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To: District Plan Team – Attention: Greg Wilson
Strategic Planning & Policy
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Private Bag 752
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RE: Submission on the Proposed Far North District Plan 2022

1. **Details of persons making submission**

Matauri X Incorporation
C/- Sanson & Associates Limited
Attention: Steven Sanson
PO Box 318
PAIHIA 0247

2. **General Statement**

Matauri X are directly affected by the Proposed Far North District Plan (**'PDP'**).

Matauri X cannot gain an advantage in trade competition through this submission. Matauri X are directly affected by the PDP. The effects are not related to trade competition.

3. **Background & Context**

Background

Matauri X consists of a number of landholdings located directly adjacent to and adjoining the area well known as Matauri Bay. The landholdings are managed by the Proprietors of Matauri X Incorporation which includes 7 trustees.

Site Description

The lands to which this submission relate are attached at

Attachment 1.

The legal description of the property is Lot 186 – 188, 190 & 193 DP 393364 and is held under ROT 374728 and Lot 1 & 2 DP 74547 held under NA100C/610.

Matauri X is covered in a diverse range of vegetation from areas of substantial native bush through to exotic pine, wetlands and coastline areas. The site contains a number of papakainga dwellings, local church, campground and the Rainbow Warrior Monument.

The site was created in 2008 and originated from several resource consent applications. These applications have resulted in instruments being attached to the title which include forestry rights, amalgamations, restrictive land covenants, a Nga Whenua Rahui covenant, and caveats.

Overlain is the current District Plan regime. The site is 'split zoned' and includes land subject to the General Coastal, Coastal Living, Coastal Residential and Recreational Activities zones.

Coastal flood hazards are recognised as impacting the site as well as areas of erosion prone land. A verified hazardous site is also located at / near the existing campground

The Northland Regional Council current considers the site as being within the Coastal Environment, with parts of the site being covered in areas of High Natural Character and Outstanding Landscapes. The site is subject to a number of Protected Natural Areas as mapped by the Department of Conservation. Nga Whenua Rahui covenanted areas also exist within and outside of these mapped protected areas.

The area is relatively dense with archaeology given its historical maori occupation.

A recent 8 house papakainga development has been approved by the Far North District Council that pertains to the landholdings under consideration. There is intention for further papakainga development on the site.

It is noted that Matauri X also provided feedback to the Draft District Plan and some of the initial comments have been considered and applied under the PDP. However, further amendments are proposed.

A series of screenshots from various NRC and FNDC mapping systems are provided in **Attachment 2**. The purpose of highlighting these existing natural and legal constraints is to portray the existing range of environmental regulation that applies to the Landholdings.

Summary of the PDP Approach

In relation to the landholdings under consideration, the PDP seeks to remove the various zonings which currently apply to the site and promote a single special zone called the Maori Purpose Zone.

Many of the overlays and resource features mapped by the Northland Regional Council are also imposed over the landholdings, as are specific provisions relating to the zone and each overlay proposed.

Matauri X provided a submission on the Draft PDP and notes that some of the submission points have been considered and upheld in the PDP. To that extent, Matauri X support many of the changes proposed in the PDP, but also provide comments on specific provisions proposed.

The Landholdings are subjected to the following:

- Maori Purpose Zone – Rural;
- Coastal Environment;
- Outstanding Natural Landscape (Mahinepua Area Coast);
- High Natural Character
- Sites and Areas of Significance to Maori;
- Heritage Items;
- River and Coastal Flood Zones.
- Coastal Erosion Zone.

4. **The specific provisions of the Proposed Far North District Plan that this submission relates to are:**

1. Are those provisions outlined in **Attachment 3** as they relate to the Maori Purpose Zone

2. The Coastal Environment.
 3. All provisions relating to the Ecosystems and Indigenous Biodiversity Chapter.
5. **Matauri X seek the following amendments/relief:**
1. Support, opposition, amendments and deletion of the provisions outlined in **Attachment 3** as the relate to the Maori Purpose Zone; and
 2. Amendments to the Coastal Environment
 3. Opposition to the Ecosystems and Indigenous Biodiversity Chapter.
6. **The reasons for making the submission on the Proposed District Plan are as follows:**

Maori Purpose Zone

Enabling Housing

The enabling intent of MPZ-R5 which excludes the density requirements for papakainga housing on the Landholdings is supported wholeheartedly, as this reflects the development aspirations previously provided to FNDC in relation to the site, and the development opportunity cost lost in terms of the proposed re-zoning and provisions of the then Draft PDP.

Notwithstanding this support for the above provision, changes are also proposed to MPZ-R4 Residential activity (except for papakainga housing) to reflect that tangata whenua should also have a mixture of housing options and choices, and to reflect the previous coastal residential overlay which applied to the Landholdings. Papakainga

housing is but one technique available, but there may be other techniques available which Matauri X should have the right to pursue.

Linked to the above is MPZ-S6 On-site services. The continued requirements for exclusive use areas for wastewater are considered to duplicate the requirements already considered under TP58 and the Northland Regional Council rules, and they promote an inefficient use of a physical resource (land).

Many development on Maori Land favour collective systems which require a balance area for development, but enable Maori Landowners to achieve scale, pitch for government funding, and more appropriately use the very limited amount of land they have. This approach is considered to more appropriately meet the provisions of higher order documents and Part 2 of the RMA.

Enabling Activities

The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.

However, in order to promote papakainga and housing developments on Maori Land, provisions associated with Home Business activities are sought to be increased in scale, recognising the need to provide for economic development for whanau. The changes proposed are sought to increase the scale of the building where the home occupation occurs, and the number of staff.

Overview and Provisions

Minor changes are proposed in the Overview section associated with the delineation between Maori Purpose Zone Urban and Maori Purpose Zone Rural. The addition of the 'or' enables a more nuanced consideration of areas, such as Matauri X) which, under the Operative Plan, included a Coastal Residential Zone.

