

Response to Question 12: NZCPS

NEW ZEALAND COASTAL POLICY STATEMENT 2010	Commentary
<p>Objective 1</p> <p>To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:</p> <ul style="list-style-type: none"> • maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature; • protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and • maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity. 	<p><i>The proposal will not adversely affect any natural ecosystems and is physically distant from any marine area of this part of the coastal environment. There are no significant natural ecosystems or examples of indigenous biodiversity present. The proposal will not result in discharges that will affect coastal water quality.</i></p>
<p>Objective 2</p> <p>To preserve the natural character of the coastal environment and protect natural features and landscape values through:</p> <ul style="list-style-type: none"> • recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution; • identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and • encouraging restoration of the coastal environment. 	<p><i>The landscape and natural character assessment contained in Appendix 5 concludes that the proposal will have very low effects on coastal natural character.</i></p>
<p>Objective 3</p> <p>To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</p> <ul style="list-style-type: none"> • recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources; • promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act; • incorporating mātauranga Māori into sustainable management practices; and • recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua. 	<p><i>There are no sites identified by any planning instrument within the site as having significance for tangata whenua. The site is part of a modified landscape that is not understood to have cultural significance.</i></p>
<p>Objective 4</p> <p>To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:</p> <ul style="list-style-type: none"> • recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy; 	<p><i>The proposal includes areas of shared open space (shown green on the subdivision plan) which provide opportunities for walking access to the</i></p>

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<ul style="list-style-type: none"> • maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and • recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland. 	<p><i>beach.</i></p>
<p>Objective 5 To ensure that coastal hazard risks taking account of climate change, are managed by:</p> <ul style="list-style-type: none"> • locating new development away from areas prone to such risks; • considering responses, including managed retreat, for existing development in this situation; and • protecting or restoring natural defences to coastal hazards. 	<p><i>There are no coastal hazards present or identified on this site (the site is distant from any coastal marine erosion potential).</i></p>
<p>Objective 6 To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:</p> <ul style="list-style-type: none"> • the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits; • some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities; • functionally some uses and developments can only be located on the coast or in the coastal marine area; • the coastal environment contains renewable energy resources of significant value; • the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities; • the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land; • the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and • historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development. 	<p><i>Objective 6 recognises that subdivision and development can proceed in appropriate locations and in an appropriate form. This site is an appropriate location for the proposed subdivision and development because it sits within the context of established urban settlement. The proposed layout, density and form of the proposed subdivision is appropriate because it will maintain low building height and minimise the visual impact of buildings within this already modified coastal landscape.</i></p>

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<p>Policy 2: The Treaty of Waitangi, tangata whenua and Māori heritage</p> <p>In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:</p> <p>(a) recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;</p> <p>(b) involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;</p> <p>(c) with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;</p> <p>(d) provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga, may have knowledge not otherwise available;</p> <p>(e) take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and</p> <p>(i) where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and</p> <p>(ii) consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;</p> <p>(f) provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:</p> <p>(i) bringing cultural understanding to monitoring of natural resources;</p>	<p><i>The proposal will not affect any cultural connection with any customary fishing area.</i></p> <p><i>Policy 2 (b) is relevant for plan-making (not for applications for consent).</i></p> <p><i>The proposal will not affect any known aspects of mātauranga Māori. In particular, the proposal will not interact with any natural freshwater bodies or resources in the coastal marine area. The drainage flow of stormwater from the proposed allotments will be to a natural depression in proposed Lot15.</i></p> <p><i>The signed written approval of the Pouterere Hapū Trust indicates a degree of comfort in terms of these considerations by mana whenua.</i></p> <p><i>Arising from discussions with hapū, there are no known taonga within the land to be subdivided within Stage 3.</i></p>

