

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / General CE	Grant Birkinshaw	52.4	Oppose	Opposes the Coastal Hazard overlay based on Tsunami occurrences. The Tsunami baseline is for CD evacuation procedures and as such is not appropriate in a legal document.	Not specified.
General District wide Matters / Coastal Environment / General CE	Melissa Harward	65.3	Support	Supports green infrastructure and planning coastal hazard mitigation works.	Retain Coastal Environment chapter as notified.
General District wide Matters / Coastal Environment / General CE	Meridian Energy Limited	228.96	Oppose in part	Considers that the text in the introduction describing Wellington’s coastline is only partially accurate. The description fails to acknowledge the presence of the turbines, roads and other built facilities in the West Wind and Mill Creek wind farms. Considers in this respect the description inaccurately depicts the actual character of the visible backdrop to the Moana Raukawa coastal environment as ‘largely undeveloped’.	Retain the Introduction to the Coastal Environment chapter, with amendment.
General District wide Matters / Coastal Environment / General CE	Meridian Energy Limited	228.97	Amend	Considers that the text in the introduction describing Wellington’s coastline is only partially accurate. The description fails to acknowledge the presence of the turbines, roads and other built facilities in the West Wind and Mill Creek wind farms. Considers in this respect the description inaccurately depicts the actual character of the visible backdrop to the Moana Raukawa coastal environment as ‘largely undeveloped’.	Amend the text description in the introduction to read as follows (or similar) to acknowledge the presence of the built structures in the West Wind and Mill Creek wind farms: Wellington City’s coastline extends for over 100 kilometers kilometres . The western and southern parts of this coastline are largely undeveloped. Narrow shore platforms and steep escarpment and cliff faces are typical along this part of the coastline, where exposure to rigorous environmental conditions has helped shape rugged landforms. <u>Many areas of Wellington’s rural coastal environment are largely undeveloped (for example, the west-facing and south-facing escarpments adjacent to Raukawa Moana (Cook’s Strait) west of Owhiro Bay). Parts of the rural environment above the coastal escarpments have been modified by development (for example, by the establishment of the West Wind and Mill Creek wind farms which now form part of the existing environment).</u> At the same time <u>The urban areas of the coastal environment have been heavily modified, with public roads present nearly the entire length of the coastline around the harbour from Sinclair Head to Petone, with and residential and commercial development having modified the natural character throughout this area.</u>
General District wide Matters / Coastal Environment / General CE	Meridian Energy Limited	228.98	Oppose in part	Considers the intention of the Plan to be that the rules for renewable electricity generation activities, structures and buildings would be wholly contained in the REG chapter. Meridian supports this approach. Considers The note in the preamble is not entirely helpful in clarifying this. Considers the standards listed for activities in the coastal environment are entirely inappropriate for renewable electricity generation activities and structures and should not be construed as a ‘permitted baseline’ for renewable electricity generation activities there, and particularly not for existing wind farms.	Retain the Introduction to the Coastal Environment Rules chapter with amendment.
General District wide Matters / Coastal Environment / General CE	Meridian Energy Limited	228.99	Amend	Considers the intention of the Plan to be that the rules for renewable electricity generation activities, structures and buildings would be wholly contained in the REG chapter. Meridian supports this approach. Considers The note in the preamble is not entirely helpful in clarifying this. Considers the standards listed for activities in the coastal environment are entirely inappropriate for renewable electricity generation activities and structures and should not be construed as a ‘permitted baseline’ for renewable electricity generation activities there, and particularly not for existing wind farms.	Amend the Introduction to Chapter CE Coastal Environment Rules, by inserting, under the heading ‘Other relevant District Plan provisions’, the following (or similar) clarification note: <u>The rules applicable to renewable electricity generation activities in the coastal environment, including in areas of high and very high coastal natural character, are contained in Chapter REG Renewable Electricity Generation. The rules in Chapter CE Coastal Environment do not apply to renewable electricity generation activities in the coastal environment, including in areas of high and very high coastal natural character in the coastal environment.</u>
General District wide Matters / Coastal Environment / General CE	Horokiwi Quarries Ltd	271.42	Oppose in part	Opposes parts of the Coastal Overlay as it relates to part of the exiting Horokiwi quarry site. An amended boundary is sought given the nature of the existing quarrying activities undertaken and modified nature of the environment. [Refer to original submission for full reason, including attachments]	Seeks that the coastal environment line as it relates to Horokiwi is amended. [Refer to original submission, including figure and attachments]
General District wide Matters / Coastal Environment / General CE	Poneke Architects	292.4	Oppose	Opposes the Coastal Environment provisions as these are too broad and will effectively stop development in Wellington.	Delete the Coastal Environment chapter in its entirety. [Inferred decision requested]

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General District wide Matters / Coastal Environment / General CE	Yvonne Weeber	340.19	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain the 'Coastal Environment' chapter as notified.
General District wide Matters / Coastal Environment / General CE	Yvonne Weeber	340.20	Amend	Considers that the Introduction to the Coastal Environment chapter should be amended to include coastal hazards of storm surges and storm events. It is not only sea level rise that is causing coastal inundation but storm surges and storm events that are increasing due to climate change.	Amend the Introduction to the Coastal Environment chapter as follows: Coastal Hazards Wellington City's coastal environment is susceptible to a range of coastal hazards, which are mapped as Coastal Hazard Overlays. These include: 1. Tsunami; 2. Coastal inundation including sea level rise, storm surges and storm events.
General District wide Matters / Coastal Environment / General CE	Yvonne Weeber	340.21	Oppose	Activities related to mining and quarrying within the coastal environment mentioned in CE-P9 are opposed.	Seeks that Mining and quarrying activities within the coastal environment not be permitted. [Inferred decision requested]
General District wide Matters / Coastal Environment / General CE	Yvonne Weeber	340.22	Oppose	Mining and quarrying activities within the coastal environment mentioned in CE-R10 and CE-R11 are opposed.	Not specified
General District wide Matters / Coastal Environment / General CE	Royal Forest and Bird Protection Society	345.290	Support in part	General comment on all rules - Notes policy 13 NZCPS requires that significant adverse effects are avoided in all natural character areas in the coastal environment, not only high natural character. As such, for any rule that applies to areas of high natural character, Forest & Bird seeks that it applies in any area of natural character.	Amend all rules to refer to all areas of "natural character", not only areas of "high natural character".
General District wide Matters / Coastal Environment / General CE	Argosy Property No. 1 Limited	383.74	Support in part	Notes there is significant existing investment in the Wellington CBD which is subject to the coastal hazards overlays and this is not recognised in the Introduction. Argosy supports the Introduction to the extent that it takes an adaptation approach to coastal hazards. Retreat from the Wellington CBD is unlikely to occur, and therefore it would be more appropriate for the Proposed Plan to anticipate a protection or adaptation approach to climate change hazards. Amendment is required to help reconcile these provisions with the strategic direction and City Centre zone provisions above. The Introduction also includes a proposed Coastal Hazard Overlay Hazard Ranking table. This table includes tsunamis with a 1:100 year scenario inundation extent as High. The High risk Coastal Hazard Tsunami Overlay covers a large part of the CBD, and the Medium and Low risk areas extend marginally further than the High risk area. Due to the nature of a tsunami, with high impact but low probability, it is considered that the greatest risk rating should be Medium	Amend the Introduction to the Coastal Environment as follows: Amend the Introduction to recognise that there is significant existing investment in the Wellington CBD and an adaptation and protection approach is needed to manage coastal hazards in this area. Argosy seeks for the Coastal Hazard Overlay Hazard Ranking table to be retained as notified subject to the following change: Tsunami – 1:100 year scenario inundation extent = High <u>Medium</u>
General District wide Matters / Coastal Environment / General CE	CentrePort Limited	402.111	Oppose	Opposes structure of dealing with Natural Hazards. Considers that the structure of managing Natural Hazards is confusing. There are Natural Hazards provisions in the infrastructure chapter as well as Natural Hazards chapter, while coastal hazards are in the Coastal Environment Chapter. For CentrePort related matters you potentially have to look at all three. This is considered inefficient and could lead to duplication. Of the hazards listed CentrePort has fault hazard, liquefaction, coastal inundation and tsunami (high) risk.	Seeks that plan is amended so all Natural Hazards requirements are included in one chapter.
General District wide Matters / Coastal Environment / General CE	CentrePort Limited	402.112	Amend	Opposes structure of dealing with Natural Hazards. Considers that the structure of managing Natural Hazards is confusing. There are Natural Hazards provisions in the infrastructure chapter as well as Natural Hazards chapter, while coastal hazards are in the Coastal Environment Chapter. For CentrePort related matters you potentially have to look at all three. This is considered inefficient and could lead to duplication. Of the hazards listed CentrePort has fault hazard, liquefaction, coastal inundation and tsunami (high) risk.	Seeks that plan is amended so all Natural Hazards requirements are included in one chapter.

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General District wide Matters / Coastal Environment / General CE	CentrePort Limited	402.113	Amend	Considers that there are also objectives and policies relating to the Port Zone which are relevant to the Coastal Environment chapter.	Amend explanatory statement in the introduction of the Coastal Environment chapter as follows: Provisions relating to infrastructure within the coastal environment are located in the INF-CE sub-chapter <u>and in the Special Purpose Port Zone</u> . The provisions in the INF-CE chapter apply in addition to the general provisions of the infrastructure chapter.
General District wide Matters / Coastal Environment / General CE	CentrePort Limited	402.114	Support in part	Considers that there are also objectives and policies relating to the Port Zone which are relevant to the Coastal Environment chapter.	Retain the explanatory statement in the introduction of the Coastal Environment chapter, with amendment.
General District wide Matters / Coastal Environment / General CE	Oyster Management Limited	404.30	Oppose in part	Opposes the Proposed Plan in part.	Seeks that the Proposed District Plan recognises the benefits of existing investment in the CBD in relation to natural hazards and coastal hazards.
General District wide Matters / Coastal Environment / General CE	Oyster Management Limited	404.31	Oppose in part	Opposes the Proposed Plan in part.	Seeks that the Proposed District Plan provides consistency in the approach to potentially hazard sensitive activities in the Natural Hazards and Coastal Hazards Overlays.
General District wide Matters / Coastal Environment / General CE	Oyster Management Limited	404.32	Support in part	Supports the Introduction to the extent that it takes an adaptation approach to coastal hazards. [Refer to original submission for full reason] .	Retain CE (Coastal Environment) introduction with amendments.
General District wide Matters / Coastal Environment / General CE	Oyster Management Limited	404.33	Oppose in part	Considers there is significant existing investment in Wellington CBD that is subject to coastal hazard overlays, which is not recognised in the Introduction. Supports the Introduction to the extent it takes an adaption approach to coastal hazards, as retreat from Wellington CBD is unlikely, it would therefore be more appropriate to anticipate protection or adaption approaches to climate change hazards. Considers that amendment is required to align these provisions with the strategic direction and City Centre Zone provisions. Amendment is required to help reconcile these provisions with the strategic direction and City Centre zone provisions. [Refer to original submission for full reason].	Amend CE (Coastal Environment) - Introduction to recognise the significant existing investment in Wellington CBD and an adaption and protection approach is required to manage coastal hazards in the area.
General District wide Matters / Coastal Environment / General CE	Oyster Management Limited	404.34	Amend	Considers there is significant existing investment in Wellington CBD that is subject to coastal hazard overlays, which is not recognised in the Introduction. Supports the Introduction to the extent it takes an adaption approach to coastal hazards, as retreat from Wellington CBD is unlikely, it would therefore be more appropriate to anticipate protection or adaption approaches to climate change hazards. Considers that amendment is required to align these provisions with the strategic direction and City Centre Zone provisions. Amendment is required to help reconcile these provisions with the strategic direction and City Centre zone provisions. [Refer to original submission for full reason].	Amend CE (Coastal Environment) - Introduction to recognise the significant existing investment in Wellington CBD and an adaption and protection approach is required to manage coastal hazards in the area.

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General District wide Matters / Coastal Environment / General CE	Oyster Management Limited	404.35	Amend	<p>Considers that the hazard ratings for the tsunami risk events in the Coastal Hazard Overlay table in CE - Introduction should be amended due to the high impact, low probability nature of tsunami hazards. Considers the greatest risk rating for a tsunami event should be Medium.</p> <p>Considers that the hazard overlays are wide ranging in terms of risk and feasible approaches to mitigate that risk.</p> <p>By including all the Inundation and Tsunami overlays together, the Proposed Plan applies the same risk and mitigation approach to Inundation and Tsunami. This is inappropriate because the risk of tsunami cannot be mitigated and the probability of tsunami is low compared to Coastal Inundation.</p>	<p>Amend Coastal Hazard Overlay table in CE - Introduction as follows:</p> <p>Tsunami - 1:100 year scenario inundation extent: High <u>Medium</u></p> <p>...</p> <p>Tsunami - 1:500 year scenario inundation extent: Medium <u>Low</u></p> <p>...</p> <p>Tsunami - 1:1000 year scenario inundation extent: Low</p>
General District wide Matters / Coastal Environment / General CE	Wellington International Airport Ltd	406.284	Support in part	<p>Supports the recognition afforded to Wellington International Airport within the introductory text.</p> <p>Considers that the introductory text should also reference the relevant enabling provisions within the NZCPS relating to the operational and functional needs of infrastructure.</p> <p>The area of Natural Open Space Zone between Lyall Bay and Moa Point is highly modified and includes an extensive seawall that is located within the coastal margin. This wall protects regionally significant infrastructure from coastal erosion, including the WCC wastewater network and Wellington International Airport. It also protects Moa Point Road. As per the approach used for the Port and City Centre Zone, the relevant coastal margin provisions should not apply to this area.</p>	<p>Retain Coastal Environment chapter introduction as notified, and seeks amendment.</p>
General District wide Matters / Coastal Environment / General CE	Wellington International Airport Ltd	406.285	Amend	<p>Supports the recognition afforded to Wellington International Airport within the introductory text.</p> <p>Considers that the introductory text should also reference the relevant enabling provisions within the NZCPS relating to the operational and functional needs of infrastructure.</p> <p>The area of Natural Open Space Zone between Lyall Bay and Moa Point is highly modified and includes an extensive seawall that is located within the coastal margin. This wall protects regionally significant infrastructure from coastal erosion, including the WCC wastewater network and Wellington International Airport. It also protects Moa Point Road. As per the approach used for the Port and City Centre Zone, the relevant coastal margin provisions should not apply to this area.</p>	<p>Amend Coastal Environment chapter introduction as follows:</p> <p>...</p> <p>The coastal and riparian margin provisions do not apply in highly modified areas like the <u>Airport Zone, Port Zone, or the City Centre Zone, or the area of Natural Open Space Zone located between Lyall Bay and Moa Point.</u></p> <p>...</p> <p>Any activities within the City Centre Zone or are associated with the Wellington Airport, operational port activities, passenger port facilities and rail activities are assessed against their own specific objectives, policies and rules <u>contained in Part 3</u>. This is in recognition of the social and economic benefits these activities have and that their position in the City is largely fixed <u>as well as the policy directives of the NZCPS and RPS that recognise and provide for the functional and operational needs of infrastructure.</u></p> <p>...</p>
General District wide Matters / Coastal Environment / General CE	Wellington International Airport Ltd	406.286	Oppose	<p>Submitter acknowledges its siting within the coastal environment, as defined by the NZCPS and the Greater Wellington Regional Policy Statement.</p> <p>Submitter expresses concern that the complex relationship between the Coastal Environment, Infrastructure and Airport Zone provisions creates an inefficient consenting pathway for airport and airport related activities.</p>	<p>Opposes the Coastal Environment overlay at the Airport Zone.</p>

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General District wide Matters / Coastal Environment / General CE	Wellington International Airport Ltd	406.287	Amend	<p>Submitter acknowledges its siting within the coastal environment, as defined by the NZCPS and the Greater Wellington Regional Policy Statement.</p> <p>Submitter expresses concern that the complex relationship between the Coastal Environment, Infrastructure and Airport Zone provisions creates an inefficient consenting pathway for airport and airport related activities.</p>	Seeks that the Coastal Environment overlay is removed from the Airport Zone.
General District wide Matters / Coastal Environment / General CE	Wellington International Airport Ltd	406.288	Amend	<p>Submitter acknowledges its siting within the coastal environment, as defined by the NZCPS and the Greater Wellington Regional Policy Statement.</p> <p>Submitter expresses concern that the complex relationship between the Coastal Environment, Infrastructure and Airport Zone provisions creates an inefficient consenting pathway for airport and airport related activities.</p>	Seeks that the relationship and consenting pathway for activities within the coastal environment (insofar as they relate to activities undertaken within the Airport Zone) are enabled, streamlined and reflective of the existing environment.
General District wide Matters / Coastal Environment / General CE	Wellington International Airport Ltd	406.289	Amend	<p>Considers that the Coastal Environment chapter unnecessarily duplicates controls found elsewhere in the PDP.</p> <p>[See original submission for full reason]</p>	Seeks that the coastal environment chapter and the associated infrastructure within the coastal environment chapter should be reworked to focus on effects that specifically relate to the coastal environment and have not already been addressed, or cannot otherwise be addressed, by the underlying land use zone.
General District wide Matters / Coastal Environment / General CE	Wellington International Airport Ltd	406.290	Amend	<p>Considers that the Coastal Environment chapter unnecessarily duplicates controls found elsewhere in the PDP.</p> <p>[See original submission for full reason]</p>	Seeks that the coastal environment chapter is amended to give effect to all relevant parts of the NZCPS, including those provisions that recognise the functional and operational requirements of activities (such as infrastructure) to locate within these areas and the associated management of effects.
General District wide Matters / Coastal Environment / General CE	Wellington International Airport Ltd	406.291	Amend	<p>Considers that tsunami hazard response within existing urban areas requires a broader management response that is best managed collectively by emergency management groups such as Civil Defence.</p> <p>The PDP's approach to tsunami management is cumbersome, particularly for large lifeline utilities like WIAL who have extensive emergency management plans and procedures in place, as well as CDEM requirements to remain operational during a civil defence emergency. The relevant coastal hazard policies and methods that apply to the site therefore have limited utility and will generate unnecessary resource consent requirements for matters that are otherwise already considered by WIAL during the design and development phase of activities within the zone.</p> <p>[See original submission for full reason]</p>	Seeks that coastal hazard overlays are amended to focus only on coastal inundation hazards.
General District wide Matters / Coastal Environment / General CE	Wellington International Airport Ltd	406.292	Amend	<p>Considers that tsunami hazard response within existing urban areas requires a broader management response that is best managed collectively by emergency management groups such as Civil Defence.</p> <p>The PDP's approach to tsunami management is cumbersome, particularly for large lifeline utilities like WIAL who have extensive emergency management plans and procedures in place, as well as CDEM requirements to remain operational during a civil defence emergency. The relevant coastal hazard policies and methods that apply to the site therefore have limited utility and will generate unnecessary resource consent requirements for matters that are otherwise already considered by WIAL during the design and development phase of activities within the zone.</p> <p>[See original submission for full reason]</p>	Amend the Coastal Environment Chapter to apply coastal tsunami hazard provisions only to new Greenfield developments.