In terms of MPS-P2, the PDP requirement for small scale commercial activities, is considered as disabling. Provided effects can be avoided, remedied, or mitigated, as the rest of the Policy requires, there is considered to be no need for the need for such activities to be exclusively small scale. This supports the changes proposed to the Home Occupation activities considered above.

Coastal Environment

Matauri X submit that the Coastal Environment provisions do not appropriately recognise tangata whenua needs for ancestral use of whenua maori as provided for in CE-02. There are no specific provisions which relate back to this objective, so it is unclear how this will be achieved in practice through the provisions. Additional provisions are considered warranted which revolve around the expectation that tangata whenua will develop their landholdings in an appropriate manner.

Ecosystems and Indigenous Biodiversity

Matauri X do not believe that the provisions of the aforementioned Chapter appropriately meet section 6(e) of the RMA 1991. The approach also does not promote kaitiakitanga and the entire chapter is rejected. [S396.021](#), [S396.022](#), [S396.023](#), [S396.024](#)

7. **Matauri X wish that the Far North District Council address the above issues by:**

1. Carry out changes to the Proposed District Plan as outlined above.
2. Applying any other relief to achieve the outcomes sought by this submission.

Matauri X reserves the right to call additional evidence in respect of their submission.

Yours sincerely,



Steven Sanson

Director | Consultant Planner

On behalf of Matauri X

Dated this 21st Day of October 2022

Attachment 1: Matauri X Area of Interest



Attachment 2: Various Screenshots of Site – Operative Zones and Overlays

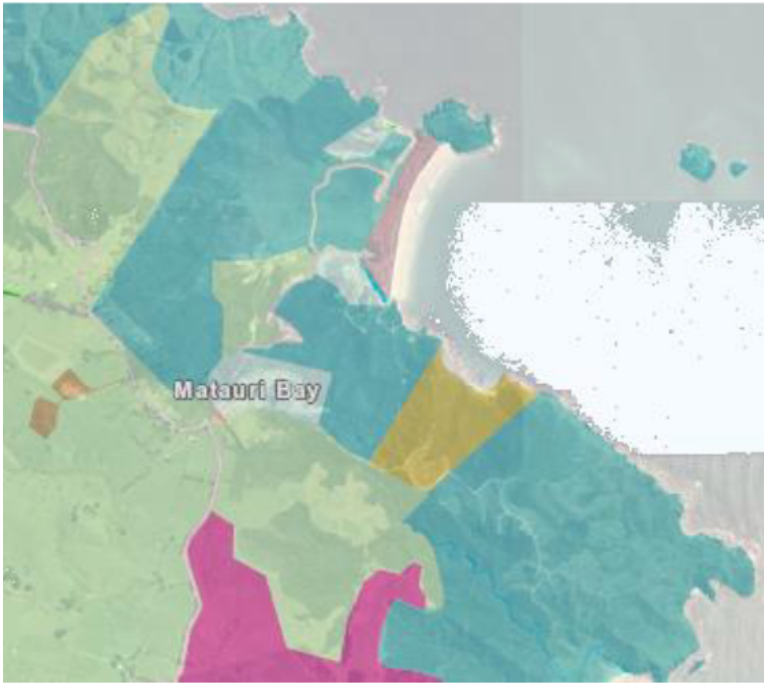


Figure 1 - Zone Map Matauri X

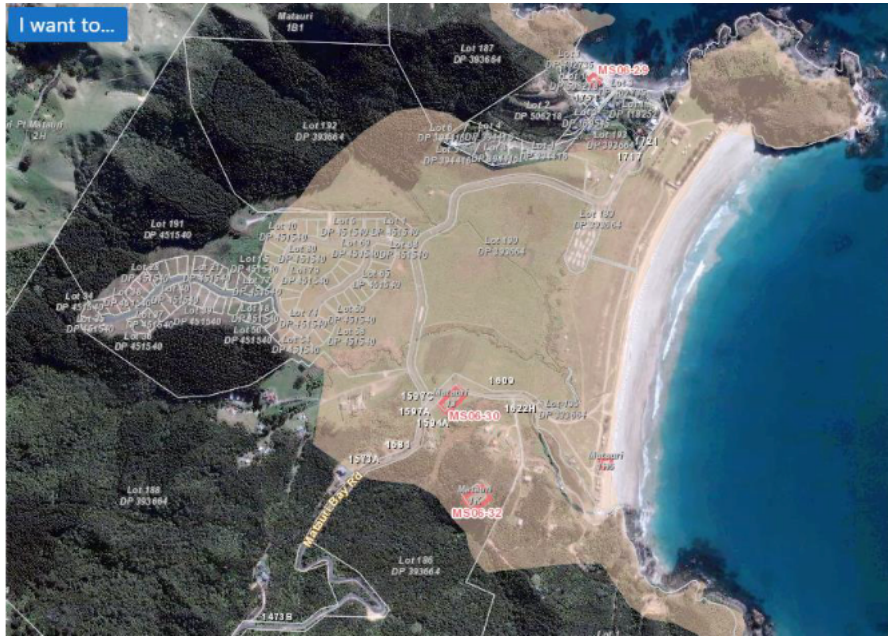


Figure 2 - Outstanding Landscapes and Sites of Significance



Figure 3 - Regional Policy Statement

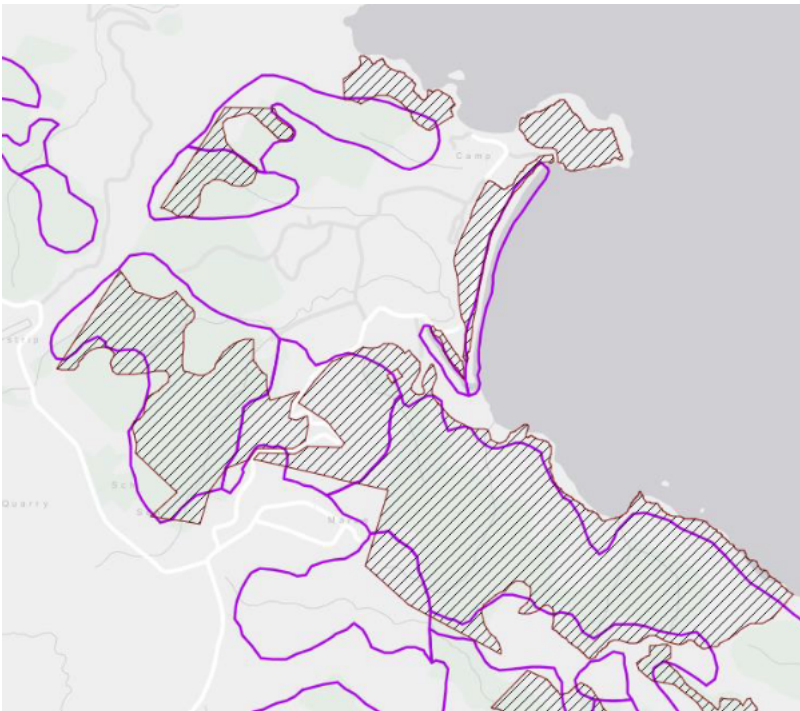


Figure 4 - Reserves and Protected Areas



Figure 5 - NRC Hazards

Attachment 3: Proposed Changes to Provisions

Proposed amendments by Matauri X:

Key

Text underlined are additions made to the framework

~~Text struck~~ are deletions made to the framework and also indicate opposition to the provision(s).

Text highlighted represent support and retention.

Overview

The Far North District contains a significant number of parcels of Māori freehold land, Māori customary land and general land owned by Māori, as defined in Te Ture Whenua Māori Act 1993 (TTWMA). It is recognised that this legal and governance framework for Māori land provides for a unique situation for tangata whenua.

The Māori Purpose zone provides for the use and development of Māori land which can support the social, cultural and economic aspirations of tangata whenua and enable a range of activities to be undertaken, such as marae, papakāinga, and economic activities which reflect Māori customs and values, while enabling tangata whenua to exercise kaitiakitanga.

Māori land is categorised into either:

- Māori Purpose Zone - Urban, where the land adjoins the General Residential Zone and /or is residential in character.
- Māori Purpose Zone - Rural, where the land adjoins Rural Zones, is rural in character and surrounded by a working rural environment with a wide range of productive activities.

The Council has responsibilities under the Treaty, the RMA, Te Ture Whenua Māori Act and the Northland Regional Policy Statement to provide for the on-going use and development of Māori land.

Objectives	
MPZ-O1	The viability of the Māori Purpose zone is ensured for future generations.
MPZ-O2	The Māori Purpose zone enables a range of social, cultural and economic development opportunities that support the occupation, use, development and ongoing relationship with ancestral land.
