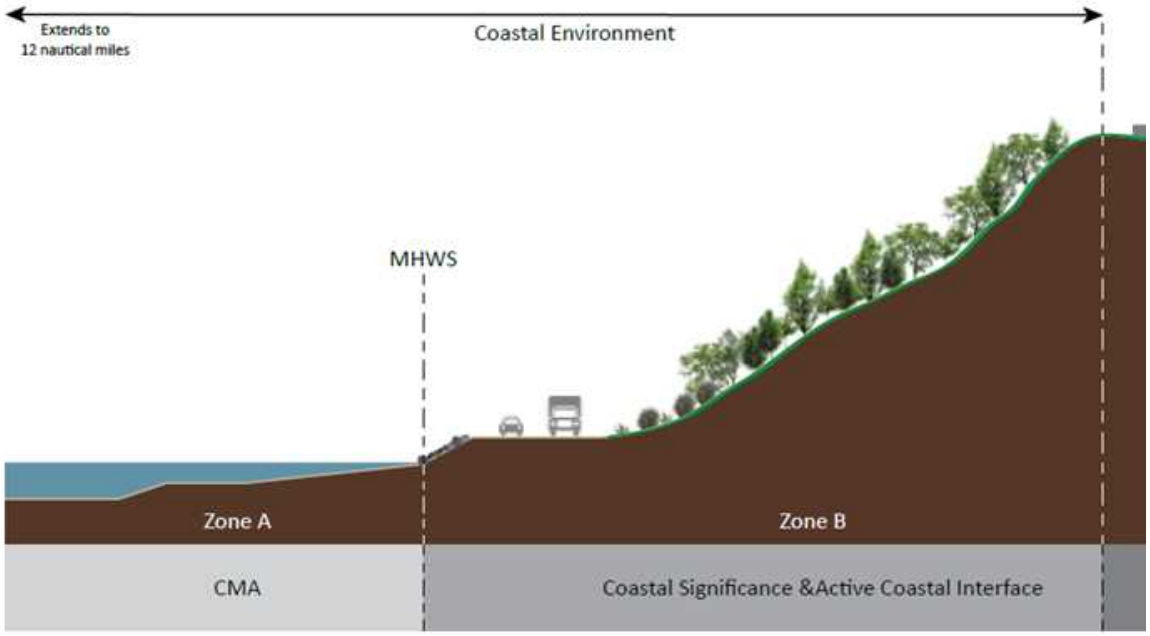
CE — Coastal Environment

Hutt City has over 42 km of coastline which varies from highly modified areas such as Seaview through to remote and undeveloped areas such as Turakirae.

The purpose of the Coastal Environment chapter is to manage the effects of use and development in the landward extent of the coastal environment and to manage the risk from coastal hazards.

Coastal Environment

Hutt City's coastal environment includes the coastal marine area as well as the inland extent of the coastal environment (coastal terrestrial area). The coastal marine area extends up to 12 nautical miles out to sea and falls under the jurisdiction of the Wellington Regional Council. The landward extent of the coastal environment represents the area inland from mean high water springs where coastal processes, influences or qualities are significant. The extent of the landward portion of the coastal environment has been determined by applying Policy 1 of the New Zealand Coastal Policy Statement.



The coastal terrestrial area also comprises the three harbour islands - Matiu / Somes Island, Mokopuna Island and Mākaro / Ward Islands, which fall under the jurisdiction of Hutt City Council.

The coastal environment provisions only apply to the inland extent of the coastal environment, which is identified on the planning maps. Any activities within the coastal marine area fall within the responsibility of Wellington Regional Council.

Hutt City has a long coastline and a strong relationship with its coastal environment. The coastal environment includes remote and rural natural areas with beaches and coastal mountains and escarpments such as Turakirae Head as well as developed coastal areas with suburban development, particularly along Petone and Eastbourne, and the highly modified industrial areas of Seaview and Gracefield.

In accordance with the requirements of the New Zealand Coastal Policy Statement, Council has identified the landward extent of the coastal environment as well as areas of high, very high and outstanding coastal natural character. The areas of high, very high and outstanding coastal natural character are listed in SCHED5 - Coastal Natural Character Areas.

This chapter contains provisions for the protection of the identified values. The protection of coastal margins and riparian margins within the coastal environment is covered in the Natural Character chapter. Outstanding Natural Features and Landscapes within the coastal environment are addressed in the Natural Features and Landscapes Chapter.