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General District wide Matters / Coastal Environment / General CE	Fabric Property Limited	425.32	Oppose in part	<p>There is significant existing investment in the Wellington CBD which is subject to the coastal hazards overlays, and it is important that the risks from coastal hazards are appropriately addressed.</p> <p>supports the Introduction to the extent that it takes an adaptation approach to coastal hazards. Retreat from the Wellington CBD is unlikely to occur, and therefore it would be more appropriate for the Proposed Plan to anticipate a protection or adaptation approach to climate change hazards. Amendment is required to help reconcile these provisions with the strategic direction and City Centre zone provisions above.</p> <p>The Introduction also includes a proposed Coastal Hazard Overlay Hazard Ranking table. This table includes tsunamis with a 1:100 year scenario inundation extent as High. The High risk Coastal Hazard Tsunami Overlay covers a large part of the CBD, and the Medium and Low risk areas extend marginally further than the High risk area. Due to the nature of a Tsunami, with high impact but low probability, it is considered that the greatest risk rating should be Medium.</p>	<p>Seeks that the introduction to the Coastal Environment introduction is amended to recognise that there is significant existing investment in the Wellington CBD and an adaptation and protection approach is needed to manage coastal hazards in this area.</p> <p>Amend the Coastal Hazard Overlay Hazard Ranking table as follows: Tsunami – 1:100 year scenario inundation extent = High <u>Medium</u></p>
General District wide Matters / Coastal Environment / General CE	Guardians of the Bays	452.18	Support	Supports the Coastal Environment Chapter.	Retain the Coastal Environment Chapter with amendment.
General District wide Matters / Coastal Environment / General CE	Guardians of the Bays	452.19	Amend	Considers an amendment to the introduction to include coastal hazards of storm surges and storm events. It is not only sea level rise that is causing coastal inundation but storm surges and storm events that are increasing due to climate change.	Amend Introduction to the Coastal Environment chapter as follows: Coastal Hazards- Wellington City's coastal environment is susceptible to a range of coastal hazards, which are mapped as Coastal Hazard Overlays. These include: 1. Tsunami; 2. Coastal inundation including sea level rise, <u>storm surges and storm events.</u>
General District wide Matters / Coastal Environment / New CE	Royal Forest and Bird Protection Society	345.291	Amend	Considers the plan does not appear to include provisions to give effect to policy 13(1)(b) NZCPS. Seeks new objective, policy, and rules to protect areas of outstanding natural character in the coastal environment, in accordance with policy 13 NZCPS.	Add new objective CE-OX, policy CE-PX, and rule CE-RX to give effect to policy 13(1)(b) of the NZ Coastal Policy Statement to protect areas of outstanding natural character in the coastal environment.
General District wide Matters / Coastal Environment / New CE	Royal Forest and Bird Protection Society	345.292	Amend	Seeks a new policy for outstanding natural character in the coastal environment to give effect to policy 13(1)(a) NZCPS. We also seek rules to give effect to that policy. Considers this section of the plan should also deal with areas of outstanding natural character in the landward coastal environment. It does not appear to be dealt with in the Natural Character chapter, which is only about rivers and riparian margins.	Add new policy CE-PX and rule CE-Rx to give effect to policy 13(1)(a) of the NZ Coastal Policy statement with regarding to outstanding natural character in the coastal environment and landward coastal environment.
General District wide Matters / Coastal Environment / New CE	Royal Forest and Bird Protection Society	345.293	Amend	Seeks a new policy to give effect to policy 11 outside of SNAs. Notes that policy 11 is partially given effect to in the coastal environment by way of the ECO chapter policies, however, those policies only apply to identified SNAs. There may be other areas in the coastal environment, particularly within areas of natural character, that have biodiversity that is required to be protected under policy 11. Therefore considers a separate policy is required to ensure that policy 11 is given effect to in these areas.	Add new policy CE-PX to give effect to policy 11 of the NZ Coastal Policy Statement outside Significant Natural Areas and within the coastal environment.
General District wide Matters / Coastal Environment / New CE	Wellington International Airport Ltd	406.293	Amend	<p>Opposes this rule insofar as it relates to the existing seawall located between Lyaill Bay and Moa Point.</p> <p>Considers that the rule should only be applicable to new hard engineering structures. The ongoing upgrade, maintenance and repair of existing hard engineering structures that protect existing regionally significant infrastructure should be permitted, as WIAL has provided for in the underlying Natural Open Space Zone.</p> <p>[See paragraphs 4.40 to 4.45 of original submission for full reason]</p>	<p>Add new rule in Coastal Environment chapter as follows:</p> <p><u>CE – R24A Hard engineering measures in the high coastal hazard area for regionally significant infrastructure</u></p> <p><u>1. Activity Status: Permitted</u></p>

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General District wide Matters / Coastal Environment / New CE	Te Rūnanga o Toa Rangatira	488.57	Amend	Considers that the Coastal Environment chapter could specifically recognise and protect significant cultural infrastructure, such as coastal marae, and the impacts that marae communities may face.	Add new objective in the Coastal Environment chapter as follows: <u>Reduce the susceptibility of significant cultural property, infrastructure and associated communities from damage by coastal hazards.</u>
General District wide Matters / Coastal Environment / CE-O1	Meridian Energy Limited	228.100	Oppose in part	Considers that together with the description of the natural character of the coastal environment along Raukawa Moana in Schedule SCHED10, Objective CE-O1 (Coastal environment) fails to acknowledge the presence of the existing modifications (including buildings and structures) made by the West Wind and Mill Creek wind farms. Seeks amendments to more accurately describe the modified natural character of these parts of the coastal environment in SCHED10 (Outstanding Natural Features and Landscapes), in the description of the coastal environment in Chapter CE Coastal Environment and in the objectives of Chapter CE Coastal Environment, including CE-O1.	Retain Objective CE-O1 (Coastal environment) with amendment to acknowledge the presence of the built structures in the West Wind and Mill Creek wind farms:
General District wide Matters / Coastal Environment / CE-O1	Meridian Energy Limited	228.101	Amend	Considers that together with the description of the natural character of the coastal environment along Raukawa Moana in Schedule SCHED10 (Outstanding Natural Features and Landscapes), Objective CE-O1 (Coastal environment) fails to acknowledge the presence of the existing modifications (including buildings and structures) made by the West Wind and Mill Creek wind farms. Seeks amendments to more accurately describe the modified natural character of these parts of the coastal environment in SCHED10, in the description of the coastal environment in Chapter CE Coastal Environment and in the objectives of Chapter CE Coastal Environment, including CE-O1.	Amend Objective CE-O1 (Coastal environment) to read as follows (or similar) to acknowledge the presence of the built structures in the West Wind and Mill Creek wind farms: The natural character and qualities that contribute to the natural character within the landward extent of the coastal environment are maintained and, where appropriate, restored or enhanced, <u>recognising the presence of existing renewable electricity generation activities and the importance of the renewable electricity generation resource in the coastal environment.</u>
General District wide Matters / Coastal Environment / CE-O1	Meridian Energy Limited	228.102	Amend	Considers that together with the description of the natural character of the coastal environment along Raukawa Moana in Schedule SCHED10 (Outstanding Natural Features and Landscapes), Objective CE-O1 (Coastal environment) fails to acknowledge the presence of the existing modifications (including buildings and structures) made by the West Wind and Mill Creek wind farms. Seeks amendments to more accurately describe the modified natural character of these parts of the coastal environment in SCHED10, in the description of the coastal environment in Chapter CE Coastal Environment and in the objectives of Chapter CE Coastal Environment, including CE-O1.	Add into the Chapter CE Coastal Environment or Chapter REG Renewable Electricity Generation, as a second option to amending Objective CE-O1, a new separate objective that acknowledges the presence of and recognises the benefits of the existing wind farms within the coastal environment and within the backdrop to the mapped coastal environment as follows (or similar to achieve the same outcome): <u>Objective [XX-O1]:</u> <u>The benefits of the existing wind farms along Wellington's coastline are recognised and their generation capacity is optimised.</u>
General District wide Matters / Coastal Environment / CE-O1	Horokiwi Quarries Ltd	271.43	Support	Supports Objective CE-O1 .	Retain CE-O1 (Coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-O1	Royal Forest and Bird Protection Society	345.294	Support	Supports this objective. However, the policies do not give effect to it, as they are limited to areas of high natural character only. Seeks that the policies give effect to this objective.	Retain CE-O1 (Coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-O1	Greater Wellington Regional Council	351.196	Support in part	Support the intent of Objective CE-O1 to preserve and protect natural character ratings across the landward extent of the coastal environment.	Retain provision, subject to amendments, as outlined other submission points.

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General District wide Matters / Coastal Environment / CE-O1	Greater Wellington Regional Council	351.197	Amend	<p>Considers that rather than just in high natural character areas/sites of high natural character; this approach gives effect to the intent of NZCPS Policy 13(1)(b). However, we request amendments to the wording of Objective CE-O1 to be more aligned with NZCPS Policies 13 and 14 consistently across the PDP, as provided in the requested amendments. This is important as ‘preserved’ and ‘protected’ are the terms used in NZCPS Policy 13 and section 6(a) of the RMA and are more directive than the term ‘maintained’ in terms of the outcome to be achieved.</p> <p>The submitter notes that the outcome of Objective CE-O1 cannot currently be achieved by the plan provisions, given natural character ratings have not been scheduled at the area scale across the full extent of the coastal environment. The relevant policies (such as CE-P5) also do not seek to manage the effects of development on natural character values across the full extent of the landward coastal environment. Mapping and scheduling area scale natural character ratings will ensure the appropriate plan provisions are included in the approach to ensure CE-O1 can be achieved and the provisions better give effect to NZCPS Policy 13(1)(b).</p>	<p>Seeks to amend to align with NZCPS Policies 13 and 15, specifically to reflect the requirement to “preserve” and “protect” natural character as follows.</p> <p>The natural character and qualities that contribute to the natural character within the landward extent of the coastal environment are maintained <u>preserved and protected</u> and, where appropriate, restored or enhanced <u>rehabilitated</u>.</p>
General District wide Matters / Coastal Environment / CE-O1	Greater Wellington Regional Council	351.198	Amend	<p>Considers that rather than just in high natural character areas/sites of high natural character; this approach gives effect to the intent of NZCPS Policy 13(1)(b). However, we request amendments to the wording of Objective CE-O1 to be more aligned with NZCPS Policies 13 and 14 consistently across the PDP, as provided in the requested amendments. This is important as ‘preserved’ and ‘protected’ are the terms used in NZCPS Policy 13 and section 6(a) of the RMA and are more directive than the term ‘maintained’ in terms of the outcome to be achieved.</p> <p>The submitter notes that the outcome of Objective CE-O1 cannot currently be achieved by the plan provisions, given natural character ratings have not been scheduled at the area scale across the full extent of the coastal environment. The relevant policies (such as CE-P5) also do not seek to manage the effects of development on natural character values across the full extent of the landward coastal environment. Mapping and scheduling area scale natural character ratings will ensure the appropriate plan provisions are included in the approach to ensure CE-O1 can be achieved and the provisions better give effect to NZCPS Policy 13(1)(b).</p>	Seeks this includes any other consequential amendments required.
General District wide Matters / Coastal Environment / CE-O1	WCC Environmental Reference Group	377.221	Amend	Considers that it is important to ensure that, in the midst of an ecological emergency, the default attitude towards environmental protection is one of restoration.	<p>Amend CE-O1 (Coastal environment) as follows:</p> <p>“The natural character and qualities that contribute to the natural character within the landward extent of the coastal environment are maintained and, <u>where possible</u>, restored or enhanced”.</p>
General District wide Matters / Coastal Environment / CE-O1	Director-General of Conservation	385.58	Support in part	Supports CE-O1, however would request the addition of the word ‘rehabilitated’ to ensure the objective is in line with Policy 14 of the NZCPS which promotes either restoration or rehabilitation of the natural character of the coastal environment.	Supports objective CE-O1 (Coastal environment) in part, but seeks amendment.
General District wide Matters / Coastal Environment / CE-O1	Director-General of Conservation	385.59	Amend	Supports CE-O1, however would request the addition of the word ‘rehabilitated’ to ensure the objective is in line with Policy 14 of the NZCPS which promotes either restoration or rehabilitation of the natural character of the coastal environment.	<p>Amend objective CE-O1 (Coastal environment) as follows:</p> <p>The natural character and qualities that contribute to the natural character within the landward extent of the coastal environment are maintained and, where appropriate, restored, <u>rehabilitated</u>, or enhanced.</p>
General District wide Matters / Coastal Environment / CE-O1	Wellington International Airport Ltd	406.294	Support in part	Supports this objective to the extent that the natural character is recognised and addressed in the underlying land use zone and thus do not require an additional level of control within this chapter and other plan provisions recognise the importance of regionally significant infrastructure and the need to adversely affect natural character for operational or functional reasons.	Supports CE-O1 (Coastal Environment) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-O1	Wellington International Airport Ltd	406.295	Amend	Supports this objective to the extent that the natural character is recognised and addressed in the underlying land use zone and thus do not require an additional level of control within this chapter and other plan provisions recognise the importance of regionally significant infrastructure and the need to adversely affect natural character for operational or functional reasons.	Seeks that CE-O1 (Coastal Environment) is amended to be reworked to focus on effects that specifically relate to the coastal environment and have not already been addressed, or cannot otherwise be addressed, by the underlying land use zone. [Inferred Decision Requested]
General District wide Matters / Coastal Environment / CE-O1	Wellington International Airport Ltd	406.296	Amend	Supports this objective to the extent that the natural character is recognised and addressed in the underlying land use zone and thus do not require an additional level of control within this chapter and other plan provisions recognise the importance of regionally significant infrastructure and the need to adversely affect natural character for operational or functional reasons.	Seeks that CE-O1 (Coastal Environment) is amended to ensure the provisions give effect to all relevant parts of the NZCPS, including those provisions that recognise the functional and operational requirements of activities (such as infrastructure) to locate within these areas and the associated management of effects. [Inferred Decision Requested]
General District wide Matters / Coastal Environment / CE-O1	Te Rūnanga o Toa Rangatira	488.58	Support in part	Supports the chapter as it has good provisions which incorporate the protection of the coastal environment and protection from Coastal Hazards.	Retain CE-O1 (Coastal Environment) as notified, subject to amendments in subsequent submission points
General District wide Matters / Coastal Environment / CE-O2	Meridian Energy Limited	228.103	Support in part	Considers that these [natural character areas] are identified in Schedule SCHED12 (High Coastal Natural Character Areas) as 'high' and 'very high'. There are no West Wind or Mill Creek wind farm turbines within the mapped overlays of 'high' or 'very high' coastal natural character but the wind farm structures are part of the visible backdrop to these 'high coastal natural character areas'. Considers the presence of these visible large structures needs to be acknowledged as existing and should not be considered inappropriate development. Considers the focus of Objective CE-O2 (High coastal natural character areas) should be on avoiding inappropriate subdivision, use and development within the mapped 'high coastal natural character areas'.	Retain Objective CE-O2 (High coastal natural character areas) with amendment to acknowledge and recognise the existing West Wind and Mill Creek wind farms as legitimate, authorised and appropriate existing development established within the backdrop to areas of identified 'high coastal natural character':
General District wide Matters / Coastal Environment / CE-O2	Meridian Energy Limited	228.104	Amend	Considers that these [natural character areas] are identified in Schedule SCHED12 (High Coastal Natural Character Areas) as 'high' and 'very high'. There are no West Wind or Mill Creek wind farm turbines within the mapped overlays of 'high' or 'very high' coastal natural character but the wind farm structures are part of the visible backdrop to these 'high coastal natural character areas'. Considers the presence of these visible large structures needs to be acknowledged as existing and should not be considered inappropriate development. Considers the focus of Objective CE-O2 (High coastal natural character areas) should be on avoiding inappropriate subdivision, use and development within the mapped 'high coastal natural character areas'.	Amend Objective CE-O2 (High coastal natural character areas) in the following manner (or similar) or otherwise amend the Chapter CE Coastal Environment objectives to acknowledge and recognise the existing West Wind and Mill Creek wind farms as legitimate, authorised and appropriate existing development established within the backdrop to areas of identified 'high coastal natural character': The identified characteristics and values of areas of high coastal natural character areas in the landward extent of the coastal environment are preserved and protected from inappropriate subdivision, use and development <u>occurring within the mapped high coastal natural character areas</u> .
General District wide Matters / Coastal Environment / CE-O2	Royal Forest and Bird Protection Society	345.295	Support in part	Considers that in order to give effect to NZCPS policy 13, this policy cannot be limited to areas of high natural character only. Seeks amendment to apply to all natural character in the landward extent of the coastal environment. Considers it also should not be limited to identified values. SCHED 12 provides only a very small amount of information about the values, and cannot be the basis for assessing protection. We therefore seek that reference to 'identified' values is deleted from this objective and all other provisions in this chapter. Considers SCHED 12 could be expanded to include a lot more detail on the values present.	Amend CE-O2 (High coastal natural character areas): The identified characteristics and values of areas of high coastal natural character areas in the landward extent of the coastal environment are preserved and protected from inappropriate subdivision, use and development.
General District wide Matters / Coastal Environment / CE-O2	Greater Wellington Regional Council	351.199	Amend	Supports WCC's approach to protecting high natural character values in CEO2	Retain provision, subject to amendments, as outlined other submission points.
General District wide Matters / Coastal Environment / CE-O2	Greater Wellington Regional Council	351.200	Amend	Considers to give effect to NZCPS Policy 13(1)(b), natural character is also required to be preserved "in all other areas of the coastal environment", rather than just sites of high natural character in isolation.	Amend CE-O2 (High coastal natural character areas) to refer to sites of natural character, in addition to areas of high natural character as per requested drafting as follows: High Coastal natural character areas <u>Adverse effects on identified characteristics and values of sites and areas of high coastal natural character in the landward extent of the coastal environment are avoided.</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-O2	WCC Environmental Reference Group	377.222	Support	Supports as the objective will benefit the coastal environment.	Retain CE-O2 (High coastal natural character areas) as notified.
General District wide Matters / Coastal Environment / CE-O2	Director-General of Conservation	385.60	Support	Supports proposed Objective CE-O2 (High coastal natural character areas).	Retain objective CE-O2 (High coastal natural character areas) as notified.
General District wide Matters / Coastal Environment / CE-O2	Te Rūnanga o Toa Rangatira	488.59	Support in part	Supports the chapter as it has good provisions which incorporate the protection of the coastal environment and protection from Coastal Hazards.	Retain CE-O2 (High natural character areas) as notified, subject to amendments in subsequent submission points
General District wide Matters / Coastal Environment / CE-O3	Royal Forest and Bird Protection Society	345.296	Support	Supports the objective.	Retain CE-O3 (Coastal margins and riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-O3	WCC Environmental Reference Group	377.223	Support	Supports as the objective will benefit the coastal environment.	Retain CE-O3 (Coastal margins and riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-O3	Director-General of Conservation	385.61	Support	Supports proposed Objective CE-O3 (Coastal margins and riparian margins).	Retain objective CE-O3 (Coastal margins and riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-O3	Wellington International Airport Ltd	406.297	Support in part	Supports this objective to the extent that the protection of coastal margins are addressed in the underlying land use zone and thus do not require an additional level of control within this chapter and other plan provisions recognise the importance of regionally significant infrastructure and the need to adversely affect natural character for operational or functional reasons.	Supports CE-O3 (Coastal Margins and riparian margins) and seeks amendment.
General District wide Matters / Coastal Environment / CE-O3	Wellington International Airport Ltd	406.298	Amend	Supports this objective to the extent that the protection of coastal margins are addressed in the underlying land use zone and thus do not require an additional level of control within this chapter and other plan provisions recognise the importance of regionally significant infrastructure and the need to adversely affect natural character for operational or functional reasons.	Seeks that CE-O3 (Coastal Margins and riparian margins) is amended to be reworked to focus on effects that specifically relate to the coastal environment and have not already been addressed, or cannot otherwise be addressed, by the underlying land use zone. [Inferred decision requested] [See paragraphs 4.48 and 4.49 of the original submission].
General District wide Matters / Coastal Environment / CE-O3	Wellington International Airport Ltd	406.299	Amend	Supports this objective to the extent that the protection of coastal margins are addressed in the underlying land use zone and thus do not require an additional level of control within this chapter and other plan provisions recognise the importance of regionally significant infrastructure and the need to adversely affect natural character for operational or functional reasons.	Seeks that CE-O3 (Coastal Margins and riparian margins) is amended to ensure the provisions give effect to all relevant parts of the NZCPS, including those provisions that recognise the functional and operational requirements of activities (such as infrastructure) to locate within these areas and the associated management of effects. [Inferred decision requested] [See paragraphs 4.48 and 4.49 of the original submission].
General District wide Matters / Coastal Environment / CE-O3	Te Rūnanga o Toa Rangatira	488.60	Support in part	Supports the chapter as it has good provisions which incorporate the protection of the coastal environment and protection from Coastal Hazards.	Retain CE-O3 (Coastal margins and riparian margins) as notified, subject to amendments in subsequent submission points
General District wide Matters / Coastal Environment / CE-O4	Royal Forest and Bird Protection Society	345.297	Support	Supports the objective.	Retain CE-O4 (Customary Harvesting) as notified.
General District wide Matters / Coastal Environment / CE-O4	WCC Environmental Reference Group	377.224	Support	Supports as the objective will benefit the coastal environment. Particularly supports giving effect to Wellington City Council's Te Tiriti obligations.	Retain CE-O4 (Customary Harvesting) as notified.
General District wide Matters / Coastal Environment / CE-O4	Te Rūnanga o Toa Rangatira	488.61	Support in part	Supports the chapter as it has good provisions which incorporate the protection of the coastal environment and protection from Coastal Hazards.	Retain CE-O4 (Customary harvesting) as notified, subject to amendments in subsequent submission points
General District wide Matters / Coastal Environment / CE-O5	Fire and Emergency New Zealand	273.132	Support	Supports this objective to reduce risk to people, property, and infrastructure. FENZ acknowledges there are existing fire stations located within the Coastal Hazard Areas and that any development of these would be subject to provisions within this chapter.	Retain CE-O5 (Risk from coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-O5	Royal Forest and Bird Protection Society	345.298	Support in part	Considers this objective should not only refer to increased risk to people, property and infrastructure and should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected.	Amend CE-O5 (Risk from coastal hazards): Subdivision, use and development in the Coastal Hazard Overlays reduces or does not increase the risk to people, property, and infrastructure, <u>natural character, natural landscape, and biodiversity values.</u>