MPZ-O3	Use and development in the Māori Purpose zone reflects the sustainable carrying capacity of the land and surrounding environment.

Policies	
MPZ-P1	Provide for the use and development of ancestral Māori land administered under Te Ture Whenua Māori Act 1993.
MPZ-P2	Enable a range of activities on Māori land in the Māori Purpose zone including marae, papakāinga, customary use, cultural and small-scale commercial activities where the adverse effects can be avoided, remedied or mitigated.
MPZ-P3	Provide for development on Māori land where it is demonstrated: <ol style="list-style-type: none"> it is compatible with surrounding activities; it will not compromise occupation, development and use of Māori land; it will not compromise use of adjacent land or other zones to be efficiently and effectively used for their intended purpose; it maintains character and amenity of surrounding area; it provides for community wellbeing, health and safety; it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and that any adverse effects can be avoided, remedied or mitigated.

MPZ-P4	<p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none">a. consistency with the scale, density, design and character of the environment and purpose of the zone;b. the location, scale and design of buildings and structures;c. the positive effects resulting from the economic, social and cultural wellbeing provided by the proposed activity.d. at zone interfaces:<ul style="list-style-type: none">i. any setbacks, fencing, screening or landscaping required to address potential conflicts;ii. managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;e. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;f. the adequacy of roading infrastructure to service the proposed activity;g. managing natural hazards;h. any loss of highly productive land;i. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; andj. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
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Rules

Notes:

1. There may be other rules in Part 2 - District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies for building and structures or setbacks to waterbodies for earthworks and indigenous vegetation clearance. The Natural Character contains rules for activities within wetland, lake and river margins. The Natural Character chapter should be referred to in addition to this zone chapter.

MPZ-R1		
New buildings or structures, and extensions or alterations to existing buildings or structures		
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted activity. PER-2 The building or structure, or extension or alteration to an existing building or structure complies with standards: MPZ-S1 - Maximum height; MPZ-S2 - Height in relation to boundary; MPZ-S3 - Setback (excluding from MHWS or wetland, lake and river margins); MPZ-S4 - Setback from MHWS; MPZ-S5 - Building or structure coverage; MPZ-S6 - On-site services; and MPZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction overlay	Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard Activity status where compliance not achieved with PER 1: Discretionary
	MPZ-R2	
Impermeable surfaces		
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 50%.	Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: a. the extent to which landscaping or vegetation may reduce adverse effects of run-off; b. the effectiveness of the proposed method for controlling stormwater on site; c. the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites; and d. whether low impact design methods and green spaces can be used; e. any cumulative effects on total catchment impermeability; and f. natural hazard mitigation and site constraints.
	Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 25%. Except that: On sites containing marae, the impermeable surface is no more than 50%.	
MPZ-R3		
Farming activity		
Māori Purpose	Activity status: Permitted Where:	Activity status where compliance not achieved with PER-1: Discretionary