Coastal Hazards

Hutt City is susceptible to a range of coastal hazards, which are mapped as Coastal Hazard Overlays and includes:
- Tsunami, and
- Coastal inundation including sea level rise, storm surges and storm events.

These coastal hazards are expected to worsen with time as a result of climate change and the associated changes to strengths of storms as well as increased sea level. Given the continued uncertainty associated with the rate of sea level rise, the sea level rise scenarios as outlined in the Ministry for the Environment 'Preparing for Coastal Change' (2017) guidance and updated in 2022 and again in 2024 have been used to form the basis of the mapping of these hazards.

The Natural Hazards Chapter (NH) provides a comprehensive assessment of the risk-based approach including a break-down of the susceptibility of different activities and the corresponding sensitivities to natural hazards. The assessment against the risk-based approach within the natural hazard chapter is equally applicable to coastal hazards, and therefore is not duplicated in this chapter. The hazard ranking of coastal hazards is set out below:

Coastal Hazard Overlay	Respective Hazard Ranking
Tsunami – 1% AEP scenario inundation extent with 1m Sea Level Rise	High
Existing Coastal Inundation Extent with 1% AEP storm tide and wave setup	
Tsunami — 0.2% AEP scenario inundation extent with 1m Sea Level Rise	Medium
Coastal Inundation Extent — 1.59m Relative Sea Level Rise and 1% AEP storm tide and wave setup	
Tsunami 0.1% AEP scenario inundation extent with 1m Sea Level Rise	Low

Overlays

Coastal Hazard Overlays — Means the mapped extent within the District Plan of the following Coastal Hazards:
- Tsunami Hazards, including the effects of climate change:
  - Low Tsunami Hazard Overlay (1:1,000 year tsunami scenario including 1m sea level rise)
  - Medium Tsunami Hazard Overlay (1:500 year tsunami scenario including 1m sea level rise)
  - High Tsunami Hazard Overlay (1:100 year tsunami scenario including 1m sea level rise)
- Coastal Inundation Hazard, including the effects of climate change and Vertical Land Movement
  - Medium Coastal Inundation Hazard Overlay (1.59m Relative Sea Level Rise, 1% Annual Exceedance Probability storm tide and wave setup (the average raised elevation of sea level at the shore caused by breaking waves)
  - High Coastal Inundation Hazard Overlay — Coastal inundation from a 1% Annual Exceedance Probability storm tide and wave setup based on current sea levels.

While most coastal hazards and other natural hazards in this plan are identified as low, medium, or high, the Plan only identifies Medium and High Coastal Inundation Overlays and does not identify any low coastal inundation hazard.

Objectives - Coastal Environment

These objectives have been withdrawn in accordance with section 80Q of the Resource Management Act 1991.

Please note that the other objectives of this chapter, which relate to coastal hazards, have not been withdrawn.

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More information on the partial withdrawal of the Proposed District Plan

Objectives - Coastal Hazards

CE-O3	Risk from Coastal Hazards in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay
Subdivision, use and development within the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay reduce or avoid increasing the existing risk from coastal hazards to people, buildings and infrastructure.	

CE-O4	Risk from Coastal Hazards in the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay
Subdivision, use and development within the Low Tsunami Hazard Overlay, Medium Tsunami Hazard Overlay, and Medium Coastal Inundation Hazard Overlay minimise the risk from natural hazards to people, buildings and infrastructure.	

CE-O5	Subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone and within Medium and High Hazard Areas of the Coastal Hazard Area
Provide for subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone while also ensuring development and use in this area minimises the risk from coastal hazards to people, buildings and infrastructure.	

CE-O6	Measures to reduce damage from sea level rise, coastal inundation and coastal erosion
Green infrastructure is the primary method used to reduce damage from sea level rise, coastal inundation, and coastal erosion.	

CE-O7	Natural Systems and Features
Natural Systems and features that reduce the susceptibility of people, buildings and infrastructure from damage from coastal hazards are created, retained or enhanced.	

Policies - Coastal Environment

These coastal environment policies have been withdrawn in accordance with section 80Q of the Resource Management Act 1991.

Please note that the other policies of this chapter, which relate to coastal hazards, have not been withdrawn.

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Policies - Coastal Hazards

General Policies

CE-P8	Risk-Based Approach
Identify coastal hazards within the District Plan and take a risk-based approach to the management of subdivision, use and development based on: 1. The sensitivity of the activities to the impacts of natural hazards, 2. The hazard posed to people's lives and wellbeing, property and infrastructure, by considering the likelihood and consequences of natural hazard events, and 3. The operational need or functional need for some activities to locate in Coastal Hazard Overlays.	