General District wide Matters / Coastal Environment

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-05	Greater Wellington Regional Council	351.201	Amend	Considers amendments appropriate to bring the policy in line with the Objectives 19 and 20 and Policies 51 and 52 in Proposed RPS Change 1.	Seeks to amend wording of CE-05 (Risk from coastal hazards): Subdivision, use and development in the Coastal Hazard Overlays minimises reduces or does not increase the risk to people, property, and infrastructure.
General District wide Matters / Coastal Environment / CE-05	WCC Environmental Reference Group	377.225	Support	Supports as the objective will benefit the coastal environment.	Retain CE-05 (Risk from coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-05	Argosy Property No. 1 Limited	383.75	Support	Supports the objective in that it enables subdivision, use and development in Coastal Hazard overlays that does not increase the risk to people, property, and infrastructure	Retain CE-05 (Risk from coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-05	Kāinga Ora Homes and Communities	391.246	Support in part	Objective CE-05 is partially supported and an amendment is sought.	Supports Objective CE-05 (Risk from coastal hazards) with amendment.
General District wide Matters / Coastal Environment / CE-05	Kāinga Ora Homes and Communities	391.247	Amend	Considers that CE-05 should be amended to better identify the effects of new subdivision, use and development may have on the existing environment. It is sought the word "new" is added to this objective to recognise the additional impact that only new subdivision, use and development has on the existing environment.	Amend Objective CE-05 (Risk from coastal hazards) as follows: <u>New</u> Subdivision, use and development in the Coastal Hazard Overlays reduces or does not increase the risk to people, property, and infrastructure.
General District wide Matters / Coastal Environment / CE-05	Oyster Management Limited	404.36	Support	Supports this objective to the extent that it enables subdivision, use, and development in the Coastal Hazard overlays that does not increase the risk to people, property, or infrastructure.	Retain CE-05 (Risks from coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-05	Investore Property Limited	405.41	Support	Supports the objective.	Retain CE-05 (Risk from coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-05	Wellington International Airport Ltd	406.300	Oppose	Opposes CE-05. Considers that the risks from natural hazards should be avoided where they are intolerable. This concept should be brought into this policy and acknowledges that people, activities, property and infrastructure have varying levels of coastal hazard tolerance. [See paragraph 4.46 to 4.49 and 4.85 to 4.92 of original submission for full reason]	Opposes CE-05 (Risk from coastal hazards) and seeks amendment.
General District wide Matters / Coastal Environment / CE-05	Wellington International Airport Ltd	406.301	Oppose	Opposes CE-05. Considers that the risks from natural hazards should be avoided where they are intolerable. This concept should be brought into this policy and acknowledges that people, activities, property and infrastructure have varying levels of coastal hazard tolerance. [See paragraph 4.46 to 4.49 and 4.85 to 4.92 of original submission for full reason]	Amend CE-05 (Risk from coastal hazards) as follows: CE-05 Risk from coastal hazards Subdivision, use and development in the Coastal Hazard Overlays <u>do not create an intolerable level of</u> reduces or does not increase the risk to people, property, and infrastructure.
General District wide Matters / Coastal Environment / CE-05	Fabric Property Limited	425.33	Support	Supports CE-05 as notified.	Retain CE-05 (Risk from coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-05	Te Rūnanga o Toa Rangatira	488.62	Support in part	Supports the chapter as it has good provisions which incorporate the protection of the coastal environment and protection from Coastal Hazards.	Retain CE-05 (Risk from coastal hazards) as notified, subject to amendments in subsequent submission points
General District wide Matters / Coastal Environment / CE-06	Grant Birkinshaw	52.5	Oppose	Opposes the Coastal Hazard overlay based on Tsunami occurrences. The Tsunami baseline is for CD evacuation procedures and as such is not appropriate in a legal document.	Not specified.
General District wide Matters / Coastal Environment / CE-06	Royal Forest and Bird Protection Society	345.299	Support in part	Considers this objective should not only refer to increased risk to people, property and infrastructure and should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected.	Amend CE-06 (Natural systems and features): Natural systems and features that reduce the susceptibility of people, property, and infrastructure, <u>natural character, natural landscape, and biodiversity values</u> from damage by coastal hazards are created, maintained or enhanced.