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<ul style="list-style-type: none"> (ii) providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua; (iii) having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaītai or other non commercial Māori customary fishing; and <p>(g) in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:</p> <ul style="list-style-type: none"> (i) recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and (ii) provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages. 	
<p>Policy 3: Precautionary approach</p> <p>(1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.</p> <p>(2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:</p> <ul style="list-style-type: none"> (a) avoidable social and economic loss and harm to communities does not occur; (b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and (c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations. 	<p><i>Policy 3 is not applicable to the proposal because the proposal will not give rise to adverse effects that are uncertain. The potential effects of the proposed subdivision and future building on the allotments can be predicted with certainty and are assessed as no more than minor.</i></p>
<p>Policy 4: Integration</p> <p>Provide for the integrated management of natural and physical resources in the coastal environment, and activities that affect the coastal environment. This requires:</p> <ul style="list-style-type: none"> (a) co-ordinated management or control of activities within the coastal environment, and which could cross administrative boundaries, particularly: <ul style="list-style-type: none"> (a) the local authority boundary between the coastal marine area and land; 	<p><i>The proposal will not affect any coastal resources near the MHWS boundary between the regional council and district council jurisdictions.</i></p>

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<ul style="list-style-type: none"> (b) local authority boundaries within the coastal environment, both within the coastal marine area and on land; and (c) where hapū or iwi boundaries or rohe cross local authority boundaries; (b) working collaboratively with other bodies and agencies with responsibilities and functions relevant to resource management, such as where land or waters are held or managed for conservation purposes; and (c) particular consideration of situations where: <ul style="list-style-type: none"> (i) subdivision, use, or development and its effects above or below the line of mean high water springs will require, or is likely to result in, associated use or development that crosses the line of mean high water springs; or (ii) public use and enjoyment of public space in the coastal environment is affected, or is likely to be affected; or (iii) development or land management practices may be affected by physical changes to the coastal environment or potential inundation from coastal hazards, including as a result of climate change; or (iv) land use activities affect, or are likely to affect, water quality in the coastal environment and marine ecosystems through increasing sedimentation; or (v) significant adverse cumulative effects are occurring, or can be anticipated. 	<p><i>No public space will be affected.</i></p> <p><i>Earthworks and land disturbance will be confined to the creation of building platforms and building foundations. The potential for sedimentation to result from these will be managed and the potential for these activities to cause sedimentation that could affect the coastal marine area is assessed as low and less than minor.</i></p>
<p>Policy 5: Land or waters managed or held under other Acts</p> <ul style="list-style-type: none"> (1) Consider effects on land or waters in the coastal environment held or managed under: <ul style="list-style-type: none"> (a) the Conservation Act 1987 and any Act listed in the 1st Schedule to the Act; or (b) other Acts for conservation or protection purposes; and having regard to the purposes for which the land or waters are held or managed; (c) avoid adverse effects of activities that are significant in relation to those purposes; and (d) otherwise avoid, remedy or mitigate adverse effects of activities in relation to those purposes. (2) Have regard to publicly notified proposals for statutory protection of land or waters in the coastal environment and the adverse effects of activities on the purposes of that proposed statutory protection. 	<p><i>Policy 5 is not directly relevant.</i></p>
<p>Policy 6: Activities in the coastal environment</p> <ul style="list-style-type: none"> (1) In relation to the coastal environment: <ul style="list-style-type: none"> (a) recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities; 	

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<p>(b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;</p> <p>(c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;</p> <p>(d) recognise tangata whenua needs for papakāinga, marae and associated developments and make appropriate provision for them;</p> <p>(e) consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;</p> <p>(f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;</p> <p>(g) take into account the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of future generations;</p> <p>(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;</p> <p>(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and</p> <p>(j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.</p> <p>(2) Additionally, in relation to the coastal marine area:</p>	<p><i>The proposal will consolidate, rather than expand, the existing built urban settlement and will not compromise the natural character values of the local or wider coastal environment. The proposal is entirely consistent with Policy 6 (1) (c).</i></p> <p><i>The conclusion of the landscape and visual assessment contained in Appendix 5 concludes that the proposal will have no more than minor effects on the built landscape character and natural character of this part of the coastal environment.</i></p> <p><i>The proposed density and restrictions on the allotments will minimise the potential for adverse visual effects.</i></p> <p><i>Policy 6 (2) is not relevant.</i></p>
<p>Policy 11 Indigenous biological diversity (biodiversity) To protect indigenous biological diversity in the coastal environment:</p> <p>(a) avoid adverse effects of activities on:</p> <p>(i) indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists;</p> <p>(ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;</p> <p>(iii) indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;</p> <p>(iv) habitats of indigenous species where the species are at</p>	<p><i>There are no sites of significant (or any) indigenous biological diversity within the land proposed to be subdivided with Stage 3.</i></p>