CE-P9	Levels of Risk
Ensure, subdivision, use and development manages the coastal hazard risk to people, buildings and infrastructure by: 1. Avoiding buildings and activities in the High Tsunami Hazard Overlay and High Coastal Inundation Hazard Overlay	

(with the exception of the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone) unless there is an operational need or functional need for the subdivision, use, or development to be located in this area and the subdivision, use, or development minimises the existing risk from coastal hazards to people, buildings and infrastructure.
2. Within the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Petone and Seaview Marina Zone, recognise the regional importance of these areas, while ensuring that subdivision, use, or development located in these area minimises the risk from coastal hazards in the Medium and High Coastal Hazard Overlays to people, buildings, and infrastructure.
3. Requiring subdivision, use, or development to minimise the risk to development from coastal hazards to people, buildings and infrastructure in the Low and Medium Coastal Hazard Overlays; and
4. Enabling use, or development that have either low occupancy or low replacement value within the Coastal Hazard Overlays.

CE-P10	Natural systems and features

Maintain and enhance natural systems and features where they will reduce the existing risk posed by coastal hazards to people, buildings and infrastructure.

CE-P11	Coastal hazard mitigation works

Enable coastal hazard mitigation works undertaken by central government, local government, and their agents within Coastal Hazard Overlays where these will decrease the existing risk to people, buildings and infrastructure.

CE-P12	Coastal hazard mitigation works involving green infrastructure

Encourage the use of green infrastructure and encourage Mātauranga Māori approaches when undertaking coastal hazard mitigation works by central government, local government, and their agents within Coastal Hazard Overlays.

CE-P13	Hard engineering coastal hazards mitigation works

Only allow for hard engineering coastal hazards mitigation works for the reduction of the risk from coastal hazards where:
1. There is a demonstrable risk to life, private property or existing nationally or regionally significant infrastructure from the coastal hazard and it can be demonstrated that there is no practicable alternative to reduce this risk,
2. The construction of the hard engineering measures will not increase the risk from Coastal Hazards on adjacent properties that are not protected by the hard engineering measures,
3. It minimises the modification or alteration of natural features and systems in a way which ensures their function as natural defences is not compromised,
4. Hard engineering structures are designed to minimise adverse effects on the coastal environment, significant natural features and systems and any adverse effects are avoided, remedied or mitigated, and
5. It can be demonstrated that green infrastructure measures would not provide an appropriate level of protection in relation to the significance of the risk.

Coastal Hazard Overlays

CE-P14	Additions to existing buildings and structures within the Coastal Hazard Overlays

Additions to existing buildings and structures in the Coastal Hazard Overlays are managed as follows:
1. Allow for additions to existing buildings and structures for activities least sensitive to natural hazards in all areas of the Coastal Hazard Overlays.
2. Allow for additions to existing buildings and structures containing activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Tsunami Hazard Overlay.
3. Provide for additions to existing buildings and structures containing activities potentially sensitive to natural hazards or activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays where:
    a. The addition is of limited size,
    b. The addition enables the continued use of the existing building,
    c. The addition incorporates measures that minimise the risk to people and buildings from coastal inundation from sea level rise, and
    d. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture.
4. Provide for additions to existing buildings and structures containing activities potentially sensitive to natural hazards in the High Coastal Hazard Overlays where:
    a. The addition enables the continued use of the existing building,
    b. The addition incorporates measures that reduce or do not increase the risk to people and buildings from

coastal inundation from sea level rise, and
   c. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture.
5. Only allow for additions to existing buildings and structures containing activities most sensitive to natural hazards in the High Coastal Hazard Overlays where:
   a. The addition incorporates measures that reduce or do not increase the risk to people and buildings from the coastal hazard, and
   b. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture.

CE-P15	Subdivision, Use and Development within the Coastal Hazard Overlays

Subdivision, use and development in the Coastal Hazard Overlay are managed as follows:

1. Allow for new buildings and structures, building platforms and the conversion of existing buildings for activities least sensitive to natural hazards in all areas of the Coastal Hazard Overlays.
2. Allow for the conversion of existing buildings containing activities potentially sensitive to natural hazards in all areas of the Coastal Hazard Overlays.
3. Allow for new buildings and structures and building platforms containing activities potentially sensitive to natural hazards in the Low Tsunami Hazard Overlay.
4. Provide for new buildings and structures and building platforms containing activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium and High Coastal Hazard Overlays when located in the General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone where:
   a. The building or structure does not exceed an appropriate gross floor area,
   b. The building or structure incorporates measures that minimise the risk to people and buildings from coastal hazards,
   c. If the building is a Major Hazardous Facility, measures that minimise the risk from the release of hazardous goods from a coastal hazard are incorporated into the design of the building or the storage of the hazardous goods,
   d. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture, and
   e. The impact of any local government or central government planned climate change adaptation methods on the hazard susceptibility of the development has been considered.
5. Provide for new buildings and structures and building platforms containing activities potentially sensitive to natural hazards in the Medium Coastal Hazard Overlays in all other zones where:
   a. The new building incorporates measures that minimise the risk to people and buildings from the coastal hazard, and
   b. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture.
6. Only allow for new buildings and structures and building platforms containing activities potentially sensitive to natural hazards in the High Coastal Hazard Overlays in all other zones where:
   a. The new building incorporates measures that reduce or do not increase the existing risk to people and buildings from the coastal hazard, and
   b. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture.
7. Provide for new buildings and structures, building platforms and the conversion of existing buildings containing activities most sensitive to natural hazards in the Low Tsunami Hazard Overlay where:
   a. The building will not be occupied by a sensitive activity with vulnerable residents or occupants; or more than three residential units on a site unless mitigation measures are incorporated into the development to minimise the risks to people and buildings from the coastal hazard.
8. Only allow for new buildings and structures, building platforms and the conversion of existing buildings containing activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays in all other zones where:
   a. The new building incorporates measures that minimise the risk to people and buildings from the coastal hazard,
   b. The new development does not involve or require the removal or modification of a natural system or feature that provides protection to other properties from the natural hazard, and
   c. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture.
9. Avoid new buildings and structures, building platforms and the conversion of existing buildings containing activities most sensitive to natural hazards in the High Coastal Hazard Overlays in all zones (excluding the General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone) unless:
   a. For activities that have an operational need and functional need to locate or occur within the High Coastal Hazard Overlays and locating or occurring outside these areas is not a practicable option:
      i. Mitigation measures are incorporated to minimise the risk of damage to buildings and loss of life to people associated with the activity, or

b. For any other activities:
   i. The new building, building platform or conversion of the building does not increase the risk to life, or
   ii. The new building, building platform or conversion of the building incorporates measures that minimise the risk to people and buildings from the coastal hazard,
   iii. There is the ability to access safe pedestrian evacuation routes for occupants of the building from tsunami hazards, assuming the tsunami arrives within 30 minutes of fault rupture,
   iv. The new building, or building platform does not involve or require the removal or modification of a natural system or feature that provides protection to other properties from the natural hazard.

Rules

Note:
- The policies, rules and standards for subdivision within the coastal environment are located in the Subdivision chapter.
- The policies, rules and standards for earthworks within the coastal environment are located in the Earthworks chapter.
- The policies, rules and standards for infrastructure within the coastal environment are located in the Infrastructure chapter.
- The policies, rules and standards for renewable electricity generation within the coastal environment are located in the Renewable Electricity Generation chapter.
- The landward extent of the coastal environment and areas of high, very high or outstanding natural character within the coastal environment may be subject to additional provisions and overlays, e.g. Outstanding Natural Features and Landscapes (Natural Features and Landscapes chapter) or Natural Character (Natural Character chapter).

Rules - Coastal Environment

These coastal environment rules have been withdrawn in accordance with section 80Q of the Resource Management Act 1991.

Please note that the other rules of this chapter, which relate to coastal hazards, have not been withdrawn.

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Rules - Coastal Hazards

Additions to Existing Buildings and Structures in the Coastal Hazard Overlays

CE-R8	Additions to existing buildings and structures for activities least sensitive to natural hazards in all Coastal Hazard Overlays
All Zones	1. **Activity status:** Permitted

CE-R9	Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Tsunami Hazard Overlay
All Zones	1. **Activity status:** Permitted

CE-R10	Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Coastal Hazard Overlays
All Zones	1. **Activity status:** Permitted Where:

	a. The addition is for an activity potentially sensitive to natural hazards and does not increase the building footprint by more than 100m^2, or b. The addition is for an activity most sensitive to natural hazards and does not increase the building footprint by more than 50m^2.
All Zones	2. **Activity status:** Restricted discretionary Where: a. Compliance with the requirements of CE-R10.1a cannot be achieved. **Matters of discretion are restricted to:** 1. The relevant matters in CE-P14: Additions to existing buildings and structures within the Coastal Hazard Overlays.