General District wide Matters / Coastal Environment

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-06	Greater Wellington Regional Council	351.202	Support	Considers this approach is appropriate.	Retain CE-06 (Natural systems and features) as notified.
General District wide Matters / Coastal Environment / CE-06	WCC Environmental Reference Group	377.226	Support	Supports as the objective will benefit the coastal environment.	Retain CE-06 (Natural systems and features) as notified.
General District wide Matters / Coastal Environment / CE-06	Te Rūnanga o Toa Rangatira	488.63	Support in part	Supports the chapter as it has good provisions which incorporate the protection of the coastal environment and protection from Coastal Hazards.	Retain CE-06 (Natural systems and features) as notified, subject to amendments in subsequent submission points
General District wide Matters / Coastal Environment / CE-07	Yvonne Weeber	340.23	Support	CE-07 is supported, as airport operations should not increase the risk to people, property and infrastructure.	Retain Objective CE-07 (Airport, operational port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-07	Royal Forest and Bird Protection Society	345.300	Support in part	Considers this objective should not only refer to increased risk to people, property and infrastructure and should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected.	Amend CE-07 (Airport, operational port activities, passenger port facilities and rail activities): Airport, operational port activities, passenger port facilities and rail activities are provided for, while also ensuring that subdivision, development and use of land occupied by Airport, operational port activities, passenger port facilities and rail activities do not increase the risk to people, property, and infrastructure, <u>natural character, natural landscape, and biodiversity values.</u>
General District wide Matters / Coastal Environment / CE-07	WCC Environmental Reference Group	377.227	Support	Supports as the objective will benefit the coastal environment.	Retain CE-07 (Airport, operational port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-07	CentrePort Limited	402.115	Support in part	Supports objective, but opposes the structure of the plan managing Natural Hazards as it is confusing. There are Natural Hazards provisions in the infrastructure chapter, the Natural Hazards Chapter as well as this chapter dealing with coastal hazards in the Coastal Environment. For CentrePort related matters you potentially have to look at all three. This is considered inefficient and could lead to duplication. Of the hazards listed CentrePort has fault hazard, liquefaction, coastal inundation and tsunami (high) risk.	Seeks that all Natural Hazards provisions are consolidated in the same place or stronger cross-referencing is provided.
General District wide Matters / Coastal Environment / CE-07	Wellington International Airport Ltd	406.302	Oppose	Considers that the activities listed have operational and functional constraints which ultimately govern the location of these activities, including within areas exposed to natural hazard risk. This objective needs to appropriately recognise this, and consistent with the directive contained within SRCC-02, avoid areas where the risks are intolerable, taking into consideration operational and functional constraints associated with identified activities.	Opposes CE-07 (Airport, operational port activities, passenger port facilities and rail activities) and seeks amendment.
General District wide Matters / Coastal Environment / CE-07	Wellington International Airport Ltd	406.303	Amend	Considers that the activities listed have operational and functional constraints which ultimately govern the location of these activities, including within areas exposed to natural hazard risk. This objective needs to appropriately recognise this, and consistent with the directive contained within SRCC-02, avoid areas where the risks are intolerable, taking into consideration operational and functional constraints associated with identified activities.	Amend CE-07 (Airport, operational port activities, passenger port facilities and rail activities) as follows: Airport, operational port activities, passenger port facilities and rail activities are provided for, while also ensuring that subdivision, development and use of land occupied by Airport, operational port activities, passenger port facilities and rail activities do not <u>create an intolerable level of increase the risk to people, property, and infrastructure.</u>
General District wide Matters / Coastal Environment / CE-07	KiwiRail Holdings Limited	408.99	Support	Supports the objective to provide for operational port activities, passenger port facilities and rail activities while ensuring these activities do not increase the risk to people, property and infrastructure.	Retain CE-07 (Airport, operational port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-07	Guardians of the Bays	452.20	Support	Supports this objective. Considers that Airport operations should not increase the risk to people, property and infrastructure.	Retain CE-07 (Airport, operational port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-07	Te Rūnanga o Toa Rangatira	488.64	Support in part	Supports the chapter as it has good provisions which incorporate the protection of the coastal environment and protection from Coastal Hazards.	Retain CE-07 (Airport, operational port activities, passenger port facilities and rail activities) as notified, subject to amendments in subsequent submission points
General District wide Matters / Coastal Environment / CE-08	Precinct Properties New Zealand Limited	139.19	Support in part	Supports CE-08 (City centre zone) to the extent that it is enabling of development in the city centre.	Retain CE-08 (City Centre Zone) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-08	Royal Forest and Bird Protection Society	345.301	Support in part	Considers this objective should not only refer to increased risk to people, property and infrastructure and should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected.	Amend CE-08 (City Centre Zone): Provide for a range of activities that maintain the vibrancy and vitality of the City Centre Zone, while also ensuring that subdivision, development and use in these areas do not increase the risk to people, property, and infrastructure, natural character, natural landscape, and biodiversity values.
General District wide Matters / Coastal Environment / CE-08	WCC Environmental Reference Group	377.228	Support	Supports as the objective will benefit the coastal environment.	Retain CE-08 (City Centre Zone) as notified.
General District wide Matters / Coastal Environment / CE-08	Argosy Property No. 1 Limited	383.76	Support	Supports the direction of this objective to provide for a range of activities that maintain the vibrancy and vitality of the City Centre zone, while also ensuring that subdivision, development and use in these areas do not increase the risk to people, property, and infrastructure. This is because this objective recognises the economic and social benefits of the significant existing investment in the Wellington CBD. The social and economic benefits that the existing Wellington CBD has and its position in the city is fixed. As we respond and adapt to climate change and other hazard risks, decisions will be made on where retreat occurs and what is protected, but it is anticipated that retreat from the Wellington CBD is unlikely to occur	Retain CE-08 (City Centre Zone) as notified.
General District wide Matters / Coastal Environment / CE-08	Kāinga Ora Homes and Communities	391.248	Support in part	Objective CE-08 is partially supported and an amendment is sought.	Supports Objective CE-08 (City Centre Zone) with amendment.
General District wide Matters / Coastal Environment / CE-08	Kāinga Ora Homes and Communities	391.249	Amend	Considers that CE-05 should be amended to better identify the effects of new subdivision, use and development may have on the existing environment. It is sought the word “new” is added to this objective recognise the additional impact that only new subdivision, use and development has on the existing environment.	Amend Objective CE-08 (City Centre Zone) as follows: Provide for a range of activities that maintain the vibrancy and vitality of the City Centre Zone, while also ensuring that <u>new</u> subdivision, development and use in these areas do not increase the risk to people, property, and infrastructure.
General District wide Matters / Coastal Environment / CE-08	Oyster Management Limited	404.37	Support	Supports the direction of this objective to provide for a range of activities that maintain the vibrancy and vitality of the City Centre zone, while also ensuring that subdivision, development and use in these areas do not increase the risk to people, property, and infrastructure. Considers this is because this objective recognises the economic and social benefits of the significant existing investment in the Wellington CBD. The social and economic benefits that the existing Wellington CBD has and its position in the city is fixed. As we respond and adapt to climate change and other hazard risks, decisions will be made on where retreat occurs and what is protected, but it is anticipated that retreat from the Wellington CBD is unlikely to occur.	Retain CE-08 (City Centre Zone) as notified.
General District wide Matters / Coastal Environment / CE-08	Fabric Property Limited	425.34	Support in part	Fabric supports CE-08 to the extent that it is enabling of development in the city centre. This reflects that the Wellington City Centre is intended to be the primary commercial centre for the wider Wellington region and retreat is not practical or likely.	Retain CE-08 (City Centre Zone) as notified.
General District wide Matters / Coastal Environment / CE-08	Te Rūnanga o Toa Rangatira	488.65	Support in part	Supports the chapter as it has good provisions which incorporate the protection of the coastal environment and protection from Coastal Hazards.	Retain CE-08 (City centre zone) as notified, subject to amendments in subsequent submission points
General District wide Matters / Coastal Environment / CE-09	Yvonne Weeber	340.24	Support	CE-09 is supported as it enables green infrastructure as the primary method being used to reduce damage from sea level rise and coastal erosion. However, the policies and rules need to reflect that areas of the coastal environment should not be developed in the manner that has occurred in the past.	Retain Objective CE-09 (Measures to reduce damage from sea level rise and coastal erosion) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-O9	Greater Wellington Regional Council	351.203	Amend	Considers that for consistency with Policy 52 in Proposed RPS Change 1. Green infrastructure has been defined in the WCC PDP with a strong focus on engineering systems that mimic natural systems, however there are other natural hazard mitigation measures that the change to the RPS directs consideration of, which are not captured by green infrastructure.	Amend CE-O9 (Measures to reduce damage from sea level rise and coastal erosion) to include non-structural, soft engineering or mātauranga Māori approaches.
General District wide Matters / Coastal Environment / CE-O9	WCC Environmental Reference Group	377.229	Support	Supports as the objective will benefit the coastal environment.	Retain CE-O9 (Measures to reduce damage from sea level rise and coastal erosion) as notified.
General District wide Matters / Coastal Environment / CE-O9	Te Rūnanga o Toa Rangatira	488.66	Support in part	Supports the chapter as it has good provisions which incorporate the protection of the coastal environment and protection from Coastal Hazards.	Retain CE-O9 (Measures to reduce damage from sea level rise and coastal erosion) as notified, subject to amendments in subsequent submission points
General District wide Matters / Coastal Environment / CE-P1	Horokiwi Quarries Ltd	271.44	Support	Supports the identification and mapping of the landward extent of the coastal environment at the broad scale level at which it was determined. Notwithstanding its submission point seeking amendment to the identification and mapping of the landward extent of the coastal environment as it applies to the Horokiwi site.	Retain CE-P1 (Identification of the coastal environment and of high coastal natural character areas within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P1	Aggregate and Quarry Association	303.16	Amend	Considers that CE-P1 only focuses on urban development and should be amended to refer to existing lawful activities such as quarries.	CE-P1 (Identification of the coastal environment and of high coastal natural character areas within the coastal environment) should be amended to refer to existing lawful activities such as quarries.
General District wide Matters / Coastal Environment / CE-P1	Yvonne Weeber	340.25	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CE-P1 (Identification of the coastal environment and of high coastal natural character areas within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P1	Royal Forest and Bird Protection Society	345.302	Support in part	Considers that this policy, or a new policy, needs to be amended to provide for the identification of outstanding areas of natural character in the coastal environment.	Amend CE-P1 (Identification of the coastal environment and of high coastal natural character areas within the coastal environment): 1. Identify and map the landward extent of the coastal environment. 2. Identify and map areas of very high and high natural character within the coastal environment and list the identified values in SCHED 12 – High Coastal Natural Character Areas. 3. Identify and map areas of outstanding natural character in the coastal environment.
General District wide Matters / Coastal Environment / CE-P1	Greater Wellington Regional Council	351.204	Amend	Considers that Natural character ratings have not been scheduled at the area scale across the full extent of the coastal environment. To give effect to Policies 13, 14 and 15 of the NZCPS, the area scale natural character ratings need to be included in the PDP.	Amend CE-P1 (Identification of the coastal environment and of high coastal natural character areas within the coastal environment) to widen the scope of the policy to also refer to area scale natural character ratings, as follows: Identification of the coastal environment and of high coastal natural character areas within the coastal environment 1. Identify and map the landward extent of the coastal environment. 2. Identify and map sites areas of very high and high natural character and area scale natural character ratings within the coastal environment and list the identified values in <u>SCHED 12 – High Coastal Natural Character Areas</u> .
General District wide Matters / Coastal Environment / CE-P1	WCC Environmental Reference Group	377.230	Support	Not specified.	Retain CE-P1 (Identification of the coastal environment and of high coastal natural character areas within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P2	Meridian Energy Limited	228.105	Oppose in part	Considers that in the absence of any explicit recognition of the presence of the West Wind and Mill Creek wind farms, Policy CE-P2 (Use and development within the coastal environment) could be applied in a manner that restricts appropriate upgrading of those wind farms or the establishment of replacement wind turbines in appropriate locations.	Retain Policy CE-P2 (Use and development within the coastal environment) with amendment to provide for the existing wind farms along Wellington's coastline and provide for upgrading within those wind farms, including by the placement of replacement wind turbines.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P2	Meridian Energy Limited	228.106	Amend	Considers that in the absence of any explicit recognition of the presence of the West Wind and Mill Creek wind farms, Policy CE-P2 (Use and development within the coastal environment) could be applied in a manner that restricts appropriate upgrading of those wind farms or the establishment of replacement wind turbines in appropriate locations.	Amend Policy CE-P2 (Use and development within the coastal environment) to provide for the existing wind farms along Wellington’s coastline and provide for upgrading within those wind farms, including by the placement of replacement wind turbines, by inserting the following (or similar) text: Provide for use and development in the landward extent of the coastal environment where it: 1. Consolidates existing urban areas; <u>or</u> 2. <u>Is necessary to enable the use, development, maintenance and upgrading of regionally significant infrastructure (including the repowering of existing wind farms by replacing and upgrading existing turbines and their support structures identified on the Plan Maps and associated electricity transmission facilities); and</u> 3. Does not establish new urban sprawl along the coastline;
General District wide Matters / Coastal Environment / CE-P2	Horokiwi Quarries Ltd	271.45	Support in part	Supports CE-P2 in part - largely accepts CE-P2 but seeks recognition of those existing activities which are lawfully established.	Not specified.
General District wide Matters / Coastal Environment / CE-P2	Horokiwi Quarries Ltd	271.46	Amend	Considers that CE-P2 recognises existing activities which are lawfully established.	Amend Policy CE-P2 (Use and development within the coastal environment) as follows: Provide for use and development in the landward extent of the coastal environment where it: 1. 2. 3. <u>Relates to an existing lawfully established activity</u>
General District wide Matters / Coastal Environment / CE-P2	Yvonne Weeber	340.26	Amend	Considers that CE-P2 should be amended to have a third bullet point related to the Sustainability, Resilience and Climate Change chapter. Namely, the “level of uncertainty about the full extent of the impacts of climate change and sea level rise. This means the planning framework needs to retain a level of flexibility to enable the City to adapt in response to changing circumstances.” The bullet point given relating to use and development of the coastal environment should clearly state the level of uncertainty and need for caution, climate change adaptation and in some areas retreat.	Amend CE-P2 (Use and development within the coastal environment) as follows: Provide for use and development in the landward extent of the coastal environment where it: 1. Consolidates existing urban areas; and 2. Does not establish new urban sprawl along the coastline. 3. <u>Takes into consideration the level of uncertainty about the full extent of the impacts of climate change (storm surges and costal inundation) and sea level rise.</u>
General District wide Matters / Coastal Environment / CE-P2	Royal Forest and Bird Protection Society	345.303	Support in part	Considers the policy should be amended to be less definitive about providing for use and development. in all cases. That is because several other factors will need to be considered, other than the two listed in the policy.	Amend CE-P2 (Use and development within the coastal environment): Consider p Provideing for use and development in the landward extent of the coastal environment where it: 1. Consolidates existing urban areas; and 2. Does not establish new urban sprawl along the coastline.
General District wide Matters / Coastal Environment / CE-P2	Royal Forest and Bird Protection Society	345.304	Support in part	It will also need to be amended if CE-P5 continues to apply only to areas of high natural character, rather than any area of natural character. If P5 remains unchanged, this policy will need to be significantly amended to ensure it gives effect to policy 13 NZCPS, and directs avoidance of significant adverse effects.	If relief sought on CE-P5 (Use and development in high coastal natural character areas) is not made, amend CE-P2 (Use and development within the coastal environment) to give effect to policy 13 of NZ Coastal Policy Statement with regard to avoiding significant adverse effects.
General District wide Matters / Coastal Environment / CE-P2	Greater Wellington Regional Council	351.205	Support	Considers that this approach is appropriate.	Retain CE-P2 (Use and development within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P2	WCC Environmental Reference Group	377.231	Amend	Considers it important that the environmental significance of the coastal environment is recognised.	Amend CE-P2 (Use and development within the coastal environment) to add a third point, as follows: 3. <u>Does not adversely affect the environmental values of the coastal environment</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P2	Wellington International Airport Ltd	406.304	Support in part	Supports this objective to the extent that the use and development of the coastal environment, as set out in this policy, is addressed in the underlying land use zone and thus do not require an additional level of control within this chapter.	Supports CE-P2 (Use and development within the coastal environment) and seeks amendment.
General District wide Matters / Coastal Environment / CE-P2	Wellington International Airport Ltd	406.305	Amend	Supports this objective to the extent that the use and development of the coastal environment, as set out in this policy, is addressed in the underlying land use zone and thus do not require an additional level of control within this chapter.	Seeks that CE-P2 (Use and development within the coastal environment) is amended to be reworked to focus on effects that specifically relate to the coastal environment and have not already been addressed, or cannot otherwise be addressed, by the underlying land use zone. [Inferred decision requested] [See paragraph 4.48 and 4.49 of the original submission]
General District wide Matters / Coastal Environment / CE-P2	Wellington International Airport Ltd	406.306	Amend	Supports this objective to the extent that the use and development of the coastal environment, as set out in this policy, is addressed in the underlying land use zone and thus do not require an additional level of control within this chapter.	Seeks that CE-P2 (Use and development within the coastal environment) is amended to ensure the provisions give effect to all relevant parts of the NZCPS, including those provisions that recognise the functional and operational requirements of activities (such as infrastructure) to locate within these areas and the associated management of effects. [Inferred decision requested] [See paragraph 4.48 and 4.49 of the original submission]
General District wide Matters / Coastal Environment / CE-P3	Grant Birkinshaw	52.6	Support	CE-P3 is supported.	Retain CE-P3 (Restoration and enhancement within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P3	Yvonne Weeber	340.27	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CE-P3 (Restoration and enhancement within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P3	Royal Forest and Bird Protection Society	345.305	Support	Supports the policy.	Retain CE-P3 (Restoration and enhancement within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P3	Greater Wellington Regional Council	351.206	Support in part	Supports the overall intent of CE-P3 to restore natural character.	Retain CE-P3 (Restoration and enhancement within the coastal environment) with amendment.
General District wide Matters / Coastal Environment / CE-P3	Greater Wellington Regional Council	351.207	Amend	Considers that natural character ratings have not been scheduled at the area scale across the full extent of the coastal environment. To give effect to Policies 13, 14 and 15 of the NZCPS, and assist with identification of the appropriate areas to restore, the area scale natural character ratings need to be included in the PDP and referred to in this policy.	Amend CE-P3 (Restoration and enhancement within the coastal environment) as follows: Provide for restoration or rehabilitation of the natural character values and coastal and riparian margins within the landward extent of the coastal environment by: 1. Recognising the values present that could be enhanced restored in areas of low and moderate natural character; 2. Encouraging natural regeneration of indigenous species, including where practical the removal of pest species; 3. Rehabilitating dunes or other natural coastal features or processes; 4. Restoring or protecting riparian and coastal margins; 5. Removing redundant structures that do not have heritage or amenity value; 6. Modifying structures that interfere with coastal or ecosystem processes; or 7. Providing for mana whenua to exercise their responsibilities as kaitiaki to protect, restore and maintain values in the coastal environment areas of indigenous biodiversity.
General District wide Matters / Coastal Environment / CE-P3	WCC Environmental Reference Group	377.232	Support	Important to empower and allow the betterment of the coastal environment.	Retain CE-P3 (Restoration and enhancement within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P3	Director-General of Conservation	385.62	Support	Supports proposed policy CE-P3 (Restoration and enhancement within the coastal environment).	Retain policy CE-P3 (Restoration and enhancement within the coastal environment) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P3	Wellington International Airport Ltd	406.307	Oppose	As drafted, this policy has broad application within the entire coastal environment, despite generally being focussed on matters within the coastal margins. Providing for the restoration and rehabilitation of 'natural character values' within the landward extent of the coastal environment is inappropriate in areas that are highly modified and otherwise urbanised environments. Considers that this policy should be refined to apply to the coastal margins only.	Opposes CE-P3 (Restoration and enhancement within the coastal environment) and seeks amendment.
General District wide Matters / Coastal Environment / CE-P3	Wellington International Airport Ltd	406.308	Amend	As drafted, this policy has broad application within the entire coastal environment, despite generally being focussed on matters within the coastal margins. Providing for the restoration and rehabilitation of 'natural character values' within the landward extent of the coastal environment is inappropriate in areas that are highly modified and otherwise urbanised environments. Considers that this policy should be refined to apply to the coastal margins only.	Amend CE-P3 (Restoration and enhancement within the coastal environment) as follows: Provide for restoration or rehabilitation of the natural character values within the and coastal and riparian margins within the landward extent of the coastal environment <u>where appropriate</u> by: ...
General District wide Matters / Coastal Environment / CE-P4	Royal Forest and Bird Protection Society	345.306	Support	Supports the policy.	Retain CE-P4 (Customary harvesting within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P4	WCC Environmental Reference Group	377.233	Support	Ensures WCC is acting in accordance with Te Tiriti obligations.	Retain CE-P4 (Customary harvesting within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P5	Meridian Energy Limited	228.107	Support in part	Considers that the 'or' in the preamble to Policy CE-P5 (Use and development in high coastal natural character areas) should probably be 'and' to capture all areas of 'high coastal natural character'. Although the mapped extent of 'high coastal natural character areas' currently avoids the footprint of turbines and associated facilities within the West Wind and Mill Creek wind farms, Meridian seeks to ensure that any earthworks or other activities associated with any future upgrading or repowering of turbines within these wind farms is not unduly restricted. Importantly, Policy CE-P5 applies to development within mapped areas of 'high coastal natural character'. The last clause (f) of Policy CE-P5 assumes that rehabilitation planting will always be appropriate or relevant for natural character. It may not be. Indeed, in some situations (such as rock faces) planting may conflict with the significant natural character values. In any event, Chapter ECO Ecosystems and Indigenous Biodiversity includes a mitigation hierarchy which can address the need (or not) for rehabilitation planting. Clause (f) is not necessary and should be deleted.	Retain Policy CE-P5 (Use and development in high coastal natural character areas) with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P5	Meridian Energy Limited	228.108	Amend	<p>Considers that the 'or' in the preamble to Policy CE-P5 (Use and development in high coastal natural character areas) should probably be 'and' to capture all areas of 'high coastal natural character'. Although the mapped extent of 'high coastal natural character areas' currently avoids the footprint of turbines and associated facilities within the West Wind and Mill Creek wind farms, Meridian seeks to ensure that any earthworks or other activities associated with any future upgrading or repowering of turbines within these wind farms is not unduly restricted. Importantly, Policy CE-P5 applies to development within mapped areas of 'high coastal natural character'. The last clause (f) of Policy CE-P5 assumes that rehabilitation planting will always be appropriate or relevant for natural character. It may not be. Indeed, in some situations (such as rock faces) planting may conflict with the significant natural character values. In any event, Chapter ECO Ecosystems and Indigenous Biodiversity includes a mitigation hierarchy which can address the need (or not) for rehabilitation planting. Clause (f) is not necessary and should be deleted.</p>	<p>Amend Policy CE-P5 (Use and development in high coastal natural character areas) (which applies only to use and development within mapped areas of 'high coastal natural character') as follows:</p> <p>Provide for use and development in areas of very high or <u>and</u> high coastal natural character in the coastal environment where:</p> <ol style="list-style-type: none"> 1. Any Significant adverse effects on the identified values described in SCHED13 are avoided and any other adverse effects on the identified values described in SCHED13 are avoided, remedied or mitigated; <u>and</u> 2. It can be demonstrated that: <ol style="list-style-type: none"> a. The particular values and characteristics of the areas of very high or high coastal natural character as identified in SCHED13 are protected from inappropriate use and development, considering the extent to which the values and characteristics of the area are vulnerable to change including the effects of climate change and other natural processes; b. Any proposed earthworks, building platforms and buildings or structures are of a scale and prominence that respects the identified values and the design and development integrates with the existing landform and dominant character of the area, <u>recognising the functional and operational needs of renewable electricity generation activities;</u> c. There is a functional or operational need for the activity to locate in the area; or d. The duration and nature of adverse effects are limited; e. <u>The use and development will upgrade, repower or replace existing renewable electricity generation assets and enable more effective use of natural resources for renewable electricity generation;</u> f. There are no reasonably <u>practicable</u> practical alternative locations that are outside of the coastal environment or are less vulnerable to change; and g. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.
General District wide Matters / Coastal Environment / CE-P5	Yvonne Weeber	340.28	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CE-P5 (Use and development in high coastal natural character areas) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P5	Royal Forest and Bird Protection Society	345.307	Support in part	<p>Considers the policy does not give effect to NZCPS policy 13(1)(b), which requires that significant adverse effects are avoided on all areas of natural character of the coastal environment (other than outstanding). This policy only requires avoidance of significant adverse effects on identified areas of high natural character in SCHED 12.</p> <p>Seeks that this policy be amended to apply to all areas of natural character in the coastal environment, other than any areas of outstanding natural character.</p> <p>Delete the word 'identified' from 1. and 2.a.</p> <p>Add the word 'and' at the end of 1., to make clear that both 1. and 2. must be fulfilled.</p> <p>Amend 2.a. to make it clear that the consideration of the extent to which the values and characteristics are vulnerable to change etc is part of the consideration of appropriateness, but not all of it. This can be achieved by adding the words 'including by' before 'considering'.</p> <p>Change 'respects' in 2.b. to 'protects'.</p> <p>Delete 'operational' in 2.d. This test is far too broad.</p> <p>Add a clause providing that use or development will only be allowed where the natural character values of the area are retained.</p>	<p>Amend CE-P5 (Use and development in high coastal natural character areas) to give effect to policy 13(1)(b) of NZ Coastal Policy Statement and:</p> <p>Only allow use and development in high coastal natural character areas in the coastal environment where:</p> <ol style="list-style-type: none"> Any significant adverse effects on the identified values described in SCHED12 are avoided and any other adverse effects on the identified values described in SCHED12 are avoided remedied or mitigated; It can be demonstrated that: <ol style="list-style-type: none"> The particular values and characteristics of the high coastal natural character areas as identified in SCHED12 are protected from inappropriate use and development, <u>including by</u> considering the extent to which the values and characteristics of the area are vulnerable to change including the effects of climate change and other natural processes; Any proposed earthworks, building platforms and buildings or structures are of a scale and prominence that respects-protects the identified values and the design and development integrates with the existing landform and dominant character of the area; The duration and nature of adverse effects are limited; There is a functional or operational need for the activity to locate in the area; There are no reasonably practical alternative locations that are outside of the high coastal natural character areas or are less vulnerable to change; and Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects. <p><u>g. Use and development will only be allowed where natural character values of the area are retained.</u></p>
General District wide Matters / Coastal Environment / CE-P5	Greater Wellington Regional Council	351.208	Amend	<p>Considers the policy does not give effect to NZCPS Policy 13(1)(b) which is to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas which are not outstanding, rather than just in sites of high natural character. The policy needs be amended so that clause 1 applies to natural character in all areas of the coastal environment.</p>	<p>Amend CE-P5 (Use and development in high coastal natural character areas) to manage effects across all coastal natural character areas as follows:</p> <p>CE-P5 Use and development in high coastal natural character areas</p> <p>Only allow use and development in high coastal natural character areas in the coastal environment where:</p> <p>...</p>
General District wide Matters / Coastal Environment / CE-P5	WCC Environmental Reference Group	377.234	Amend	<p>The submitter notes that the coastal environment is home to indigenous biodiversity and that should be provided for in the District Plan.</p>	<p>Amend CE-P5 (Use and development in high coastal natural character areas) to add another point after Point 1, as follows:</p> <p>...</p> <p><u>2. Any adverse effects on indigenous biodiversity are applied in accordance with ECO-P2.</u></p>
General District wide Matters / Coastal Environment / CE-P5	Director-General of Conservation	385.63	Support	<p>Supports proposed policy CE-P5 (Use and development in high coastal natural character areas).</p>	<p>Retain policy CE-P5 (Use and development in high coastal natural character areas) as notified.</p>
General District wide Matters / Coastal Environment / CE-P5	Ministry of Education	400.62	Support	<p>Supports CE-P5 as the submitter recognises the importance of high coastal natural character areas.</p> <p>The submitter supports the provision as proposed as it allows for development where there is a functional and operational need in these areas.</p> <p>The Ministry may at times need to locate educational facilities in these areas to meet the needs of existing communities. Where required, development of these facilities would be sympathetic to the surrounding landscape as required by this policy.</p>	<p>Retain CE-P5 (Use and development in high coastal natural character areas) as notified.</p>
General District wide Matters / Coastal Environment / CE-P6	Fire and Emergency New Zealand	273.133	Support	<p>Supports the policy as it allows use and development within coastal and riparian margins inside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or Evans Bay Marine Recreation Area.</p>	<p>Retain CE-P6 (Use and development within coastal margins and riparian margins in the coastal environment - located inside Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone, or Evans Bay Marine Recreation Area) as notified.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P6	Yvonne Weeber	340.29	Not specified	[No specific reason given - refer to original submission].	Not specified.
