

## 15 COASTAL ZONE

### 15.1 ZONE DESCRIPTION AND ISSUES

- 15.1.1 Wairoa District has about 130km of coastline. A fuller description is provided in Section 7.2. The Coastal zone is defined as land within 500 metres of MHWS.
- 15.1.2 The coastal environment is sensitive to change from activities, which involve earthworks, removal of vegetation and creation of structures that change the “*natural*” processes of the ocean.
- 15.1.3 Parts of the coastal area have high cultural/spiritual values as well as providing important seafood resources for Maori.
- 15.1.4 The coast also supports, and provides access to the sea, for a range of recreational activities such as swimming, surfing, fishing, game bird hunting and diving.
- 15.1.5 Inappropriate land uses and development can adversely affect the natural character of the coastal environment. Along much of Wairoa’s coastline there has been little demand or pressure for coastal settlement. In recent years there has been increased demand for subdivision in the coastal environment on Mahia Peninsula and this demand is likely to continue. Consistent with the RMA and NZCPS (New Zealand Coastal Policy Statement) Council, in consultation with the community, must identify areas where further subdivision may be appropriate and where it should be avoided, so that the natural character of the area is preserved. Land use practices adjacent to the coastline or within erosion prone catchments can cause changes in water quality, which in turn can affect coastal lagoons, estuaries and wetlands or accelerate the rate of erosion that occurs along unstable cliff faces and within dune areas.
- 15.1.6 Not all land use practices have an adverse effect on the coastal environment. Sometimes land use activities can have positive benefits. For example, re-vegetation of erosion prone areas can reduce coastal erosion. In some cases this must be balanced against the potential loss of scenic values and views of neighbours.

### 15.2 OBJECTIVES

(refer to Objectives in [Section 6.4](#))

### 15.3 POLICIES

(refer to Policies in [Section 6.5](#))

### 15.4 METHODS TO SUSTAINABLY MANAGE THE COASTAL INFLUENCED ENVIRONMENT

(refer to Methods in [Section 6.6](#))

### 15.5 EXPLANATION & REASONS

(refer to Explanation & Reasons in [Section 6.7](#))

## 15.6 ANTICIPATED ENVIRONMENTAL RESULTS

(refer to Anticipated Environmental Results in [Section 6.8](#))

## 15.7 RULES

### Permitted Activities

15.7.1 Any activity that complies with all the standards and conditions for permitted activities.

### Discretionary Activities

15.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

## 15.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

### NOISE

15.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:

A. At or within the notional boundary of any dwelling or place of assembly:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

B. At or within the boundary of any site in the Coastal Zone other than the site from which the noise is being emitted:

At all times	50 dBA L10
At all times	65 dBA Lmax

15.8.2 Impulse noise resulting from use of small arms, explosives, explosives simulators or gas gun bird scarers shall not exceed 122dBC (peak).

### ODOUR

15.8.3 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

15.8.4 Any new dwelling shall be set back 200 metres from any buildings associated with any existing intensive farming activity, oxidation pond, effluent holding pond or waste disposal area.

15.8.5 Any buildings associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From a Town Centre or Residential Zone Boundary	500

From a Settlement Zone Boundary or any Individual Residence in any other zone.	200
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## GLARE

- 15.8.6 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.
- 15.8.7 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

## PRIVACY, SHADING AND VISUAL AMENITY

- 15.8.8 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	15.0m
Minimum Side yards	15.0m
Minimum Rear yard	15.0m
Maximum Building height	10.0m (1)

- (1) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.

## SIGNS

- 15.8.9 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 1.5m<sup>2</sup> in area, or 3.0m<sup>2</sup> in area where the property fronts a State Highway with a designated speed limit in excess of 70kph (refer to definition of advertising sign in [Chapter 31](#)).
- 15.8.10 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:
- |                        |       |
|------------------------|-------|
| (1) less than 70kph    | 120mm |
| (2) greater than 70kph | 160mm |
- 15.8.11 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.
- 15.8.12 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m<sup>2</sup> in area, or 3.0m<sup>2</sup> for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.
- 15.8.13 When attached to a building no part of the sign shall protrude above the eaves, or when free standing shall not exceed 4.0m in height.

## HAZARDOUS SUBSTANCES

- 15.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).

- 15.8.15 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

### NATURAL HAZARDS

- 15.8.16 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

### EARTHWORKS

- 15.8.17 Earthworks activities shall meet the following standards:

Max Vol (m <sup>3</sup> ) over 12 months per site	50
Max face height (m)	1.5
Max area of work per site (m <sup>2</sup> )	300
Proximity to water body measured from the bank edge at bank full height, or MHWS	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

### OTHER DISTRICT WIDE RULES

- 15.8.18 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):

- Cultural Heritage ([Chapter 22](#));
- Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
- Access and Parking ([Chapter 24](#));
- Surface of Water ([Chapter 25](#));
- Subdivision ([Chapter 27](#));
- Coastal Hazards ([Chapter 27A](#)); and
- Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).