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<p>the limit of their natural range, or are naturally rare;</p> <p>(v) areas containing nationally significant examples of indigenous community types; and</p> <p>(vi) areas set aside for full or partial protection of indigenous biological diversity under other legislation; and</p> <p>(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:</p> <p>(i) areas of predominantly indigenous vegetation in the coastal environment;</p> <p>(ii) habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;</p> <p>(iii) indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;</p> <p>(iv) habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes;</p> <p>(v) habitats, including areas and routes, important to migratory species; and</p> <p>(vi) ecological corridors, and areas important for linking or maintaining biological values identified under this policy.</p>	
<p>Policy 13 Preservation of natural character</p> <p>(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:</p> <p>(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and</p> <p>(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by:</p> <p>(c) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and</p> <p>(d) ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.</p> <p>(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:</p> <p>(a) natural elements, processes and patterns;</p> <p>(b) biophysical, ecological, geological and geomorphological aspects;</p> <p>(c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;</p> <p>(d) the natural movement of water and sediment;</p> <p>(e) the natural darkness of the night sky;</p>	<p><i>The Landscape and Natural Character Assessment contained in Appendix 5 concludes that the proposal will have very low effects on the natural character of the localised area or of the broader context of this part of the coastal environment. The site's context is already modified by the Stage 1 and 2 subdivision and by buildings and roads of the existing Pouterere settlement.</i></p>

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<p>(f) places or areas that are wild or scenic; (g) a range of natural character from pristine to modified; and (h) experiential attributes, including the sounds and smell of the sea; and their context or setting.</p>	
<p>Policy 14 Restoration of natural character Promote restoration or rehabilitation of the natural character of the coastal environment, including by :</p> <p>(a) identifying areas and opportunities for restoration or rehabilitation;</p> <p>(b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;</p> <p>(c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:</p> <ul style="list-style-type: none"> (i) restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or (ii) encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or (iii) creating or enhancing habitat for indigenous species; or (iv) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or (v) restoring and protecting riparian and intertidal margins; or (vi) reducing or eliminating discharges of contaminants; or (vii) removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or (viii) restoring cultural landscape features; or (ix) redesign of structures that interfere with ecosystem processes; or (x) decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area. 	<p><i>There are opportunities for restoration planting within the proposed shared open space areas.</i></p>
<p>Policy 15 Natural features and landscapes To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:</p> <p>(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and</p>	<p><i>The Landscape Assessment contained in Appendix 5 acknowledges the presence</i></p>

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<ul style="list-style-type: none"> (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment; including by: (c) identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to: <ul style="list-style-type: none"> (i) natural science factors, including geological, topographical, ecological and dynamic components; (ii) the presence of water including in seas, lakes, rivers and streams; (iii) legibility or expressiveness—how obviously the feature or landscape demonstrates its formative processes; (iv) aesthetic values including memorability and naturalness; (v) vegetation (native and exotic); New Zealand Coastal Policy Statement 2010 19 (vi) transient values, including presence of wildlife or other values at certain times of the day or year; (vii) whether the values are shared and recognised; (viii) cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features; (ix) historical and heritage associations; and (x) wild or scenic values; (d) ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and (e) including the objectives, policies and rules required by (d) in plans. 	<p><i>of the outstanding natural feature, distant to the north of the site, and concludes that the proposed subdivision and future development of the proposed allotments will have no adverse effect on that feature. The Assessment also concludes that there will be no significant adverse effects on other natural features or natural landscapes. The Assessment concludes that potential adverse effects on the broader natural landscape will be less than minor and on the localised landscape will be minor. The Assessment also concludes that potential cumulative adverse visual effects will be low.</i></p>
<p>Policy 19 Walking access</p> <ul style="list-style-type: none"> (1) Recognise the public expectation of and need for walking access to and along the coast that is practical, free of charge and safe for pedestrian use. (2) Maintain and enhance public walking access to, along and adjacent to the coastal marine area, including by: <ul style="list-style-type: none"> (a) identifying how information on where the public have walking access will be made publicly available; (b) avoiding, remedying or mitigating any loss of public walking access resulting from subdivision, use, or development; and (c) identifying opportunities to enhance or restore public walking access, for example where: <ul style="list-style-type: none"> (i) connections between existing public areas can be provided; or (ii) improving access would promote outdoor recreation; or (iii) physical access for people with disabilities is desirable; or (iv) the long-term availability of public access is threatened by erosion or sea level rise; or (v) access to areas or sites of historic or cultural 	<p><i>The proposed shared open spaces provide opportunities for walking access between Stages 1, 2 and 3 and the beach.</i></p> <p><i>The proposal will not adversely affect any existing public walking access routes.</i></p>