General District wide Matters / Coastal Environment / CE-P6	Royal Forest and Bird Protection Society	345.308	Oppose in part	Considers the policy should not be a blanket enabling policy as it needs to recognise that there may be limits to development in those areas. At the very least, the policy should refer to potential limits on the use of these areas in accordance with policies 11, 13 and 15 NZCPS (and the policies in this plan that give effect to those policies). The requirements of the NZCPS do not stop applying because a zone has been assigned to an area	Amend CE-P6 (Use and development within coastal margins and riparian margins in the coastal environment – located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or Evans Bay Marine Recreation Area): <u>Consider providing</u> for use and development within coastal margins and riparian margins in the coastal environment where it is located in the highly modified Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone or Evans Bay Marine Recreation Area, <u>with reference to limits on use in these areas in accordance with policies 11, 13, and 15 of the NZ Coastal Policy Statement.</u>
General District wide Matters / Coastal Environment / CE-P6	WCC Environmental Reference Group	377.235	Support	CE-P6 is supported as it is considered logical and beneficial.	Retain CE-P6 (Use and development within coastal margins and riparian margins in the coastal environment – located inside the Port Zone...) as notified.
General District wide Matters / Coastal Environment / CE-P6	Wellington International Airport Ltd	406.309	Oppose	Opposes this policy to the extent that it does not recognise or provide for the existing hard engineering structures located between Lyall Bay and Moa Point which protect regionally significant infrastructure, including WCC’s wastewater network and Wellington International Airport, as well as Moa Point Road, from the effects of coastal erosion. [See paragraphs 4.40 to 4.45 of original submission for full reason]	Opposes CE-P6 (Use and development within coastal margins and riparian margins in the coastal environment – located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or Evans Bay Marine Recreation Area) and seeks amendment.
General District wide Matters / Coastal Environment / CE-P6	Wellington International Airport Ltd	406.310	Amend	Opposes this policy to the extent that it does not recognise or provide for the existing hard engineering structures located between Lyall Bay and Moa Point which protect regionally significant infrastructure, including WCC’s wastewater network and Wellington International Airport, as well as Moa Point Road, from the effects of coastal erosion. [See paragraphs 4.40 to 4.45 of original submission for full reason]	Either delete or amend CE-P6 (Use and development within coastal margins and riparian margins in the coastal environment – located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or Evans Bay Marine Recreation Area) as follows: CE-P6 Use and development within coastal margins and riparian margins in the coastal environment – located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or Evans Bay Marine Recreation Area <u>or the Natural Open Space zone between Lyall Bay and Moa Point</u> Provide for use and development within coastal margins and riparian margins in the coastal environment where it is located in the highly modified Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone, or Evans Bay Marine Recreation Area <u>or the area of Natural Open Space Zone located between Lyall Bay and Moa Point.</u>
General District wide Matters / Coastal Environment / CE-P6	Wellington International Airport Ltd	406.311	Amend	Opposes this policy to the extent that it does not recognise or provide for the existing hard engineering structures located between Lyall Bay and Moa Point which protect regionally significant infrastructure, including WCC’s wastewater network and Wellington International Airport, as well as Moa Point Road, from the effects of coastal erosion. [See paragraphs 4.40 to 4.45 of original submission for full reason]	If CE-P6 (Use and development within coastal margins and riparian margins in the coastal environment – located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or Evans Bay Marine Recreation Area) is not amended: Seeks that CE-P6 (Use and development within coastal margins and riparian margins in the coastal environment – located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or Evans Bay Marine Recreation Area) is amended to give relief to a similar effect if the area of Natural Open Space zoned land is rezoned to an alternative zoning.
General District wide Matters / Coastal Environment / CE-P6	Guardians of the Bays	452.21	Not specified	Submitter is 'neutral' on provision. [Refer to original submission for full reason]	Not specified.
General District wide Matters / Coastal Environment / CE-P7	Fire and Emergency New Zealand	273.134	Support	Supports the policy as it allows use and development within coastal and riparian margins outside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or Evans Bay Marine Recreation Area where I can be demonstrated there is an operational and functional need for the activity in the area.	Retain CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment - located outside Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone, or Evans Bay Marine Recreation Area) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P7	Yvonne Weeber	340.30	Support	CE-P7 is supported, but it is noted that the policy conflicts with INF-CE-P21 and other coastal policies in relationship to the term 'upgrading'.	Retain CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone and the Evans Bay Marine Recreation Area) as notified.
General District wide Matters / Coastal Environment / CE-P7	Royal Forest and Bird Protection Society	345.309	Support in part	Supports the policy in part. Considers 2.d. is not clear as to which effects are being mitigated. It appears that the Plan's approach is to only deal with natural character effects in this chapter, and have the biodiversity policies applying separately. However, 2.d. is not clear on that, and should refer specifically to 'natural character effects'. This policy needs to recognise that there may be limits to development in those areas. At the very least, the policy should refer to potential limits on the use of these areas in accordance with policies 11, 13 and 15 NZCPS (and the policies in this plan that give effect to those policies). The requirements of the NZCPS do not stop applying because a zone has or has not been assigned to an area. The policy should be amended to add a clause providing that use or development will only be allowed where the natural character values of the area are retained.	Amend CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone and the Evans Bay Marine Recreation Area): Only allow use and development within coastal and riparian margins in the coastal environment outside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or the Evans Bay Marine Recreation Area where: 1. Any significant adverse effects on the natural character of the coastal environment are avoided and any other adverse effects on the natural character of the coastal environment are avoided, remedied or mitigated; and 2. It can be demonstrated that: a. Any proposed earthworks, building platform, building or structure are able to integrate with the existing landform, do not dominate the natural character of the area and do not limit or prevent public access to, along or adjacent to the coast and waterbodies; b. There is a functional or operational need for the activity to locate within the coastal or riparian margin; c. There are no reasonably practical alternative locations that are outside of the coastal or riparian margins or are less vulnerable to change; and d. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects <u>on natural character</u> . e. <u>Use and development will only be allowed where the natural character values of the area are retained.</u> f. <u>Are within potential development limits in these areas in accordance with policies 11, 13, and 15 of the NZ Coastal Policy Statement.</u>
General District wide Matters / Coastal Environment / CE-P7	WCC Environmental Reference Group	377.236	Support	CE-P7 is supported as it is considered logical and beneficial.	Retain CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone...) as notified.
General District wide Matters / Coastal Environment / CE-P7	Director-General of Conservation	385.64	Support	Supports proposed policy CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone and the Evans Bay Marine Recreation Area).	Retain policy CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone and the Evans Bay Marine Recreation Area) as notified.
General District wide Matters / Coastal Environment / CE-P7	Wellington International Airport Ltd	406.312	Oppose	Opposes this policy to the extent that it does not recognise or provide for the existing hard engineering structures located between Lyall Bay and Moa Point which protect regionally significant infrastructure, including WCC's wastewater network and Wellington International Airport, as well as Moa Point Road, from the effects of coastal erosion. [See paragraphs 4.40 to 4.45 of original submission for full reason]	Opposes CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P7	Wellington International Airport Ltd	406.313	Amend	<p>Opposes this policy to the extent that it does not recognise or provide for the existing hard engineering structures located between Lyall Bay and Moa Point which protect regionally significant infrastructure, including WCC’s wastewater network and Wellington International Airport, as well as Moa Point Road, from the effects of coastal erosion.</p> <p>[See paragraphs 4.40 to 4.45 of original submission for full reason]</p>	<p>Either delete, or amend CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment) as follows:</p> <p>CE-P7 Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone– and the Evans Bay Marine Recreation Area <u>or the area of Natural Open Space Zone located between Lyall Bay and Moa Point</u></p> <p>Only allow use and development within coastal and riparian margins in the coastal environment outside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or, the Evans Bay Marine Recreation Area <u>or the area of Natural Open Space zoned land between Lyall Bay and Moa Point</u> where</p> <p>...</p> <p>2. It can be demonstrated that:</p> <p>a. Any proposed earthworks, building platform, building or structure are able to integrate with the existing landform, do not dominate the natural character of the area and <u>where appropriate</u> do not limit or prevent public access to, along or adjacent to the coast and waterbodies;</p> <p>...</p> <p>d. <u>Where appropriate</u>, restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.</p> <p>...</p>
General District wide Matters / Coastal Environment / CE-P7	Wellington International Airport Ltd	406.314	Amend	<p>Opposes this policy to the extent that it does not recognise or provide for the existing hard engineering structures located between Lyall Bay and Moa Point which protect regionally significant infrastructure, including WCC’s wastewater network and Wellington International Airport, as well as Moa Point Road, from the effects of coastal erosion.</p> <p>[See paragraphs 4.40 to 4.45 of original submission for full reason]</p>	<p>If CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone and the Evans Bay Marine Recreation Area) is not amended:</p> <p>Seeks that CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone and the Evans Bay Marine Recreation Area) is amended to give relief to a similar effect if the area of Natural Open Space zoned land is rezoned to an alternative zoning.</p>
General District wide Matters / Coastal Environment / CE-P7	Guardians of the Bays	452.22	Support	<p>Supports CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone and the Evans Bay Marine Recreation Area).</p>	<p>Retain CE-P7 (Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone and the Evans Bay Marine Recreation Area) as notified.</p>
General District wide Matters / Coastal Environment / CE-P8	Meridian Energy Limited	228.109	Support in part	<p>Considers that policy CE-P8 (Vegetation removal within the coastal environment) is potentially restrictive of vegetation removal that is necessary to support regionally significant infrastructure and needs to be amended to recognise and provide for the particular operational and functional needs of regionally significant infrastructure.</p>	<p>Retain Policy CE-P8 (Vegetation removal within the coastal environment) with amendment.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P8	Meridian Energy Limited	228.110	Amend	Considers that policy CE-P8 (Vegetation removal within the coastal environment) is potentially restrictive of vegetation removal that is necessary to support regionally significant infrastructure and needs to be amended to recognise and provide for the particular operational and functional needs of regionally significant infrastructure.	Amend Policy CE-P8 (Vegetation removal within the coastal environment) as follows: Manage the removal of vegetation in the coastal environment as follows: 1. Allow for the removal of vegetation in the coastal environment outside of areas of very high or high coastal natural character. 2. Allow for the removal of exotic vegetation in the coastal environment within areas of very high or high coastal natural character. 3. Only allow for the removal of indigenous vegetation in the coastal environment within areas of very high or high coastal natural character that: a. Is of a scale that maintains the identified values; or b. Is associated with ongoing maintenance of existing public accessways; <u>or</u> c. <u>Is necessary to enable the operation, maintenance, repair or upgrading of regionally significant infrastructure.</u>
General District wide Matters / Coastal Environment / CE-P8	Horokiwi Quarries Ltd	271.47	Support	Supports the ability to remove vegetation in the coastal environment outside of areas of very high or high coastal natural character.	Retain CE-P8 (Vegetation removal within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P8	Fire and Emergency New Zealand	273.135	Support in part	Supports the policy as it manages the removal of vegetation in the coastal environment. It is however important that property owners and occupiers are able to remove flammable vegetation, as required, to provide sufficient clearance to mitigate the potential for fire risk/spread between flammable vegetation and property. This is particularly important where a property is located outside of a reticulated water network and any surrounding environment includes vegetation.	Retain CE-P8 (Vegetation removal within the coastal environment), with amendment.
General District wide Matters / Coastal Environment / CE-P8	Fire and Emergency New Zealand	273.136	Amend	Supports the policy as it manages the removal of vegetation in the coastal environment. It is however important that property owners and occupiers are able to remove flammable vegetation, as required, to provide sufficient clearance to mitigate the potential for fire risk/spread between flammable vegetation and property. This is particularly important where a property is located outside of a reticulated water network and any surrounding environment includes vegetation.	Amend CE-P8 (Vegetation removal within the coastal environment) as follows: Manage the removal of vegetation in the coastal environment as follows: ... 3. Only allow for the removal of indigenous vegetation in the coastal environment within high coastal natural character areas that: ... b. Is associated with ongoing maintenance of existing public accessways; <u>or</u> c. <u>It is necessary to avoid loss of life, injury or serious damage to property, including from the risk of fire.</u>
General District wide Matters / Coastal Environment / CE-P8	Yvonne Weeber	340.31	Amend	Considers that CE-P8 should be amended to consider coastal erosion and other environmental, social and cultural benefits of both indigenous and exotic vegetation in the coastal environment.	Amend CE-P8 (Vegetation removal within the coastal environment) to consider coastal erosion and other environmental, social and cultural benefits of both indigenous and exotic vegetation in the coastal environment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P8	Royal Forest and Bird Protection Society	345.310	Support in part	Opposes the policy direction that provides generally for vegetation removal outside of high natural character areas. Opposes the policy direction that provides for exotic vegetation removal in high natural character areas. Exotic vegetation can contribute to natural character, and can also have ecosystem and habitat values. Supports the policy direction that vegetation removal within the coastal environment should be limited. However, this needs to be amended to apply to any area of natural character in the coastal environment, not just areas of high natural character. Limiting protections to high natural character areas only is inconsistent with policy 13 NZCPS. As discussed above, there is a lack of protection for SNAs in the coastal environment that are urban allotments. This policy was clearly intended to deal with natural character effects. However, in the absence of protections for these SNAs, the policy becomes even more important.	Amend CE-P8 (Vegetation removal within the coastal environment): <u>Only allow for vegetation clearance in the coastal environment where:</u> <u>a. The removal is of a scale that retains the biodiversity and natural character values of the area; and</u> <u>b. Is associated with ongoing maintenance of existing public accessways; and</u> <u>c. The removal does not contravene policy 11 or 13 NZCPS.</u> Manage the removal of vegetation in the coastal environment as follows: a. Allow for the removal of vegetation in the coastal environment outside of high coastal natural character areas; b. Allow for the removal of exotic vegetation in the coastal environment within high coastal natural character areas; and c. Only allow for the removal of indigenous vegetation in the coastal environment within high coastal natural character areas that: a. Is of a scale that maintains the identified values; or b. Is associated with ongoing maintenance of existing public accessways.
General District wide Matters / Coastal Environment / CE-P8	Greater Wellington Regional Council	351.209	Amend	Considers the policy does not give effect to NZCPS Policy 13(1)(b) which is to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in areas which are not outstanding, rather than just in sites of high natural character in isolation. Furthermore, allowing for the removal of indigenous vegetation in areas of low and moderate natural character could lead to a reduction in natural character and would not give effect to CE-O1.	Amend CE-P8 (Vegetation removal within the coastal environment) as follows: Manage the removal of vegetation in the coastal environment as follows: 1. Allow for the removal of <u>exotic</u> vegetation in the coastal environment outside of high coastal natural character <u>sites and</u> areas; 2. Allow for the removal of exotic vegetation in the coastal environment within high coastal natural character <u>sites and</u> areas; and 3. Only allow for the removal of indigenous vegetation in the coastal environment within high coastal natural character <u>sites and</u> areas that: a. Is of a scale that maintains the identified values; or b. Is associated with ongoing maintenance of existing public accessways.
General District wide Matters / Coastal Environment / CE-P8	Waka Kotahi	370.200	Support in part	Support in principle.	Retain CE-P8 (Vegetation removal within the coastal environment), subject to amendments.
General District wide Matters / Coastal Environment / CE-P8	Waka Kotahi	370.201	Amend	Considers that policy should be amended to provide for indigenous vegetation removal for the maintenance of public roads as well as accessways, to align with CE-R6 and CE-S1.	Amend CE-P8 (Vegetation removal within the coastal environment) as follows: ... 3. Only allow for the removal of indigenous vegetation in the coastal environment within high coastal natural character areas that: a. Is of a scale that maintains the identified values; or b. Is associated with ongoing maintenance of existing public accessways <u>and public roads.</u>
General District wide Matters / Coastal Environment / CE-P8	WCC Environmental Reference Group	377.237	Support	CE-P8 is supported as it is considered logical and beneficial.	Retain CE-P8 (Vegetation removal within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P8	Guardians of the Bays	452.23	Amend	Considers the removal of vegetation within the coastal environment unless adequate consideration has been made of coastal erosion and other environmental, social and cultural benefits of the vegetation. Coastal vegetation is often difficult to grow and maintain. While it may just look weedy and unkempt it has many important benefits to the environment. Changes are necessary to give effect to the NZCPS and Greater Wellington Regional Council Proposed RPS - Plan Change 1.	Amend CE-P8 (Vegetation removal within the coastal environment) to consider coastal erosion and other environmental, social and cultural benefits of both indigenous and exotic vegetation in the coastal environment in a manner consistent with the direction in the Proposed RPS -PC1 (and draft NPS-IB).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P9	Horokiwi Quarries Ltd	271.48	Support	Supports that CE-P9 recognises existing quarry activities, and their expansion. he policy recognises the importance and role of existing quarry activities and provides a policy pathway for their expansion (outside of high coastal natural character areas and outside of coastal and riparian margins). Notwithstanding the sought amendment to the CE line as it relates to the Horokiwi site, the submitter supports policy CE-P9.	Retain CE-P9 (Mining and quarrying activities within the coastal environment) as notified, with amendments to the Coastal Environment Overlay.
General District wide Matters / Coastal Environment / CE-P9	Royal Forest and Bird Protection Society	345.311	Oppose in part	Opposes the blanket provision (in 1.) for existing activities, as this suggests their effects would not need to be considered if they require consenting. Opposes because it is inconsistent with the NZCPS requirement to avoid significant adverse effects on all areas of natural character, not only high natural character. Support 3, but this should not be limited to areas of high natural character. Supports paragraph 4.	Amend CE-P9 (Mining and quarrying activities within the coastal environment): Manage mining and quarrying activities within in the coastal environment as follows: 1. Allow for established mining and quarrying activities in the Coastal Environment <u>where their effects can be managed in accordance with the objectives and policies of this Plan;</u> 2. Only allow for the extension of established mining and quarrying activities or new quarrying and mining activities where it is located outside of high coastal natural character areas and outside of coastal and riparian margins and any potential adverse effects can be avoided, remedied or mitigated; 3. Avoid the extension of established mining and quarrying activities and the establishment of new mining and quarrying within <u>high</u> coastal natural character areas and within coastal and riparian margins in the coastal environment; and 4. Avoid the establishment of new mining and quarrying activities within the coastal environment
General District wide Matters / Coastal Environment / CE-P9	WCC Environmental Reference Group	377.238	Support	CE-P9 is supported as it is considered logical and beneficial.	Retain CE-P9 (Mining and quarrying activities within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P10	Meridian Energy Limited	228.111	Oppose	Considers that Policy CE-P10 (Inappropriate activities within the coastal environment) provides no guidance on what is considered 'inappropriate' in the coastal environment. This submission point is not saying that inappropriate activities should be allowed in the coastal environment. Rather, the point is that there is already sufficient useful guidance in other policies about what is considered inappropriate. Considers Policy CE-P10 adds no value and should be deleted.	Delete policy CE-P10 (Inappropriate activities within the coastal environment) in its entirety.
General District wide Matters / Coastal Environment / CE-P10	Wellington City Council	266.111	Amend	Considers commas need to be added to the Policy for clarification purposes.	Amend CE-P10 (Inappropriate activities within the coastal environment) as follows: Avoid the establishment of activities that are incompatible with, or detrimental to, the natural character and qualities within the landward extent of the coastal environment.
General District wide Matters / Coastal Environment / CE-P10	Yvonne Weeber	340.32	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CE-P10 (Inappropriate activities within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P10	Royal Forest and Bird Protection Society	345.312	Support	Supports the policy.	Retain CE-P10 (Inappropriate activities within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P10	WCC Environmental Reference Group	377.239	Support	CE-P10 is supported as it is considered logical and beneficial.	Retain CE-P10 (Inappropriate activities within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P10	Director-General of Conservation	385.65	Support	Supports proposed policy CE-P10 (Inappropriate activities within the coastal environment).	Retain policy CE-P10 (Inappropriate activities within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P10	Wellington International Airport Ltd	406.315	Oppose	Opposes this policy. It is inappropriate for such a directive policy to apply to such a large and generally urbanised area, with highly variable levels of 'natural character and quality'. The extent to which an activity is 'incompatible with or detrimental to' with its surrounding environment, including its potential effects on coastal environment is addressed within the underlying land use zone provisions and the various natural environment overlays within the Proposed Plan.	Delete CE-P10 (Inappropriate activities within the coastal environment) in its entirety.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P10	Fabric Property Limited	425.35	Not specified	Considers Policy CE10.3 is similarly restrictive and equally fails to recognise that a significant portion of the CBD is subject to High Hazard Areas under the Coastal Hazard Overlays. This policy fails to recognise that there is already significant investment in the CBD, and is inconsistent with CE-O8, which is to provide for activities in the City Centre Zone which do not increase the risk to people, property or infrastructure. It is also inappropriate for this policy to apply to tsunami risk.	Not specified.
General District wide Matters / Coastal Environment / CE-P10	Guardians of the Bays	452.24	Support	Supports CE-P10 (Inappropriate activities within the coastal environment).	Retain CE-P10 (Inappropriate activities within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-P11	Yvonne Weeber	340.33	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CE-P11 (Identification of coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-P11	Royal Forest and Bird Protection Society	345.313	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P11 (Identification of coastal hazards): Identify coastal hazards within the District Plan and take a risk-based approach to the management of subdivision, use and development based on the following: 1. The sensitivity of the activities to the impacts of coastal hazards; 2. The risk posed to people, property, and infrastructure, <u>natural character, natural landscape, and biodiversity values</u> by considering the likelihood and consequences of different coastal hazard events; and 3. The longer term impacts of climate change and sea level rise.
General District wide Matters / Coastal Environment / CE-P11	Greater Wellington Regional Council	351.210	Support	Considers this approach is appropriate.	Retain CE-P11 (Identification of coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-P11	WCC Environmental Reference Group	377.240	Support	CE-P11 is supported as it is considered logical and beneficial.	Retain CE-P11 (Identification of coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-P11	Argosy Property No. 1 Limited	383.77	Support in part	Supports this policy in so far that the risk-based approach needs to consider the impact, likelihood and consequences of different coastal hazard events. The Proposed Plan clearly identifies the risk of various coastal hazard events e.g. a high risk that a property will be affected if there is a tsunami. However, the Proposed Plan does not identify the probability of such events (which are low). This makes the identification of hazards misleading and potentially alarming	Retain CE-P11 (Identification of coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-P11	Kāinga Ora Homes and Communities	391.250	Support	CE-P11 is generally supported.	Retain CE-P11 (Identification of coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-P11	Oyster Management Limited	404.38	Support in part	Supports this policy to the extent that the risk-based approach needs to consider the impact, likelihood, and consequences of different coastal hazards.	Retain CE-P11 (Identification of coastal hazards) as notified.
General District wide Matters / Coastal Environment / CE-P11	Wellington International Airport Ltd	406.316	Oppose	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-P11 (Identification of coastal hazards) and seeks amendment.
General District wide Matters / Coastal Environment / CE-P11	Wellington International Airport Ltd	406.317	Amend	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Either delete, or amend CE-P11 (Identification of coastal hazards) as follows: Seeks that CE-P11 (Identification of coastal hazards) is amended to only apply to the coastal inundation hazard areas and recognise the concept of tolerability.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P12	Wellington City Council	266.112	Amend	Considers the policy isn't clear and needs minor changes.	Amend CE-P12 (Levels of risk) as follows: Ensure subdivision, use and development reduces the risk to people, property, and infrastructure by: 1. Enable Enabling subdivision, use and development that have either low occupancy, risk, or replacement value within the low, medium and high hazard areas of the Coastal Hazard Overlays; (...)
General District wide Matters / Coastal Environment / CE-P12	Yvonne Weeber	340.34	Support	CE-P12 is supported, specifically the classification of Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area.	Retain CE-P12 (Levels of risk) as notified.
General District wide Matters / Coastal Environment / CE-P12	Royal Forest and Bird Protection Society	345.314	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P12 (Levels of risk): Subdivision, use and development reduces the risk to people, property, and infrastructure by: 1. Enable subdivision, use and development that have either low occupancy, risk, or replacement value within the low, medium and high hazard areas of the Coastal Hazard Overlays; 2. Requiring mitigation for subdivision, use and development that addresses the impacts from the relevant coastal hazards to people, property, and infrastructure, <u>natural character, natural landscape, and biodiversity values</u> in the low and medium hazard areas; and 3. Avoiding subdivision, use and development in the high hazard area unless there is a functional and operational need for the building or activity to be located in this area and incorporates mitigation measures are incorporated that reduces the risk to people, property, and infrastructure.
General District wide Matters / Coastal Environment / CE-P12	Greater Wellington Regional Council	351.211	Amend	Considers that amendments are necessary to have regard to the RPS Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as "as low as reasonably practicable (ALARP)" and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than reduce or do not increase, to actively look to bring down the risk in the design and planning of the development.	Seeks to amend CE-P12 (levels of risk) as follows: Subdivision, use and development <u>minimises</u> reduces the risk to people, property and infrastructure by: 3. Avoiding subdivision, use and development in the high hazard area unless there is a functional and operational need for the building or activity to be located in this area and incorporates mitigation measures are incorporated that reduces <u>minimise</u> the risk to people, property and infrastructure.
General District wide Matters / Coastal Environment / CE-P12	WCC Environmental Reference Group	377.241	Support	CE-P12 is supported as it is considered logical and beneficial.	Retain CE-P12 (Levels of risk) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P12	Argosy Property No. 1 Limited	383.78	Oppose	Opposes Policy CE-P12.1. This policy is very restrictive to enable only low occupancy, risk or replacement value development within the Coastal Hazard Overlays. The Coastal Hazard Overlays apply to approximately half of the CBD. It is considered that this policy does not appropriately recognise this context and existing built environment. Considers Policy CE-12.2 would also require mitigation for subdivision, use and development in the Low and Medium Hazard Areas. All of Argosy's properties are located in Low or Medium Hazard Areas. Policy CE-12.2 should apply to the Coastal Hazard Inundation Overlay only. It is not appropriate to require mitigation for tsunami risk based on the likelihood of an event occurring, and the inability to mitigate this type of event. Further, it is unrealistic to provide that mitigation can address the impacts from coastal hazards, rather than to reduce or not increase the risk. Considers CE-P12.3 is similarly restrictive and equally fails to recognise that a significant portion of the CBD is subject to High Hazard Areas under the Coastal Hazard Overlays. As noted above, the Proposed Plan fails to recognise that there is already significant investment in the CBD. It is also inappropriate for this policy to apply to tsunami risk.	Amend CE-P12 (Levels of risk) as follows: Subdivision, use and development reduces the risk to people, property, and infrastructure by: 1. Enable subdivision, use and development that have either low occupancy, risk, or replacement value within the low, medium and high hazard areas of the Coastal Hazard Overlays; 2. Requiring mitigation for subdivision, use and development <u>to reduce or not increase</u> that addresses the impacts from the relevant coastal hazards to people, property, and infrastructure in the low, and medium <u>and high hazard</u> areas 3. Avoiding subdivision, use and development in the high hazard area of the Coastal Inundation Overlay unless there is a functional and operational need for the building or activity to be located in this area and incorporates mitigation measures are incorporated that reduces the risk to people, property, and infrastructure
General District wide Matters / Coastal Environment / CE-P12	Kāinga Ora Homes and Communities	391.251	Support in part	CE-P12 is partially supported and an amendment is sought.	Retain CE-P12 (Levels of risk) with amendment.
General District wide Matters / Coastal Environment / CE-P12	Kāinga Ora Homes and Communities	391.252	Amend	Considers that CE-P12 should be amended so that the policy enables mitigation of hazard risk in high hazard areas.	Amend CE-P12 (Levels of risk) as follows: <u>New</u> 5 subdivision, use and development <u>reduces</u> does not increase the risk to people, property , and infrastructure by: 1. Enable subdivision, use and development that have either low occupancy, risk, or replacement value within the Coastal Hazard Overlays; 2. Requiring mitigation for subdivision, use and development that addresses the impacts from the relevant coastal hazards to people, property, and infrastructure in the <u>low and medium</u> hazard areas; and 3. Avoiding subdivision, use and development in the high hazard area unless there is a functional and operational need for the building or activity to be located in this area and incorporates mitigation measures are incorporated that reduces the risk to people, property, and infrastructure.
General District wide Matters / Coastal Environment / CE-P12	Ministry of Education	400.63	Support	Supports CE-P12 as the submitter may at times need to locate educational facilities in these areas to meet the needs of existing communities. The submitter notes that where required, development of these facilities would incorporate mitigation measures to reduce the risks to people, property and infrastructure.	Retain CE-P12 (Levels of risk) as notified.
General District wide Matters / Coastal Environment / CE-P12	Oyster Management Limited	404.39	Amend	Opposes CE-P12.1. Considers this policy is very restrictive in only enabling low occupancy, risk or replacement value development within the Coastal Hazard Overlays, as it applies to approximately half of the CBD. Considers this policy does not appropriately recognise this context and existing built environment.	Amend CE-P12 (Levels of risk) as follows: Subdivision, use and development reduces the risk to people, property, and infrastructure by: 1. Enable subdivision, use and development that have either low occupancy, risk, or replacement value within the low, medium and high hazard areas of the Coastal Hazard Overlays;