S396.003

S396.004

S396.005

<p>zone - Rural</p>	<p>PER-1 The farming activity does not include any offensive trade.</p>	
<p>MPZ-R4 Residential activity (except for papakāinga)</p>		
<p>Māori Purpose zone - Urban</p>	<p>Activity status: Permitted Where: PER-1 The site area per standalone residential unit or multi-unit development is at least 600m². Note: PER-1 does not apply to: <ul style="list-style-type: none"> • a single residential unit located on any site less than the minimum site area; and • papakāinga provided for in Rule MPZ-R5 . </p>	<p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>
<p>Māori Purpose zone - Rural</p>	<p>Activity status: Permitted Where: PER-2 The site area per standalone residential unit is at least 40ha. PER-3 The number of residential units on any site does not exceed six. Note: PER-2 and PER-3 do not apply to: <ul style="list-style-type: none"> • a single residential unit located on any site less than the minimum site area; and • papakāinga provided for in Rule MPZ-R5 . <p><u>PER-1 – PER-3 does not apply to the land identified by the following legal description: Lot 186-188, 190, 193 DP 393664 being part Matauri X Residue.</u></p> </p>	
<p>MPZ-R5 Papakāinga</p>		
<p>Māori Purpose zone - Urban</p>	<p>Activity Status: Permitted Where: PER-1 1. The site area is at least 600m²; and 2. The number of residential units on a site does not exceed three.</p>	<p>Activity Status where compliance not achieved with PER-1, PER-2 or PER-3: Restricted Discretionary Matters of discretion are restricted to: a. the matters set out in Policy MPZ-P4</p>
<p>Māori Purpose zone - Rural</p>	<p>Activity Status: Permitted Where: PER-2 The number of residential units does not exceed the greater of: a. one residential unit per 40ha of site area; or b. 10 residential units per site. PER-3 Any commercial activity associated with the papakāinga does not exceed a GBA of 250m². Note: PER-2 does not apply to the land identified by the following legal description:</p>	
<p>Page 4 of 11</p>	<p>Lot 186-188, 190, 193 DP 393664 being part Matauri X Residue.</p>	

S396.006

S396.007

MPZ-R6		
Visitor accommodation		
S396.008 Māori Purpose zone - Urban	Activity status: Permitted Where: PER-1 The occupancy does not exceed six guests per night.	Activity status where compliance not achieved with PER-1: Discretionary
Māori Purpose zone - Rural	Note: PER-1 does not apply to marae provided for under MPZ-R7	
MPZ-R7		
Marae		
S396.009 Māori Purpose zone - Urban	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
Māori Purpose zone - Rural		
MPZ-R8		
Community facility		
S396.010 Māori Purpose zone - Urban	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
Māori Purpose zone - Rural		
MPZ-R9		
Customary activity		
S396.011 Māori Purpose zone - Urban	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
Māori Purpose zone - Rural		
MPZ-R10		
Urupā		
S396.012 Māori Purpose zone - Urban	Activity status: Permitted	Activity Status where compliance not: Not applicable
Māori Purpose zone - Rural		
MPZ-R11		
Home business		
Māori Purpose zone -	Activity status: Permitted Where:	Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary

<p>Urban</p> <p>Māori Purpose zone - Rural</p>	<p>PER-1 The home business is undertaken within:</p> <ol style="list-style-type: none"> 1. a residential unit; or 2. an accessory building that does not exceed GFA of 410m² GFA; or 3. a minor residential unit. <p>PER-2 There is no more than two four full-time equivalent persons engaged in the home business who reside off-site.</p> <p>PER-3 All manufacturing, altering, repairing, dismantling or processing of any material or articles associated with an activity is carried out within a building or screened from residential units on adjoining sites.</p> <p>PER-4 Hours of operation are between:</p> <ol style="list-style-type: none"> 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays. 	
MPZ-R12 Conservation activity		
<p>Māori Purpose zone - Urban</p> <p>Māori Purpose zone - Rural</p>	<p>Activity status: Permitted</p>	<p>Activity status where compliance not achieved: Not applicable</p>
MPZ-R13 Recreational activity		
<p>Māori Purpose zone - Urban</p> <p>Māori Purpose zone - Rural</p>	<p>Activity status: Permitted</p>	<p>Activity status where compliance not achieved: Not applicable</p>
MPZ-R14 Educational facility		
<p>Māori Purpose zone - Urban</p> <p>Māori Purpose zone - Rural</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The educational facility is within a residential unit or accessory building.</p> <p>PER-2 The number of persons attending at any one time does not exceed four, excluding those who reside on site.</p> <p>These standards do not apply to: Kōhanga reo activities.</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
MPZ-R15 Commercial activity		
<p>Māori Purpose zone -</p>	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status where compliance not achieved with PER-1: Discretionary</p>

S396.015

S396.016

Urban		
Māori Purpose zone - Rural	<p>PER-1 The commercial activity does not exceed a GBA of 250m².</p> <p>Except that: On any site adjoining a Settlement Zone, the commercial activity does not exceed a GBA of:</p> <ul style="list-style-type: none"> • 400m² if the site is located in the settlement of Moerewa; or • 300m² in all other settlements. 	
MPZ-R16	Rural tourism activity	
Māori Purpose zone - Rural	<p>Activity status: Permitted</p> <p>PER-1 The rural tourism activity does not exceed a GBA of 250m².</p>	Activity status where compliance with PER-1 not achieved: Discretionary
MPZ-R17	Light industry	
Māori Purpose zone - Urban	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
Māori Purpose zone - Rural		
MPZ-R18	Mineral extraction activity	
Māori Purpose zone - Urban	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
Māori Purpose zone - Rural		
MPZ-R19	Cleanfill area	
Māori Purpose zone - Urban	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
Māori Purpose zone - Rural		
MPZ-R20	Activities not otherwise listed in this chapter	
Māori Purpose zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MPZ-R21	Heavy industry	
Māori Purpose zone - Urban	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Māori Purpose zone - Rural		
MPZ-R22	Offensive trade	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
MPZ-R23	Commercial composting	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
MPZ-R24	Landfill, including managed fill	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
MPZ-R25	Community corrections activity	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards		
MPZ-S1	Maximum height	
Māori Purpose zone - Urban	<p>The maximum height of the building or structure, or extension or alteration to an existing building or structure is 11m above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. pou haki provided that they do not exceed the height limit by more than 1m; ii. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; iii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding built environment; b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight for adjoining sites; e. landscaping; and

