, emerging issues and outcomes;</i> c. <i>within six years of its gazettal, assess the effect of the NZCPS on regional policy statements, plans, and resource consents, and other decision-making; and</i> d. <i>publish a report and conclusions on matters (a) to (c) above.</i> 	<p>Not relevant to this application.</p>
<p><i>Policy 29 Restricted Coastal Activities</i></p> <ol style="list-style-type: none"> 1. <i>The Minister of Conservation does not require any activity to be specified as a restricted coastal activity in a regional coastal plan.</i> 2. <i>Local authorities are directed under sections 55 and 57 of the Act to amend documents as necessary to give effect to this policy as soon as practicable, without using the process in Schedule 1 of the Act, with the effect that:</i> <ol style="list-style-type: none"> a. <i>any activity specified as a discretionary activity and a restricted coastal activity becomes a discretionary activity only;</i> b. <i>any activity specified as a non-complying activity and a restricted coastal activity becomes a non-complying activity only.</i> 3. <i>Any application for a coastal permit for an activity specified as a restricted coastal activity that has been publicly notified before the date the amendments in clause (2) are made shall continue to be treated as an application for a restricted coastal activity for the purposes of section 117 of the Act.</i> 4. <i>Any other application for an activity specified as a restricted coastal activity made before the date of the amendments in clause (2), shall be considered as a discretionary or non-complying activity in accordance with the regional coastal plan or proposed regional coastal plan's classification and section 117 of the Act does not apply.</i> 	<p>Not relevant to this application.</p>

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