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P12	Oyster Management Limited	404.40	Oppose	Opposes CE-P12.1.Considers this policy is very restrictive in only enabling low occupancy, risk or replacement value development within the Coastal Hazard Overlays, as it applies to approximately half of the CBD. Considers this policy does not appropriately recognise this context and existing built environment.	Delete CE-P12.1 (Levels of risk) in its entirety.
General District wide Matters / Coastal Environment / CE-P12	Oyster Management Limited	404.41	Amend	Considers that Policy CE-12.2 would require mitigation for subdivision, use and development in the Low and Medium Hazard Areas. Policy CE-12.2 should apply to the Coastal Hazard Inundation Overlay only. Considers that it is not appropriate to require mitigation for tsunami risk because of the likelihood of an event occurring, and the inability to mitigate this type of event. Further, the submitter considers that it is unrealistic to provide that mitigation can address the impacts from coastal hazards, rather than to reduce or not increase the risk.	Amend CE-12.2 (Levels of risk) as follows: ... 2. Requiring mitigation for subdivision, use and development <u>to reduce or not increase that addresses</u> the impacts from the relevant coastal hazards to people, property, and infrastructure in the low, and medium, <u>and high hazard</u> areas; ...
General District wide Matters / Coastal Environment / CE-P12	Oyster Management Limited	404.42	Amend	Considers Policy CE12.3 is similarly restrictive and equally fails to recognise that a significant portion of the CBD is subject to High Hazard Areas under the Coastal Hazard Overlays. As noted above, the Proposed Plan fails to recognise that there is already significant investment in the CBD. It is also inappropriate for this policy to apply to tsunami risk.	Amend CE-12.3 (Levels of risk) as follows: ... 3. Avoiding subdivision, use and development in the high hazard area <u>of the Coastal Inundation Overlay</u> unless there is a functional and or operational need for the building or activity to be located in this area and incorporates mitigation measures are incorporated that <u>reduces or does not increase</u> the risk to people, property, and infrastructure.
General District wide Matters / Coastal Environment / CE-P12	Wellington International Airport Ltd	406.318	Oppose	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-P12 (Levels of risk) and seeks amendment.
General District wide Matters / Coastal Environment / CE-P12	Wellington International Airport Ltd	406.319	Amend	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Either delete or amend CE-P12 (Levels of risk) as follows: Seeks that CE-P12 (Levels of risk) is amended to only apply to the coastal inundation hazard areas and recognise the concept of tolerability.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P12	Fabric Property Limited	425.36	Oppose	<p>Considers that CE-P12.1 is very restrictive to enable only low occupancy, risk or replacement value development within the Coastal Hazard Overlays. The Coastal Hazard Overlays apply to approximately half of the CBD. It is considered that this policy is not an appropriate control in this context and existing built environment.</p> <p>Similarly, Policy CE-12.2 would require mitigation for subdivision, use and development in the Low and Medium Hazard Areas. Four of Fabric's properties are located in Low or Medium Hazard Areas. Policy CE-12.2 should apply to the Coastal Hazard Inundation Overlay only. It is not appropriate to require mitigation for tsunami risk based on the likelihood of an event occurring, and the inability to mitigate this type of event. Further, it is unrealistic to provide that mitigation can address the impacts from coastal hazards, rather than to reduce or not increase the risk.</p> <p>Policy CE10.3 is similarly restrictive and equally fails to recognise that a significant portion of the CBD is subject to High Hazard Areas under the Coastal Hazard Overlays. This policy fails to recognise that there is already significant investment in the CBD, and is inconsistent with CE-08, which is to provide for activities in the City Centre Zone which do not increase the risk to people, property or infrastructure. It is also inappropriate for this policy to apply to tsunami risk.</p>	Opposes CE-P12 (Levels of risk) as notified and seeks amendments.
General District wide Matters / Coastal Environment / CE-P12	Fabric Property Limited	425.37	Oppose	<p>Considers that Policy CE-P12.1 is very restrictive to enable only low occupancy, risk or replacement value development within the Coastal Hazard Overlays. The Coastal Hazard Overlays apply to approximately half of the CBD. It is considered that this policy is not an appropriate control in this context and existing built environment.</p> <p>Similarly, Policy CE-12.2 would require mitigation for subdivision, use and development in the Low and Medium Hazard Areas. Four of Fabric's properties are located in Low or Medium Hazard Areas. Policy CE-12.2 should apply to the Coastal Hazard Inundation Overlay only. It is not appropriate to require mitigation for tsunami risk based on the likelihood of an event occurring, and the inability to mitigate this type of event. Further, it is unrealistic to provide that mitigation can address the impacts from coastal hazards, rather than to reduce or not increase the risk.</p> <p>Policy CE10.3 is similarly restrictive and equally fails to recognise that a significant portion of the CBD is subject to High Hazard Areas under the Coastal Hazard Overlays. This policy fails to recognise that there is already significant investment in the CBD, and is inconsistent with CE-08, which is to provide for activities in the City Centre Zone which do not increase the risk to people, property or infrastructure. It is also inappropriate for this policy to apply to tsunami risk.</p>	<p>Amend CE-P12 (Levels of risk) as follows:</p> <p>...</p> <p>1. Enable subdivision, use and development that have either low occupancy, risk, or replacement value within the low, medium and high hazard areas of the Coastal Hazard Overlays;</p> <p>1. 2. Requiring mitigation for subdivision, use and development to reduce or not increase that addresses the impacts from the relevant coastal hazards to people, property, and infrastructure in the low, and medium and high hazard areas;</p> <p>2. 3. Avoiding subdivision, use and development in the high hazard area of the Coastal Inundation Overlay unless there is a functional and or operational need for the building or activity to be located in this area and incorporates mitigation measures are incorporated that reduces the risk to people, property, and infrastructure.</p>
General District wide Matters / Coastal Environment / CE-P13	Yvonne Weeber	340.35	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CE-P13 (Less hazard sensitive activities) as notified.
General District wide Matters / Coastal Environment / CE-P13	Royal Forest and Bird Protection Society	345.315	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P13 (Less hazard sensitive activities) to also address risks posed to natural character, natural landscape, and biodiversity values.
General District wide Matters / Coastal Environment / CE-P13	Greater Wellington Regional Council	351.212	Support	Considers this approach is appropriate.	Retain CE-P13 (Less hazard sensitive activities) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P13	WCC Environmental Reference Group	377.242	Support	CE-P13 is supported as it is considered logical and beneficial.	Retain CE-P13 (Less hazard sensitive activities) as notified.
General District wide Matters / Coastal Environment / CE-P14	Precinct Properties New Zealand Limited	139.20	Support	Supports this policy as it provides for additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area.	Retain CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-P14	Fire and Emergency New Zealand	273.137	Support	Supports the policy as it enables additions to buildings that accommodate existing hazard sensitive activities within the medium coastal hazard area and high coastal hazard area where the additions enable the continued use of the existing building.	Retain CE-P14 (Additions to buildings for potential hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-P14	Yvonne Weeber	340.36	Support in part	CE-P14 is supported. However, the related planning maps should be clearly mapped using the language from CE-P14.	Retain CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-P14	Royal Forest and Bird Protection Society	345.316	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) to also address risks posed to natural character, natural landscape, and biodiversity values.
General District wide Matters / Coastal Environment / CE-P14	WCC Environmental Reference Group	377.243	Support	CE-P14 is supported as it is considered logical and beneficial.	Retain CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-P14	Argosy Property No. 1 Limited	383.79	Support in part	Supports the direction that additions to buildings for potentially hazard sensitive activities and hazard sensitive activities should be enabled within the medium coastal hazard area and high coastal hazard area where the risk can be mitigated. However, it is difficult to provide mitigation measures in relation to tsunami risk, because of the remoteness of tsunami risk. It would also be reasonable for policy CE-P14 to enable uses of the same level of hazard sensitivity in additions to buildings, rather than enabling the continued existing use. The risk assessment framework in the Proposed Plan provides classifications of activities based on their risk level i.e. Potentially Hazard Sensitive Activities. There is no reason for uses within the same level of hazard sensitivity to be differentiated.	Retain CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) as notified, subject to amendments.
General District wide Matters / Coastal Environment / CE-P14	Argosy Property No. 1 Limited	383.80	Amend	Supports the direction that additions to buildings for potentially hazard sensitive activities and hazard sensitive activities should be enabled within the medium coastal hazard area and high coastal hazard area where the risk can be mitigated. However, it is difficult to provide mitigation measures in relation to tsunami risk, because of the remoteness of tsunami risk. It would also be reasonable for policy CE-P14 to enable uses of the same level of hazard sensitivity in additions to buildings, rather than enabling the continued existing use. The risk assessment framework in the Proposed Plan provides classifications of activities based on their risk level i.e. Potentially Hazard Sensitive Activities. There is no reason for uses within the same level of hazard sensitivity to be differentiated.	Amend CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area): Enable additions to buildings that accommodate existing potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area in the <u>Coastal Inundation Overlay</u> , where: 1. They enable the continued use <u>same level of hazard sensitivity of the existing use of the building</u> ; 2. The risk from the coastal hazard is low due to either: a. Proposed mitigation measures; or b. The size and the activity of the addition
General District wide Matters / Coastal Environment / CE-P14	Kāinga Ora Homes and Communities	391.253	Support	CE-P14 is generally supported.	Retain CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-P14	Ministry of Education	400.64	Support	Supports CE-P14 as proposed.	Retain CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P14	Oyster Management Limited	404.91	Support in part	Supports the direction that additions to buildings for potentially hazard sensitive activities and hazard sensitive activities should be enabled within the medium coastal hazard area and high coastal hazard area where the risk can be mitigated.	Retain CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) with amendments.
General District wide Matters / Coastal Environment / CE-P14	Oyster Management Limited	404.92	Amend	Supports the direction that additions to buildings for potentially hazard sensitive activities and hazard sensitive activities should be enabled within the medium coastal hazard area and high coastal hazard area where the risk can be mitigated. However, considers it difficult to provide mitigation measures for tsunami risk because of the remoteness of the risk. Considers it would be reasonable for policy CE-P14 to enable uses of the same level of hazard sensitivity in additions to buildings, rather than enabling the continued existing use. The risk assessment framework in the Proposed Plan provides classifications of activities based on their risk level i.e. Potentially Hazard Sensitive Activities. Considers there is no reason for uses within the same level of hazard sensitivity to be differentiated.	Amend CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) as follows: Enable additions to buildings that accommodate existing potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area in the <u>Coastal Inundation Overlay</u> , where: 1. They enable the <u>continued use same level of hazard sensitivity</u> of the existing <u>use of the building</u> ; 2. The risk from the coastal hazard is low due to either: a. Proposed mitigation measures; or b. The size and the activity of the addition.
General District wide Matters / Coastal Environment / CE-P14	Investore Property Limited	405.42	Support	Supports the policy as it provides for additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area.	Retain CE-R14 (Additions and alterations to existing buildings and structures within in the coastal environment: - Within coastal or riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-P14	Wellington International Airport Ltd	406.320	Oppose	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) and seeks amendment.
General District wide Matters / Coastal Environment / CE-P14	Wellington International Airport Ltd	406.321	Amend	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Either delete or amend CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) as follows: Seeks that CE-P14 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area) is amended to only apply to the coastal inundation hazard areas and recognise the concept of tolerability.
General District wide Matters / Coastal Environment / CE-P14	Fabric Property Limited	425.38	Support	Supports this policy as it provides for additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area.	Retain CE-P14 (Additionsto buildings) as notified.
General District wide Matters / Coastal Environment / CE-P15	Wellington City Council	266.113	Amend	Considers the policy isn't clear and needs minor changes in a manner consistent with the wording of CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas)	Amend CE-P15 (Subdivision and hazard sensitive activities within the low coastal hazard areas) as follows: Provide for hazard sensitive activities within the low coastal hazard area, or any subdivision where the building platform for a hazard sensitive <u>activity activities is</u> within the low coastal hazard area, where it can be demonstrated that: (...)
General District wide Matters / Coastal Environment / CE-P15	Fire and Emergency New Zealand	273.138	Support	Supports the policy as it provides for hazard sensitive activities within the low and medium coastal hazard areas.	Retain CE-P15 (Subdivision and hazard sensitive activities within the low coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-P15	Yvonne Weeber	340.37	Support in part	CE-P15 is generally supported, however it is unclear where the low, medium and high coastal hazard areas are on the map.	Not specified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P15	Royal Forest and Bird Protection Society	345.317	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P15 (Subdivision and hazard sensitive activities within the low coastal hazard areas) to also address risks posed to natural character, natural landscape, and biodiversity values.
General District wide Matters / Coastal Environment / CE-P15	Greater Wellington Regional Council	351.213	Support	Considers this approach is appropriate.	Retain CE-P15 (Subdivision and hazard sensitive activities within the low coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-P15	WCC Environmental Reference Group	377.244	Support	CE-P15 is supported as it is considered logical and beneficial.	Retain CE-P15 (Subdivision and hazard sensitive activities within the low coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-P15	Kāinga Ora Homes and Communities	391.254	Support	CE-P15 is generally supported.	Retain CE-P15 (Subdivision and hazard sensitive activities within the low coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-P15	Ministry of Education	400.65	Support	Supports CE-P15 as proposed. The submitter considers that where educational facilities are required in these areas, appropriate mitigation measures and evacuation plans should be implemented to ensure the safety of staff, students and the community.	Retain CE-P15 (Subdivision and hazard sensitive activities within the low coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-P15	Wellington International Airport Ltd	406.322	Oppose	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-P15 (Subdivision and hazard sensitive activities within the low coastal hazard areas) and seeks amendment.
General District wide Matters / Coastal Environment / CE-P15	Wellington International Airport Ltd	406.323	Amend	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Either delete, or amend CE-P15 (Subdivision and hazard sensitive activities within the low coastal hazard areas) as follows: Seeks that CE-P15 (Subdivision and hazard sensitive activities within the low coastal hazard areas) is amended to only apply to the coastal inundation hazard areas and recognise the concept of tolerability.
General District wide Matters / Coastal Environment / CE-P16	Precinct Properties New Zealand Limited	139.21	Support	Supports CE-P16 as it provides for potentially hazard-sensitive activities in the medium coastal hazard areas.	Retain CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-P16	Yvonne Weeber	340.38	Support in part	CE-P16 is generally supported, however it is unclear where the low, medium and high coastal hazard areas are on the map.	Not specified.
General District wide Matters / Coastal Environment / CE-P16	Royal Forest and Bird Protection Society	345.318	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas) to also address risks posed to natural character, natural landscape, and biodiversity values.
General District wide Matters / Coastal Environment / CE-P16	Greater Wellington Regional Council	351.214	Amend	Considers that amendments are necessary to have regard to the RPS Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as “as low as reasonably practicable (ALARP)” and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than reduce or do not increase, to actively look to bring down the risk in the design and planning of the development.	Amend CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas) as follows: Provide for potentially hazard-sensitive activities in the medium coastal hazard areas, or any subdivision where the building platform for a potentially hazard-sensitive activity will be within the mediumcoastal hazard areas where it can be demonstrated that: 1. The activity, building, or subdivision incorporates measures that minimise reduce or do not increase the risk to people and property from the coastal hazard; and ...
General District wide Matters / Coastal Environment / CE-P16	WCC Environmental Reference Group	377.245	Support	CE-P16 is supported as it is considered logical and beneficial.	Retain CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P16	Argosy Property No. 1 Limited	383.81	Support in part	Supports this provision to the extent that it enables potentially hazard sensitive activities within medium hazard areas where appropriate. However, as noted above, it is difficult to provide mitigation measures in relation to tsunami risk, because of the remoteness of tsunami risk, so it is appropriate to require safe evacuation routes to address tsunami risk.	Retain CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas) as notified, subject to amendments.
General District wide Matters / Coastal Environment / CE-P16	Argosy Property No. 1 Limited	383.82	Amend	Supports this provision to the extent that it enables potentially hazard sensitive activities within medium hazard areas where appropriate. However, as noted above, it is difficult to provide mitigation measures in relation to tsunami risk, because of the remoteness of tsunami risk, so it is appropriate to require safe evacuation routes to address tsunami risk.	Amend CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas): Provide for potentially hazard-sensitive activities in the medium coastal hazard areas, or any subdivision where the building platform for a potentially hazard-sensitive activity will be within the medium coastal hazard areas where it can be demonstrated that: 1. The activity, building, or subdivision incorporates measures that reduce or do not increase the risk to people and property from the coastal hazard; and <u>or</u> 2. There is the ability to access safe evacuation routes for occupants of the building in case of a tsunami.
General District wide Matters / Coastal Environment / CE-P16	Kāinga Ora Homes and Communities	391.255	Support	CE-P16 is generally supported.	Retain CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-P16	Oyster Management Limited	404.93	Support in part	Supports the policy to the extent it enables potentially hazard sensitive activities within medium hazard areas where appropriate	Retain CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas) with amendments.
General District wide Matters / Coastal Environment / CE-P16	Oyster Management Limited	404.94	Amend	Supports the policy to the extent it enables potentially hazard sensitive activities within medium hazard areas where appropriate. However, notes that it is difficult to provide mitigation measures for tsunami risk because of the remoteness of the risk, so considers that it is appropriate to require safe evacuation routes to address tsunami risk.	Amend CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas) as follows: Provide for potentially hazard-sensitive activities in the medium coastal hazard areas, or any subdivision where the building platform for a potentially hazard sensitive activity will be within the medium coastal hazard areas where it can be demonstrated that: 1. The activity, building, or subdivision incorporates measures that reduce or do not increase the risk to people and property from the coastal hazard; and <u>or</u> 2. There is the ability to access safe evacuation routes for occupants of the building in case of a tsunami.
General District wide Matters / Coastal Environment / CE-P16	Wellington International Airport Ltd	406.324	Oppose	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas) and seeks amendment.
General District wide Matters / Coastal Environment / CE-P16	Wellington International Airport Ltd	406.325	Amend	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Either delete, or amend CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas) as follows: Seeks that CE-P16 (Potentially hazard sensitive activities within the medium coastal hazard areas) is amended to only apply to the coastal inundation hazard areas and recognise the concept of tolerability.
General District wide Matters / Coastal Environment / CE-P16	Fabric Property Limited	425.39	Support	Supports CE-P16 as it provides for potentially hazard sensitive activities in the medium coastal hazard areas. Considers that is difficult to provide mitigation measures in relation to tsunami risk, because of the remoteness of tsunami risk, so it is appropriate to require safe evacuation routes to address tsunami risk.	Retain CE-P16 (Potentially hazard sensitive activities) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P17	Wellington City Council	266.114	Amend	Considers the policy isn't clear.	Amend CE-P17 (Hazard sensitive activities in the medium coastal hazard areas) as follows: Only allow hazard-sensitive activities in the medium coastal hazard area where , or any subdivision where the building platform for a hazard-sensitive activity will be within the medium coastal hazard area, where it can be demonstrated that: (...)
General District wide Matters / Coastal Environment / CE-P17	Fire and Emergency New Zealand	273.139	Support	Supports the policy as it provides for hazard sensitive activities within the low and medium coastal hazard areas.	Retain CE-P17 (Hazard sensitive activities within the medium coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-P17	Yvonne Weeber	340.39	Support in part	CE-P17 is generally supported, however it is unclear where the low, medium and high coastal hazard areas are on the map.	Not specified.
General District wide Matters / Coastal Environment / CE-P17	Royal Forest and Bird Protection Society	345.319	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P17 (Hazard sensitive activities in the medium coastal hazard areas) to also address risks posed to natural character, natural landscape, and biodiversity values.
General District wide Matters / Coastal Environment / CE-P17	Greater Wellington Regional Council	351.215	Amend	Considers that amendments are necessary to have regard to the RPS Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as "as low as reasonably practicable (ALARP)" and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than reduce or do not increase, to actively look to bring down the risk in the design and planning of the development.	Amend CE-P17 (Hazard sensitive activities in the medium coastal hazard areas) as follows: Only allow hazard-sensitive activities in the medium coastal hazard area where, or any subdivision where the building platform for a hazard-sensitive activity will be within the medium coastal hazard area, where it can be demonstrated that: 1. The activity, building or subdivision incorporates measures that demonstrate that minimise reduce or not increase the risk to people and property from the coastal hazard, and; ...
General District wide Matters / Coastal Environment / CE-P17	WCC Environmental Reference Group	377.246	Support	CE-P17 is supported as it is considered logical and beneficial.	Retain CE-P17 (Hazard sensitive activities in the medium coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-P17	Argosy Property No. 1 Limited	383.83	Support in part	Supports this provision to the extent that it enables activities in the medium coastal hazard areas. However, due to the extent of the high coastal hazard area and the extent of potentially hazard sensitive activities, this policy should also apply in those scenarios.	Retain CE-P17 (Hazard sensitive activities in the medium coastal hazard areas) as notified, subject to amendments.
General District wide Matters / Coastal Environment / CE-P17	Argosy Property No. 1 Limited	383.84	Support in part	Supports this provision to the extent that it enables activities in the medium coastal hazard areas. However, due to the extent of the high coastal hazard area and the extent of potentially hazard sensitive activities, this policy should also apply in those scenarios.	Amend CE-P17 (Hazard sensitive activities in the medium coastal hazard areas) so that it also applies to hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard areas
General District wide Matters / Coastal Environment / CE-P17	Kāinga Ora Homes and Communities	391.256	Support	CE-P17 is generally supported.	Retain CE-P17 (Hazard sensitive activities in the medium coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-P17	Ministry of Education	400.66	Support	Supports CE-P17 as proposed. The submitter considers that where educational facilities are required in these areas, appropriate mitigation measures and evacuation plans should be implemented to ensure the safety of staff, students and the community.	Retain CE-P17 (Hazard sensitive activities in the medium coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-P17	Wellington International Airport Ltd	406.326	Oppose	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-P17 (Hazard sensitive activities in the medium coastal hazard areas) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P17	Wellington International Airport Ltd	406.327	Amend	<p>Opposes this policy.</p> <p>The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards.</p> <p>[See paragraphs 4.85 to 4.92 of original submission for full reason]</p>	<p>Either delete, or amend CE-P17 (Hazard sensitive activities in the medium coastal hazard areas) as follows:</p> <p>Seeks that CE-P17 (Hazard sensitive activities in the medium coastal hazard areas) is amended to only apply to the coastal inundation hazard areas and recognise the concept of tolerability.</p>
General District wide Matters / Coastal Environment / CE-P18	Precinct Properties New Zealand Limited	139.22	Amend	<p>Considers that the use of the term “avoid” is unnecessarily onerous and suggests that the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Coastal Hazard Areas should not occur at all.</p> <p>The requested amendment would provide appropriate policy support to the Restricted Discretionary status in rule CE-R20.</p> <p>The Restricted Discretionary status is enabling of activities, potentially hazard sensitive activities or hazard sensitive activities in high coastal hazard areas within the City Centre Zone and this needs to be recognised with appropriate wording in the supporting policy.</p>	<p>Amend CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) as follows:</p> <p>Avoid <u>Only allow</u> Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area or any subdivision where the building platform for a potentially hazard sensitive activity or hazard sensitive activity will be within the high coastal hazard area where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The activity, building or subdivision has an operational or functional need to locate within the high coastal hazard area and locating outside of these high coastal hazard areas is not a practicable option; 2. The activity, building, or subdivision incorporates measures that demonstrate that reduce or <u>do</u> not increase the risk to people, and property from the coastal hazard; 3. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard; and 4. The activity does not involve the removal or modification of a natural system or feature that provides protection to other properties from the natural hazard.
General District wide Matters / Coastal Environment / CE-P18	Wellington City Council	266.115	Amend	<p>Considers the policy isn't clear and requires a consequential change to remove the capital 'H'.</p>	<p>Amend CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) as follows:</p> <p>Avoid <u>Avoid</u> Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area, or any subdivision where the building platform for a potentially hazard sensitive activity or hazard sensitive activity will be within the high coastal hazard area, <u>except</u> where it can be demonstrated that: (...)</p>
General District wide Matters / Coastal Environment / CE-P18	Fire and Emergency New Zealand	273.140	Support	<p>Supports the policy as it allows hazard sensitive activities within the high coastal hazard area where the activity has an operational or functional need to locate within the high coastal hazard area and locating outside of these areas is not a practicable option. However, FENZ considers the wording of CE-P18 is unclear and seeks an amendment to address this.</p>	<p>Retain (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area), with amendment.</p>
General District wide Matters / Coastal Environment / CE-P18	Fire and Emergency New Zealand	273.141	Amend	<p>Supports the policy as it allows hazard sensitive activities within the high coastal hazard area where the activity has an operational or functional need to locate within the high coastal hazard area and locating outside of these areas is not a practicable option. However, FENZ considers the wording of CE-P18 is unclear and seeks an amendment to address this.</p>	<p>Amend CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) as follows:</p> <p>Avoid Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area or any subdivision where the building platform for a potentially hazard sensitive activity or hazard sensitive activity will be within the high coastal hazard area where <u>unless</u> it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The activity, building or subdivision has an operational or functional need to locate within the high coastal hazard area and locating outside of these high coastal hazard areas is not a practicable option;