	<ul style="list-style-type: none"> iv. satellite dishes and aerals that do not exceed 1m in height and/or diameter on any elevation; and v. Architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation. 	f. natural hazard mitigation and site constraints.
S396.017 Māori Purpose zone - Rural	<p>The maximum height of the building or structure, or extension or alteration to an existing building or structure is 12m above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. pou haki provided that they do not exceed the height limit by more than 1m; ii. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iv. satellite dishes and aerals that do not exceed 1m in height and/or diameter on any elevation; and v. architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation. 	
MPZ-S2	Height in relation to boundary	
Māori Purpose zone - Urban Māori Purpose zone - Rural	<p>The building or structure, or extension or alteration to an existing building or structure, must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary:</p> <ul style="list-style-type: none"> i. 55 degrees at 2m above ground level at the northern boundary of the site; ii. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; iii. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. pou haki provided that they do not exceed the height limit by more than 1m; ii. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iv. satellite dishes and aerals that do not exceed 1m in height and/or diameter on any elevation; v. architectural features (e.g: koruru, finials, spires) that do not exceed 1m in height on any elevation; vi. In the Māori Purpose Zone - Urban, a building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building or structure where it exceeds the standard is 2.7m. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and c. natural hazard mitigation and site constraints.
MPZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Māori Purpose zone - Urban	<p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least 1.2m from all site boundaries and 3m from a road boundary, except:</p> <ul style="list-style-type: none"> i. that no setback is required for a maximum length of 10m along any one boundary other than a road boundary. ii. where the site adjoins any zone other than the General Residential Zone, building or structure, or extension or alteration to an existing building or structure, must be set back 3 metres from the relevant site boundary. <p>This standard does not apply to:</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater;

	<ul style="list-style-type: none"> i. urupā; ii. fences or walls no more than 2m in height; and iii. uncovered decks less than 0.5m in height above ground level. 	<ul style="list-style-type: none"> f. the safety and efficiency of the current or future access, egress on site and the roading network; and g. the impacts on existing and future esplanade reserves, esplanade strips and public walkways.
Māori Purpose zone - Rural	<p>The maximum height of the building or structure, or extension or alteration to an existing building or structure, must be set back at least 10m from all site boundaries, except:</p> <ul style="list-style-type: none"> i. where a boundary adjoins an unsealed road, habitable buildings must be setback at least 30m from the road; ii. where a site adjoins a Settlement zone, buildings or structures must be at least 1.2m from all site boundaries and 3m from the road boundary; iii. where a site is less than 5,000 m², buildings must be setback at least from boundaries that do not adjoin a road or a site within the Rural Production Zone. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. urupā; ii. fences or walls no more than 2m in height above ground level; and iii. uncovered decks less than 0.5m in height above ground level. 	
MPZ-S4	Setback from MHWS	
Māori Purpose zone - Urban Māori Purpose zone - Rural	<p>The maximum height of the building or structure, or extension or alteration to an existing building or structure, must be set back at least 26m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to dominance on adjoining public space; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; and f. the impacts on existing and planned roads, public walkways, reserves and esplanades.
MPZ-S5	Building or structure coverage	
Māori Purpose zone - Urban Māori Purpose zone - Rural	<p>The combined building or structure coverage of the site is no more than 50%.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding area; b. any landscaping, planting and screening to mitigate any adverse effects; c. the extent to which private open space can be provided for future uses; d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and e. natural hazard mitigation and site constraints.
MPZ-S6	On-site services	
Māori Purpose	<p>Wastewater</p> <ol style="list-style-type: none"> 1. Where a connection to Council's 	<p>Where the standard is not met, matters of discretion are restricted to:</p>

S396.018

S396.019

<p>zone - Urban</p> <p>Māori Purpose zone - Rural</p>	<p>reticulated wastewater systems is not available:</p> <p>a. any residential unit has a minimum exclusive use area surrounding the unit, for on-site wastewater treatment and disposal, of 2,000m²;</p> <p>b. all wastewater treatment and disposal systems must be contained within the site that the system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Far North District Council Engineering Standards April 2022.</p> <p>c. where sewage is to be disposed to ground, the receiving area must not be:</p> <p>i. land susceptible to instability; or</p> <p>ii. an area identified in the District Plan as subject to inundation; or</p> <p>iii. used for the disposal of stormwater.</p> <p>d. A site suitability report for on-site wastewater disposal, prepared by a suitably qualified and experienced person, to demonstrate compliance with the <u>Far North District Council Engineering Standards April 2022, TP58, and the Northland Regional Plan above standards</u>, shall be submitted to Council for approval at time of building consent.</p> <p>Water</p> <p>2. Where a connection to Council's reticulated water systems is not available, all residential units shall have access to potable (drinkable) water from a community water scheme or private water bore or shall be able to store 45,000 litres of potable water from another source.</p> <p>Stormwater</p> <p>3. Where a connection to Council's reticulated stormwater system is not available then stormwater must be disposed of in accordance with Far North District Engineering Standards 2022.</p>	<p>a. the ability to ensure an adequate supply of potable water for the uses of the site or activity;</p> <p>b. the security of any proposed potable water supply from contamination;</p> <p>c. the adequacy of storage volume of water for domestic and fire-fighting purposes; and</p> <p>d. the ability to ensure the avoidance of soil contamination or any other adverse effects from the discharge of any wastewater or stormwater.</p>
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MPZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction overlay

<p>Māori Purpose zone - Urban</p> <p>Māori Purpose zone - Rural</p>	<p>Sensitive activities (excluding non habitable accessory buildings) must be setback at least 100m from the boundary of an Mineral Extraction Overlay.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>a. noise, disturbance and vibrations;</p> <p>b. scale and type of mineral extraction activity;</p> <p>c. the frequency and nature of any blasting or extraction method to obtain the mineral resource;;</p> <p>d. hours of operation of the mineral extraction activity</p> <p>e. design of the building;</p> <p>f. whether there are alternative options for the location of the building; and</p> <p>g. temporary effects.</p>
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Proposed amendments by Matauri X:

Key

Text underlined are additions made to the framework

~~Text struck~~ are deletions made to the framework and also indicate opposition to the provision(s).