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<p>significance is important; or (vi) subdivision, use, or development of land adjacent to the coastal marine area has reduced public access, or has the potential to do so.</p> <p>(3) Only impose a restriction on public walking access to, along or adjacent to the coastal marine area where such a restriction is necessary:</p> <ul style="list-style-type: none"> (a) to protect threatened indigenous species; or (b) to protect dunes, estuaries and other sensitive natural areas or habitats; or (c) to protect sites and activities of cultural value to Māori; or (d) to protect historic heritage; or (e) to protect public health or safety; or (f) to avoid or reduce conflict between public uses of the coastal marine area and its margins; or (g) for temporary activities or special events; or (h) for defence purposes in accordance with the Defence Act 1990; or (i) to ensure a level of security consistent with the purpose of a resource consent; or (j) in other exceptional circumstances sufficient to justify the restriction. <p>(4) Before imposing any restriction under (3), consider and where practicable provide for alternative routes that are available to the public free of charge at all times.</p>	
<p>Policy 22 Sedimentation</p> <p>(1) Assess and monitor sedimentation levels and impacts on the coastal environment.</p> <p>(2) Require that subdivision, use, or development will not result in a significant increase in sedimentation in the coastal marine area, or other coastal water.</p> <p>(3) Control the impacts of vegetation removal on sedimentation including the impacts of harvesting plantation forestry.</p> <p>(4) Reduce sediment loadings in runoff and in stormwater systems through controls on land use activities.</p>	<p><i>The proposal will not increase sedimentation in the coastal marine area. Earthworks will be controlled to minimise sediment mobilisation and any sediment that escapes those controls will be deposited within the proposed detention area in proposed Lot 15.</i></p>
<p>Policy 23 Discharge of contaminants</p> <p>(1) In managing discharges to water in the coastal environment, have particular regard to:</p> <ul style="list-style-type: none"> (a) the sensitivity of the receiving environment; (b) the nature of the contaminants to be discharged, the particular concentration of contaminants needed to achieve the required water quality in the receiving environment, and the risks if that concentration of contaminants is exceeded; and (c) the capacity of the receiving environment to assimilate the contaminants; and (d) avoid significant adverse effects on ecosystems and habitats 	<p><i>Policy 23 (1) is not relevant (there is no proposal to discharge contaminants to water).</i></p>

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<p>after reasonable mixing;</p> <p>(e) use the smallest mixing zone necessary to achieve the required water quality in the receiving environment; and</p> <p>(f) minimise adverse effects on the life-supporting capacity of water within a mixing zone.</p> <p>.....</p> <p>(4) In managing discharges of stormwater take steps to avoid adverse effects of stormwater discharge to water in the coastal environment, on a catchment by catchment basis, by:</p> <p>(a) avoiding where practicable and otherwise remedying cross contamination of sewage and stormwater systems;</p> <p>(b) reducing contaminant and sediment loadings in stormwater at source, through contaminant treatment and by controls on land use activities;</p>	
<p>Policy P25 Subdivision, use and development in areas of coastal hazard risk</p> <p>In areas potentially affected by coastal hazards over at least the next 100 years:</p> <ul style="list-style-type: none"> (a) avoid increasing the risk of social, environmental and economic harm from coastal hazards; (b) avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards; (c) encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events; (d) encourage the location of infrastructure away from areas of hazard risk where practicable; (e) discourage hard protection structures and promote the use of alternatives to them, including natural defences; and (f) consider the potential effects of tsunami and how to avoid or mitigate them. 	<p><i>The seismic and tsunami risk and ground suitability (liquefaction risk) of the land within Stage 3 are discussed in the Civil Design Report contained in Appendix 7. Measures are recommended to address ground stability. The site is within an area identified as at risk from 'near source' tsunami (similar to the balance of the Pouterere settlement and the Stage 1 and 2 Punawaitai Road subdivisions).</i></p>