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P18	Dawid Wojasz	295.5	Oppose in part	Considers that the coastal hazard overlays put much of the CBD in an a high or medium hazard area, limiting development within the central city. Density in the Central city should be encouraged, and the hazard can be dealt with as an engineering issue. If the City Centre is not exempt from the overlay then point one in CE-P18 should be removed or amended.	Opposes application of High, Medium and Low Coastal Hazard overlay within the City Centre and seeks amendment.
General District wide Matters / Coastal Environment / CE-P18	Dawid Wojasz	295.6	Amend	Considers that the coastal hazard overlays put much of the CBD in an a high or medium hazard area, limiting development within the central city. Density in the Central city should be encouraged, and the hazard can be dealt with as an engineering issue. (Option A) If the City Centre is not exempt from the overlay then point one in CE-P18 should be removed or amended.	Seeks that CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) is amended as follows: Avoid Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area or any subdivision where the building platform for a potentially hazard sensitive activity or hazard sensitive activity will be within the high coastal hazard area where it can be demonstrated that: 1. The activity, building or subdivision has an operational or functional need to locate within the high coastal hazard area and locating outside of these high coastal hazard areas is not a practicable option; 1. 2. The activity, building, or subdivision incorporates measures that demonstrate that reduce or not increase the risk to people, and property from the coastal hazard; 2. 3. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard; and 3. 4. The activity does not involve the removal or modification of a natural system or feature that provides protection to other properties from the natural hazard.
General District wide Matters / Coastal Environment / CE-P18	Dawid Wojasz	295.7	Amend	Considers that the coastal hazard overlays put much of the CBD in an a high or medium hazard area, limiting development within the central city. Density in the Central city should be encouraged, and the hazard can be dealt with as an engineering issue. (Option B)	Seeks that CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) is amended to include high density as functional need to locate a building within the high hazard area.
General District wide Matters / Coastal Environment / CE-P18	Yvonne Weeber	340.40	Support in part	CE-P18 is generally supported, however it is unclear where the low, medium and high coastal hazard areas are on the map.	Not specified.
General District wide Matters / Coastal Environment / CE-P18	Royal Forest and Bird Protection Society	345.320	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) to also address risks posed to natural character, natural landscape, and biodiversity values.
General District wide Matters / Coastal Environment / CE-P18	Greater Wellington Regional Council	351.216	Amend	Considers that amendments are necessary to have regard to the RPS Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as “as low as reasonably practicable (ALARP)” and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than reduce or do not increase, to actively look to bring down the risk in the design and planning of the development.	Amend CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) as follows: Avoid Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area or any subdivision where the building platform for a potentially hazard sensitive activity or hazard sensitive activity will be within the high coastal hazard area where it can be demonstrated that... 1. The activity, building or subdivision incorporates measures that demonstrate minimise reduce or not increase the risk to people and property from the coastal hazard, and...
General District wide Matters / Coastal Environment / CE-P18	WCC Environmental Reference Group	377.247	Support	CE-P18 is supported as it is considered logical and beneficial.	Retain CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P18	Argosy Property No. 1 Limited	383.85	Oppose	Opposes this provision as it is not practical to avoid hazard sensitive and potentially hazard sensitive activities in the high coastal hazard area.	Delete CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area).
General District wide Matters / Coastal Environment / CE-P18	Kāinga Ora Homes and Communities	391.257	Support in part	CE-P18 is partially supported and an amendment is sought.	Retain CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) with amendment.
General District wide Matters / Coastal Environment / CE-P18	Kāinga Ora Homes and Communities	391.258	Amend	Considers that CE-P18 should be amended to enable the potential for Hazard Sensitive Activities and Potentially Hazard Sensitive Activities in the High Coastal Hazard Area to be provided in some circumstances where the risks can be managed through mitigation measures.	Amend CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) as follows: Avoid <u>Only allow</u> Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area or any subdivision where the building platform for a potentially hazard sensitive activity or hazard sensitive activity will be within the high coastal hazard area where it can be demonstrated that: 1. The activity, building or subdivision has an operational or functional need to locate within the high coastal hazard area and locating outside of these high coastal hazard areas is not a practicable option; or is within an existing urban area; 2. The activity, building, or subdivision incorporates measures that demonstrate that it reduces or <u>does not</u> increase the risk to people, and property from the coastal hazard; ...
General District wide Matters / Coastal Environment / CE-P18	Ministry of Education	400.67	Support	Supports CE-P18 as proposed. The submitter considers that where educational facilities are required in these areas, appropriate mitigation measures and evacuation plans should be implemented to ensure the safety of staff, students and the community.	Retain CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-P18	Oyster Management Limited	404.95	Oppose in part	Opposes CE-P18 in part as the submitter considers it is not practical to avoid hazard sensitive and potentially hazard sensitive activities in the High Coastal Tsunami Hazard Area.	Amend CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) as follows: Avoid hazard sensitive activities and potentially hazard sensitive activities in the High Coastal Hazard area <u>Inundation Overlay</u> or any subdivision where the building platform for a potentially hazard sensitive activity or hazard sensitive activity will be within the High Coastal Hazard area <u>Inundation Overlay</u> where it can be demonstrated that: 1. The activity, building or subdivision has an operational or functional need to locate within the high Coastal Hazard area <u>Inundation Overlay</u> and locating outside of these high Coastal Hazard areas <u>Inundation Overlay</u> is not a practicable option; 2. The activity, building, or subdivision incorporates measures that demonstrate that reduce or not increase the risk to people, and property from the coastal <u>inundation</u> hazard; 3. There is the ability to access safe evacuation routes for occupants of the building from the coastal <u>inundation</u> hazard; and 4. The activity does not involve the removal or modification of a natural system or feature that provides protection to other properties from the natural hazard.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P18	Oyster Management Limited	404.96	Amend	Considers it is not practical to avoid hazard sensitive and potentially hazard sensitive activities in the High Coastal Tsunami Hazard Area.	Amend CE-P18 (Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area) as follows: Avoid hazard sensitive activities and potentially hazard sensitive activities in the High Coastal Hazard area <u>Inundation Overlay</u> or any subdivision where the building platform for a potentially hazard sensitive activity or hazard sensitive activity will be within the High Coastal Hazard area <u>Inundation Overlay</u> where it can be demonstrated that: 1. The activity, building or subdivision has an operational or functional need to locate within the high Coastal Hazard area <u>Inundation Overlay</u> and locating outside of these high Coastal Hazard areas <u>Inundation Overlay</u> is not a practicable option; 2. The activity, building, or subdivision incorporates measures that reduce or not increase the risk to people, and property from the coastal inundation hazard; 3. There is the ability to access safe evacuation routes for occupants of the building from the coastal inundation hazard; and 4. The activity does not involve the removal or modification of a natural system or feature that provides protection to other properties from the natural hazard.
General District wide Matters / Coastal Environment / CE-P18	Fabric Property Limited	425.40	Oppose in part	Seeks amendment of CE-P18 to change the word “avoid” to “only allow where...”. The use of the term “avoid” is unnecessarily onerous and suggests that the establishment of Hazard-Sensitive Activities and Potentially Hazard-Sensitive Activities within the High Coastal Hazard Areas should not occur at all. The requested amendment would provide appropriate policy support to the Restricted Discretionary status in rule CE-R20. The Restricted Discretionary status is enabling of Potentially hazard sensitive activities or hazard sensitive activities in high coastal hazard areas within the City Centre Zone and this needs to be recognised with appropriate wording in the supporting policy.	Opposes CE-P18 (Hazard sensitive activities) in part and seeks amendment.
General District wide Matters / Coastal Environment / CE-P18	Fabric Property Limited	425.41	Amend	Seeks amendment of CE-P18 to change the word “avoid” to “only allow where...”. The use of the term “avoid” is unnecessarily onerous and suggests that the establishment of Hazard-Sensitive Activities and Potentially Hazard-Sensitive Activities within the High Coastal Hazard Areas should not occur at all. The requested amendment would provide appropriate policy support to the Restricted Discretionary status in rule CE-R20. The Restricted Discretionary status is enabling of Potentially hazard sensitive activities or hazard sensitive activities in high coastal hazard areas within the City Centre Zone and this needs to be recognised with appropriate wording in the supporting policy.	Amend CE-P18 (Hazard sensitive activities) as follows: Avoid <u>Only allow</u> Hazard sensitive activities and potentially hazard sensitive activities in the... 2. The activity, building, or subdivision incorporates measures that demonstrate that reduce or <u>do</u> not increase the risk to people, and property from the coastal hazard; ...
General District wide Matters / Coastal Environment / CE-P19	Wellington City Council	266.116	Amend	Considers the policy needs minor amendments for consistency with the rest of the chapter/plan.	Amend CE-P19 (Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport, operation port Activities, passenger port facilities and rail activities in the Coastal Hazard Overlays) as follows: Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport, <u>operational</u> port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays Enable subdivision, development and use associated with the Airport, <u>operational</u> port activities, passenger port facilities and rail activities within the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or more than 10 employees associated with either of these activities or the creation of vacant allotments.