Text highlighted represent support and retention.

Overview

The Far North District has a vast and complex coastal environment with dynamic natural processes, unique natural and physical attributes and high cultural values. The District Plan has mapped the coastal environment and identifies areas within it that contain high or outstanding natural character. These areas were originally identified through the regional mapping project undertaken by the Regional Council for the RPS. The methodology for identifying them can be found in APP1- Mapping methods and criteria and the schedules of high and outstanding natural character can be found in SCHED7 and SCHED8 of the District Plan. The mapped coastal environment accounts for approximately 12% of the District's total land area.

Much of the District's coastline is relatively undeveloped in the sense that there is limited built development and supporting infrastructure. The past few decades have seen an increasing pressure for development in coastal areas, particularly along the east coast where there is a continued pattern of settlement which has placed additional pressure on coastal resources and character. Consideration needs to be given to both the preservation of the natural character of the coastal environment and the level of intervention to manage land use and subdivision, while ensuring the communities health, safety and wellbeing.

The coastal hazard rules are located in this chapter in accordance with the Planning Standards, while other natural hazards such as flooding are controlled in the Natural Hazards chapter. The Natural Hazards chapter consolidates all of the objectives and policies related to natural hazards including rules that must be considered when assessing proposals within a Coastal Hazard Area.

Council has a responsibility under the RMA, the NZCPS and the RPS to preserve and protect the natural character of the coastal environment from inappropriate land use and subdivision.

Objectives	
CE-O1	The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.
CE-O2	Land use and subdivision in the coastal environment: <ol style="list-style-type: none"> preserves the characteristics and qualities of the natural character of the coastal environment; is consistent with the surrounding land use; does not result in urban sprawl occurring outside of urban zones; promotes restoration and enhancement of the natural character of the coastal environment; and recognises tangata whenua needs for ancestral use of whenua Māori.
CE-O3	Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

S396.020

Policies	
CE-P1	Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.
CE-P2	Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as: <ol style="list-style-type: none"> outstanding natural character; ONL; ONF.
CE-P3	Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as: <ol style="list-style-type: none"> outstanding natural character; ONL; ONF.

CE-P4	Preserve the visual qualities, character and integrity of the coastal environment by: a. consolidating land use and subdivision around existing urban centres and rural settlements; and b. avoiding sprawl or sporadic patterns of development.
CE-P5	Enable land use and subdivision in urban zones within the coastal environment where: a. there is adequacy and capacity of available or programmed development infrastructure; and b. the use is consistent with, and does not compromise the characteristics and qualities.
CE-P6	Enable farming activities within the coastal environment where: a. the use forms part of the values that established natural character of the coastal environment; or b. the use is consistent with, and does not compromise the characteristics and qualities.

CE-P7	Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where: <ul style="list-style-type: none"> a. the use is consistent with the ancestral use of that land; and b. the use does not compromise any identified characteristics and qualities.
CE-P8	Encourage the restoration and enhancement of the natural character of the coastal environment.
CE-P9	Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.
CE-P10	Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: <ul style="list-style-type: none"> a. the presence or absence of buildings, structures or infrastructure; b. the temporary or permanent nature of any adverse effects; c. the location, scale and design of any proposed development; d. any means of integrating the building, structure or activity; e. the ability of the environment to absorb change; f. the need for and location of earthworks or vegetation clearance; g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location; h. any viable alternative locations for the activity or development; i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6; j. the likelihood of the activity exacerbating natural hazards; k. the opportunity to enhance public access and recreation; l. the ability to improve the overall quality of coastal waters; and m. any positive contribution the development has on the characteristics and qualities.

Rules

Notes:

- There may be rules in other District-Wide Matters and the underlying zone in Part 3- Area Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other relevant District-Wide Matters chapters are also referred to, in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
- The National Environmental Standards for Plantation Forestry 2017 (NES-PF) regulates plantation forestry and Regulation 6 of the NES-PF allows plan rules to be more stringent to give effect to Policy 13 of the NZCPS. Rule CE-R6 Plantation forestry and plantation forestry activities in this chapter contains more stringent rules for plantation forestry activities to protect natural character of coastal environment and prevails over the NES-PF regulations.
- The Earthworks chapter rules apply 'in addition' to the earthworks rules in this overlay chapter, not instead of. In the event of a conflict between the earthworks chapter and this chapters earthworks rules, the most stringent rule will apply.

CE-R1	New buildings or structures, and extensions or alterations to existing buildings or structures	
Coastal environment	Activity status: Permitted Where: PER-1 If a new building or structure is located in an urban zone it is: <ul style="list-style-type: none"> 1. no greater than 300m². 2. located outside high or outstanding natural character areas. PER-2 If a new building or structure is not located within an urban zone it is: <ul style="list-style-type: none"> 1. ancillary to farming activities (excluding a residential unit). 2. no greater than 25m². 3. located outside outstanding natural character areas. PER-3	Activity status where compliance not achieved with PER-1: Discretionary (inside a high natural character area) Non-complying (inside an outstanding natural character area)
		Activity status where compliance not achieved with PER-2: Discretionary (outside an outstanding natural character area) Non-complying (inside an outstanding natural character area)
		Activity status where compliance not achieved with PER-3 or PER-4: Discretionary