CE-R11	**Additions to existing buildings and structures for activities potentially sensitive to natural hazards in the High Coastal Hazard Overlays**
All Zones	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** 1. The relevant matters in CE-P14: Additions to existing buildings and structures within the Coastal Hazard Overlays.

CE-R12	**Additions to existing buildings and structures for activities most sensitive to natural hazards in the High Coastal Hazard Overlays**
All Zones	1. **Activity status:** Discretionary

New Buildings and Structures in the Coastal Hazard Overlays	
CE-R13	**New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards in the Coastal Hazard Overlays**
All Zones	1. **Activity status:** Permitted

CE-R14	**Conversion of existing buildings for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays**
All Zones	1. **Activity status:** Permitted

CE-R15	**New buildings and structures for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays**
All Zones	1. **Activity status:** Permitted Where: a. The new building or structure is located in a Low Tsunami Hazard Overlay.
General Industrial Zone in Seaview **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	2. **Activity status:** Permitted Where: a. The new building or structure is located in a Medium Coastal Hazard Overlay or High Coastal Hazard Overlay, and b. The new building or structure does not exceed 200m^2 gross floor area.
General Industrial Zone in Seaview	3. **Activity status:** Restricted discretionary Where:

Heavy Industrial Zone in Seaview **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	a. Compliance with the requirements of CE-R15.2 cannot be achieved. **Matters of discretion are restricted to:** 1. The relevant matters in CE-P15: Subdivision, Use and Development within the Coastal Hazard Overlays.
All Zones excluding **General Industrial Zone in Seaview** **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	4. **Activity status:** Restricted discretionary Where: a. The new building or structure is located in a Medium Coastal Hazard Overlay. **Matters of discretion are restricted to:** 1. The relevant matters in CE-P15: Subdivision, Use and Development within the Coastal Hazard Overlays.
All Zones excluding **General Industrial Zone in Seaview** **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	5. Activity status: Discretionary Where: a. The new building or structure is located in a High Coastal Hazard Overlay.

CE-R16	**New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Coastal Hazard Overlays**
All Zones	1. Activity status: Permitted Where: a. The new building or structure or conversion of an existing building is located in a Low Tsunami Hazard Overlay, and b. The new building is not for a childcare service, retirement village, educational facility, hospital, emergency service facility or healthcare facility, and c. The number of residential units on a site is no more than three.
All Zones	2. Activity status: Restricted discretionary Where: a. The new building or structure or conversion of an existing building is located in a Low Tsunami Hazard Overlay, and b. Compliance is not achieved with CE-R16.1. **Matters of discretion are restricted to:** 1. The relevant matters in CE-P15: Subdivision, Use and Development within the Coastal Hazard Overlays.

General Industrial Zone in Seaview **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	3. Activity status: Permitted Where: a. The new building or structure or conversion of an existing building is located in a Medium Coastal Hazard Overlay or High Coastal Hazard Overlay, and b. The gross floor area of the new building or structure or conversion does not exceed 200m^2.
General Industrial Zone in Seaview **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	4. Activity status: Restricted discretionary Where: a. The new building or structure or conversion of an existing building is located in a Medium Coastal Hazard Overlay or High Coastal Hazard Overlay, and b. Compliance is not achieved with CE-R16.3. **Matters of discretion are restricted to:** 1. The matters in CE-P15: Subdivision, Use and Development within the Coastal Hazard Overlays.
All Zones excluding **General Industrial Zone in Seaview** **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	5. Activity status: Discretionary Where: a. The new building or structure or conversion of an existing building is located in a Medium Coastal Hazard Overlay.
All Zones excluding **General Industrial Zone in Seaview** **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	6. Activity status: Non-complying Where: a. The new building or structure or conversion of an existing building is located in a High Coastal Hazard Overlay.

Coastal Hazard Overlays - General Rules	
CE-R17	**Green Infrastructure in the Coastal Hazard Overlays**
All Zones	1. **Activity Status:** Permitted Where:

	a. The works are undertaken by either central government, local government, or their agents for the express purpose of coastal hazard mitigation works.
All Zones	2. **Activity status:** Discretionary Where: a. Compliance with the requirements of CE-R17.1 cannot be achieved.
CE-R18	**Hard engineering coastal hazard mitigation works in all areas of the Coastal Hazard Overlay**
All Zones	1. **Activity Status:** Discretionary

Standards - Coastal Environment

These standards have been withdrawn in accordance with section 80Q of the Resource Management Act 1991.

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