


 WAITAKI
DISTRICT
PLAN
REVIEW

Coastal Environment (CE)

What are the key issues we need to think about?

There are increasing subdivision and development pressures along the Waitaki coastline. Increased development along the coast reduces the natural character of the coastal landscape and can be at risk from coastal hazards such as erosion and inundation.

Exotic tree planting, and forestry pressures can adversely affect the natural character of the coast. The protection of the coastal environment is a matter of national importance under the Resource Management Act 1991.



What does it mean for me?

Any lawfully established existing businesses or activities have what is referred to as 'existing use rights' and could continue to operate unchanged.

There would be rules in place to protect the natural character of the coastal environment and a resource consent would be needed for new buildings to make sure they are located and designed appropriately.

There would be additional controls in place for any new buildings being proposed within one of the coastal hazard overlays to make sure there were no risks from inundation or erosion.

Resource consents would be required for plantation forestry, mining or quarrying within the coastal environment.

What are we suggesting in the Draft District Plan?

The coastal environment has been mapped as an overlay and identifies within it, coastal areas of degraded natural character and coastal protection areas.

Coastal hazard areas have also been mapped to identify coastal inundation, coastal erosion and tsunami hazard areas.

You can view the draft overlays for the coastal environment and coastal hazards on our website.

Certain activities in the coastal environment would be able to be undertaken without the need for a resource consent. They include planting indigenous vegetation, amenity planting, replanting pasture, clearance of non-

indigenous vegetation, and some relocation, removal, additions and alterations of buildings.

Other activities in the coastal environment including new buildings and structures, planting non-indigenous vegetation, indigenous vegetation clearance, earthworks, and subdivision would require a resource consent.

A key objective of the chapter is to preserve and improve the natural character of the coastal environment and ensure that subdivision, use and development does not increase the risk from natural hazards. Mana whenua's relationship with the coastal environment is also recognised and provided for throughout the chapter.

Key changes from the current rules

The Coastal Environment would replace the Significant Coastal Landscape area that is defined in the current District Plan. The Coastal Environment now covers a larger area – this is required by the New Zealand Coastal Policy Statement 2010.

New buildings outside of urban centres require a resource consent for earthworks under the current District Plan. The Draft District Plan would still require a resource consent for new buildings in the Coastal Environment but would give additional consideration to the location and design of buildings.

Coastal hazards are now considered. The current District Plan does not have any rules relating to coastal inundation or erosion.

Find out more

You can view the full draft chapter on our website

visit www.waitaki.govt.nz/district-plan-review



More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at planreview@waitaki.govt.nz or call the District Plan Review hotline on 03 433 1661 and leave a message.

Summary of the new rules being considered

Permitted Activities that would not require a resource consent:

- Planting indigenous vegetation or amenity planting within the coastal environment.
- Vegetation clearance for mahika kai or clearance of non-indigenous vegetation within the coastal environment.
- Relocation or removal of existing buildings or structures within the coastal environment where it complies with standards.
- Earthworks within coastal natural hazard areas where these are undertaken by a Council for protection against coastal natural hazards.
- Additions and alterations to buildings in a coastal natural hazard area where conditions are met.

Activities that would require a resource consent:

- Vegetation clearance within the coastal environment that is not otherwise permitted.
- Earthworks within coastal natural hazard areas
- Subdivision within the coastal environment.
- Hard protection structures.
- Plantation forestry within the coastal environment.
- Mining or quarrying within the coastal environment.
- Coastal hazard sensitive activities within the coastal natural hazard area.