	<p>Any extension to a lawfully established building or structure is no greater than 20% of the GFA of the existing lawfully established building or structure.</p> <p>PER-4 The building or structure, or extension or addition to an existing building or structure, complies with standards: CE-S1 Maximum height. CE-S2 Colours and materials.</p>	
CE-R2	Repair or maintenance	
Coastal environment	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The repair or maintenance of the following activities where they have been lawfully established and where the size, scale and materials used are like for like:</p> <ol style="list-style-type: none"> 1. roads. 2. fences. 3. network utilities. 4. driveways and access. 5. walking tracks. 6. cycling tracks. 7. farming tracks. 	<p>Activity status where compliance is not achieved with PER-1: Discretionary</p>
CE-R3	Earthworks or indigenous vegetation clearance	
Coastal environment	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The earthworks or indigenous vegetation clearance is:</p> <ol style="list-style-type: none"> 1. required for repair or maintenance permitted under CE-R2 Repair or Maintenance. 2. required to provide for safe and reasonable clearance for existing overhead power lines. 3. necessary to ensure the health and safety of the public. 4. for biosecurity reasons. 5. for the sustainable non-commercial harvest of plant material for rongoā Māori. <p>PER-2 The earthworks or indigenous vegetation clearance is not provided for within CE-R3 PER-1 but it complies with standard CE-S3 Earthworks or indigenous vegetation clearance.</p>	<p>Activity status where compliance not achieved with PER-1: Discretionary</p> <p>Activity status where compliance not achieved with PER-2: Non-complying</p>
CE-R4	Farming	
Coastal environment	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The farming activity is located outside high or outstanding natural character areas.</p>	<p>Activity status where compliance is not achieved with PER-1: Discretionary (outside an outstanding natural character area) Non-complying (inside an outstanding natural character area)</p>
CE-R5	Demolition of buildings or structures	
Coastal environment	<p>Activity status: Permitted</p>	<p>Activity status where compliance not achieved: Not applicable</p>
CE-R6	Plantation forestry and plantation forestry activity	
Coastal environment	<p>Activity status: Discretionary</p>	<p>Activity status where compliance not achieved with DIS-1: Non-complying</p>

	Where: DIS-1 The plantation forestry or plantation forestry activity is located outside outstanding natural character areas.	
CE-R7	Extension to existing mineral extraction activity	
Coastal environment	Activity status: Discretionary Where: DIS-1 The extension is to an existing lawfully established mineral extraction activity and is located outside outstanding natural character areas.	Activity status where compliance not achieved with DIS-1: Non-complying
CE-R8	New mineral extraction activity	
Coastal environment	Activity status: Prohibited	Activity status where compliance not achieved: Not applicable
CE-R9	Land fill, managed fill or clean fill	
Coastal environment	Activity status: Prohibited	Activity status where compliance not achieved: Not applicable

Standards		
CE-S1	Maximum height	
Coastal environment	<ol style="list-style-type: none"> The maximum height of any new building or structure above ground level is 5m and must not exceed the height of the nearest ridgeline, headland or peninsula. Any extension to a building or structure must not exceed the height of the existing building above ground level or exceed the height of the nearest ridgeline, headland or peninsula. This standard does not apply to: <ol style="list-style-type: none"> The Orongo Bay zone 	Where the standard is not met, matters of discretion are restricted to: Not applicable
CE-S2	Colours and materials	
Coastal environment	The exterior surfaces of buildings or structures shall: <ol style="list-style-type: none"> be constructed of materials and/or finished to achieve a reflectance value no greater than 30%. have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette. 	Where the standard is not met, matters of discretion are restricted to: Not applicable
CE-S3	Earthworks or indigenous vegetation clearance	
Coastal environment	Any earthworks or indigenous vegetation clearance must (where relevant): <ol style="list-style-type: none"> not occur in outstanding natural character areas. not exceed a total area of 50m² for 10 years from the notification of the District Plan in an area of high natural character. not exceed a total area of 400m² for 10 years from the notification of the District Plan in an area outside high or outstanding natural character areas. not exceed a cut height or fill depth of 1m. screen any exposed faces. Note: The NESF requires a 10m setback from any natural wetland in respect of earthworks or vegetation clearance and may require consent from the Regional Council.	Where the standard is not met, matters of discretion are restricted to: Not applicable

Rules in coastal hazard areas

A land use activity or subdivision may be subject to more than one hazard. Where this occurs, the most stringent activity status applies. Rules relating to other natural hazards, are located in the Natural Hazards chapter.

Any application for a resource consent in relation to a site that is potentially affected by natural hazards must be accompanied by a report prepared by a suitably qualified and experienced engineer or technical expert that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion.

A land use activity or subdivision undertaken within a coastal hazard area may also be subject to other rules in the Coastal Environment chapter. When this occurs, the most stringent activity status applies and a site specific assessment of matters relating to the coastal environment and coastal hazard areas are required.

CE-R10		External alterations to existing buildings	
Coastal hazard area	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There is no increase in the GFA of the building.</p> <p>PER-2 The external alteration, including any associated earthworks, does not direct coastal inundation onto other properties.</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2 - Restricted Discretionary refer to Rule CE-R17</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters outlined in Rule CE-R17.</p>	
CE-R11		Maintenance, repair or upgrading of infrastructure, including structural mitigation assets	
Coastal hazard area	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There is no increase to the footprint of any above ground infrastructure.</p> <p>PER-2 Any works to maintain, repair or upgrade infrastructure does not direct coastal inundation onto other properties</p> <p>PER-3 The ground is reinstated to the equivalent state that existed prior to the works.</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary where it meets CE-R19.</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters outlined in Rule CE-R19.</p>	
CE-R12		New buildings or structures	
Coastal hazard area	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is one of the following: i. above ground buildings and structures with a footprint of 10m² or less and are not used for a vulnerable activity. ii. decks less than 30m² and less than 1m in height.</p> <p>PER 2 The building or structure including any associated earthworks, does not direct coastal inundation onto other properties.</p> <p>PER 3 All standards of the relevant zone applying to the activity are met.</p>	<p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Restricted Discretionary refer to Rule CE-R17 (buildings) or CE-R19 (structures)</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters outlined in Rule CE-R17 or CE-R19</p>	
CE-R13		Building or structures ancillary to farming activities	
Coastal hazard area	<p>Activity status: Permitted</p>	<p>Activity status where compliance not achieved with PER-1, PER-2, PER-3, PER-4</p>	

	<p>Where:</p> <p>PER-1 The accessory building or structure has a footprint that is less than 100m².</p> <p>PER-2 The accessory building or structure is not located within a High Risk Coastal Hazard area.</p> <p>PER-3 The accessory building or structure does not contain a vulnerable activity.</p> <p>PER 4 The accessory building or structure, including any associated earthworks, does not direct coastal inundation onto other properties.</p> <p>PER 5 All standards of the relevant rural zone applying to the activity are met.</p>	<p>or PER-5: Restricted Discretionary refer to Rule CE-R17 (buildings) CE-R19 (structures)</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters outlined in Rule CE-R17 or CE-R19</p>
<p>CE-R14 New buildings, and extension or alterations that increase the GFA of existing buildings</p>		
<p>Coastal hazard area</p>	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 New buildings or extension or alterations of existing buildings, including any associated earthworks, does not direct coastal inundation onto other properties.</p> <p>RDIS-2 The new building (other than for a vulnerable activity) or extension or alteration to an existing building is not located in a High Risk Coastal Hazard Area.</p> <p>RDIS-3 A new building for a vulnerable activity is not located in a High Risk Coastal Hazard Area.</p> <p>RDIS-4 The activity complies with standards: CE-S4 Minimum floor levels CE-S5 Information requirements</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> i. the nature and likelihood of the natural hazard event and effects on integrity of the building and associated structures or infrastructure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; ii. the vulnerability and resilience of the building and associated structures or infrastructure to natural hazard events; iii. provision of safe access and egress during a hazard event; iv. the ability to relocate or adapt to the coastal hazard over time or in response to direct effects of the hazard; v. whether the building and associated structures or infrastructure is likely to accelerate, worsen or result in material damage or increased inundation to that land, other land or any 	<p>Activity status where compliance with RDIS-1, RDIS-2 or RDIS-4 not achieved: Discretionary</p> <p>Activity status where compliance with RDIS-3 not achieved: non-complying</p>

	<p>other building, structure or infrastructure;</p> <p>vi. the proposed duration of the activity within a hazard area;</p> <p>vii. any proposed hazard mitigation works and associated effects including on public access, landscape and other values; and</p> <p>viii. the effects of any vegetation planting or removal.</p>	
CE-R15	Change in use to accommodate vulnerable activities within existing buildings	
Coastal hazard area	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The activity is accommodated within a building that complies with standards: CE-S4 Minimum floor levels CE-S5 Information requirements</p> <p>RDIS-2 The activity is not in a High Risk Coastal Hazard Area.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> i. the nature and likelihood of the natural hazard event and effects on integrity of the building to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; ii. the vulnerability and resilience of the activity, including people and property, to natural hazard events; iii. provision of safe access and egress to the building during a hazard event; iv. the ability to relocate or adapt to the coastal hazard over time or in response to direct effects of the hazard; v. the proposed duration of the activity within a hazard area; vi. any proposed hazard mitigation works and associated effects including on public access, landscape and other values. 	Activity status where compliance not achieved: Discretionary
CE-R16	New structures (excluding buildings) and infrastructure, and extensions or alterations to existing structures (excluding buildings and infrastructure)	
Coastal hazard area	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The structure or infrastructure is not a structural mitigation asset.</p> <p>RDIS-2 The new structure, infrastructure, extension or alteration, including any associated earthworks, does not increase coastal inundation on other properties.</p> <p>RDIS-3 The new structure, infrastructure, extension or alteration is not located in a High Risk Coastal Hazard Area.</p> <p>RDIS-4 The activity complies with standard: CE-S5 Information requirements</p> <p>Matters of discretion are restricted to:</p>	Activity status where compliance not achieved: Discretionary

	<ul style="list-style-type: none"> i. the nature and likelihood of the natural hazard event and effects on integrity of the structure or infrastructure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; ii. the vulnerability and resilience of the structure or infrastructure to natural hazard events; iii. provision of safe access and egress where necessary during a hazard event; iv. the ability to relocate or adapt to the coastal hazard over time or in response to direct effects of the hazard; v. whether the structure of infrastructure is likely to accelerate, worsen or result in material damage or increased inundation to that land, other land or any building, structure or infrastructure; vi. the proposed duration of the activity within a hazard area; vii. any proposed hazard mitigation works and associated effects including on public access, landscape and other values; viii. the effects of any vegetation planting or removal; and ix. for infrastructure, whether there is a functional or operational need to be located within the hazard area. 	
CE-R17	Hazardous facility	
Coastal hazard area	Activity status: Discretionary Where: DIS-1 The facility is not located in a High Risk Coastal Hazard Area.	Activity status where compliance not achieved: Non complying
CE-R18	Hazardous facility	
Coastal hazard area	Activity status: Discretionary Where: DIS-1 The facility is not located in a High Risk Coastal Hazard area.	Activity status where compliance not achieved: Non-complying activity
CE-R19	Activities not otherwise listed in the coastal hazard area provisions	
Coastal hazard area	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Standards in coastal hazard areas

CE-S4	Minimum floor levels	
Coastal hazard area	All activities occurring within buildings are designed so they will not be subject to inundation and/or material damage (including erosion) over a 100-year timeframe, and either: <ul style="list-style-type: none"> i. the finished floor level of any building accommodating a vulnerable activity must be at least 500mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise; or ii. the finished floor level of any other building must be at least 300mm above the maximum water level in a 	Where the standard is not met, matters of discretion are restricted to: Not applicable

	1 percent AEP flood event plus 1m sea level rise.	
CE-S5	Information requirements	
Coastal hazard area	Any application for a resource consent in relation to a site that is potentially affected by a coastal hazard must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion.	Where the standard is not met, matters of discretion are restricted to: Not applicable