General District wide Matters / Coastal Environment

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P19	Yvonne Weeber	340.41	Support in part	CE-P19 is generally supported, however it is unclear where the low, medium and high coastal hazard areas are on the map.	Not specified.
General District wide Matters / Coastal Environment / CE-P19	Royal Forest and Bird Protection Society	345.321	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P19 (Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport, operation port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) to also address risks posed to natural character, natural landscape, and biodiversity values.
General District wide Matters / Coastal Environment / CE-P19	Greater Wellington Regional Council	351.217	Support	Considers this approach is appropriate.	Retain CE-P19 (Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport, operation port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) as notified.
General District wide Matters / Coastal Environment / CE-P19	WCC Environmental Reference Group	377.248	Support	CE-P19 is supported as it is considered logical and beneficial.	Retain CE-P19 (Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport, operation port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) as notified.
General District wide Matters / Coastal Environment / CE-P19	CentrePort Limited	402.116	Support in part	Supports policy, but opposes the structure of the plan managing Natural Hazards as it is confusing. There are Natural Hazards provisions in the infrastructure chapter, the Natural Hazards Chapter as well as this chapter dealing with coastal hazards in the Coastal Environment. For CentrePort related matters you potentially have to look at all three. This is considered inefficient and could lead to duplication. Of the hazards listed CentrePort has fault hazard, liquefaction, coastal inundation and tsunami (high) risk.	Seeks that all Natural Hazards provisions are consolidated in the same place or stronger cross-referencing is provided.
General District wide Matters / Coastal Environment / CE-P19	Wellington International Airport Ltd	406.328	Oppose	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-P19 (Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport, operation port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) and seeks amendment.
General District wide Matters / Coastal Environment / CE-P19	Wellington International Airport Ltd	406.329	Amend	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Either delete, or amend CE-P19 (Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport, operation port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) as follows: Seeks that CE-P19 (Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport, operation port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) is amended to only apply to the coastal inundation hazard areas and recognise the concept of tolerability.
General District wide Matters / Coastal Environment / CE-P19	KiwiRail Holdings Limited	408.100	Support	Supports policy that enables subdivision, development and use associated within the operational port activities, passenger port facilities and rail activities within the Coastal Hazards Overlay.	Retain CE-P19 (Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport, operation port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) as notified.
General District wide Matters / Coastal Environment / CE-P19	Guardians of the Bays	452.25	Not specified	Submitter is 'neutral' on provision. [Refer to original submission for full reason]	Not specified.
General District wide Matters / Coastal Environment / CE-P20	Yvonne Weeber	340.42	Support in part	CE-P20 is generally supported, however it is unclear where the low, medium and high coastal hazard areas are on the map.	Not specified.
General District wide Matters / Coastal Environment / CE-P20	Royal Forest and Bird Protection Society	345.322	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P20 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the Airport, operation port activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) to also address risks posed to natural character, natural landscape, and biodiversity values.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P20	Greater Wellington Regional Council	351.218	Amend	Considers that amendments are necessary to have regard to the RPS Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as “as low as reasonably practicable (ALARP)” and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than reduce or do not increase, to actively look to bring down the risk in the design and planning of the development.	Amend CE-P20 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the Airport, operation port activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) as follows: Manage subdivision, development and use associated with the Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlays where they involve the construction of new buildings which will be occupied by members of the public, or over 10 employees associated with either of these activities by ensuring that: 1. The activity, building or subdivision incorporates measures that <u>minimise</u> do not increase the risk to people, property, and infrastructure; and ...
General District wide Matters / Coastal Environment / CE-P20	WCC Environmental Reference Group	377.249	Support	CE-P20 is supported as it is considered logical and beneficial.	Retain CE-P20 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the Airport, operation port activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) as notified.
General District wide Matters / Coastal Environment / CE-P20	CentrePort Limited	402.117	Support in part	Supports policy, but opposes the structure of the plan managing Natural Hazards as it is confusing. There are Natural Hazards provisions in the infrastructure chapter, the Natural Hazards Chapter as well as this chapter dealing with coastal hazards in the Coastal Environment. For CentrePort related matters you potentially have to look at all three. This is considered inefficient and could lead to duplication. Of the hazards listed CentrePort has fault hazard, liquefaction, coastal inundation and tsunami (high) risk.	Seeks that all Natural Hazards provisions are consolidated in the same place or stronger cross-referencing is provided.
General District wide Matters / Coastal Environment / CE-P20	Wellington International Airport Ltd	406.330	Oppose	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-P20 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the Airport, operation port activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) and seeks amendment.
General District wide Matters / Coastal Environment / CE-P20	Wellington International Airport Ltd	406.331	Amend	Opposes this policy. The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Either delete, or amend CE-P20 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the Airport, operation port activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) as follows: Seeks that CE-P20 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the Airport, operation port activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) is amended to only apply to the coastal inundation hazard areas and recognise the concept of tolerability.
General District wide Matters / Coastal Environment / CE-P20	KiwiRail Holdings Limited	408.101	Support	Supports policy that enables subdivision, development and use associated within the operational port activities, passenger port facilities and rail activities within the Coastal Hazards Overlay.	Retain CE-P20 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the Airport, operation port activities, passenger port facilities and rail activities in the Coastal Hazards Overlays) as notified.
General District wide Matters / Coastal Environment / CE-P20	Guardians of the Bays	452.26	Not specified	Submitter is 'neutral' on provision. [Refer to original submission for full reason]	Not specified.
General District wide Matters / Coastal Environment / CE-P21	Royal Forest and Bird Protection Society	345.323	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P21 (Subdivision, use and development in the City Centre Zone which will not be occupied by members of the public and within the Coastal Hazards Overlays): Enable subdivision, development and use associated within the City Centre Zone and within all of the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or employees or the creation of vacant allotments.
General District wide Matters / Coastal Environment / CE-P21	Greater Wellington Regional Council	351.219	Support	Considers this approach is appropriate.	Retain CE-P21 (Subdivision, use and development in the City Centre Zone which will not be occupied by members of the public and within the Coastal Hazards Overlays) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P21	WCC Environmental Reference Group	377.250	Support	CE-P21 is supported as it is considered logical and beneficial.	Retain CE-P21 (Subdivision, use and development in the City Centre Zone which will not be occupied by members of the public and within the Coastal Hazards Overlays) as notified.
General District wide Matters / Coastal Environment / CE-P21	Argosy Property No. 1 Limited	383.86	Amend	Supports this provision to the extent that it enables development in the coastal hazard overlays in the City Centre zone in some instances. However, it is impractical to only enable activities in buildings which will not be occupied by employees, and this would be inconsistent with the purpose and objectives and policies in the City Centre zone. The city centre is a major employment hub and contains entertainment, educational, government and commercial activities which involve employees.	Amend CE-P21 (Subdivision, use and development in the City Centre Zone which will not be occupied by members of the public and within the Coastal Hazards Overlays): Enable subdivision, development and use associated within the City Centre Zone and within all of the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or employees or the creation of vacant allotments
General District wide Matters / Coastal Environment / CE-P21	Kāinga Ora Homes and Communities	391.259	Oppose	CE-P21 is opposed as notified. Considers that the policy places inappropriate restrictions on the City Centre Zone. It sought that this policy is deleted, and considered that more appropriate outcomes are achieved by CE-P22.	Delete CE-P21 (Subdivision, use and development in the City Centre Zone which will not be occupied by members of the public and within the Coastal Hazards Overlays) in its entirety.
General District wide Matters / Coastal Environment / CE-P21	#N/A	404.97	Support in part	Supports the policy in that it enables development in the coastal hazard overlays in the City Centre in some instances.	Retain CE-P21 (Subdivision, use and development in the City Centre Zone which will not be occupied by members of the public and within the Coastal Hazards Overlays) with amendments.
General District wide Matters / Coastal Environment / CE-P21	Oyster Management Limited	404.99	Amend	Supports the policy in that it enables development in the coastal hazard overlays in the City Centre in some instances. However, considers it is impractical to enable only activities in buildings that will not be occupied by employees, and this would be inconsistent with the purpose and objectives and policies in the City Centre zone. The city centre is a major employment hub and contains entertainment, educational, government and commercial activities which involve employees.	Amend CE-P21 (Subdivision, use and development in the City Centre Zone which will not be occupied by members of the public and within the Coastal Hazards Overlays) as follows: Enable subdivision, development and use associated within the City Centre Zone and within all of the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or employees or the creation of vacant allotments.”
General District wide Matters / Coastal Environment / CE-P21	Fabric Property Limited	425.42	Support in part	Supports this provision to the extent that it enables development in the coastal hazard overlays in the City Centre zone in some instances. However, it is impractical to only enable activities in buildings which will not be occupied by employees, and this would be inconsistent with the purpose and objectives and policies in the City Centre zone. The city centre is intended to be the primary centre for the region and contains entertainment, educational, government and commercial activities which involve employees.	Retain Policy CE-P21 (Subdivision), with amendment.
General District wide Matters / Coastal Environment / CE-P21	Fabric Property Limited	425.43	Amend	Supports this provision to the extent that it enables development in the coastal hazard overlays in the City Centre zone in some instances. However, it is impractical to only enable activities in buildings which will not be occupied by employees, and this would be inconsistent with the purpose and objectives and policies in the City Centre zone. The city centre is intended to be the primary centre for the region and contains entertainment, educational, government and commercial activities which involve employees.	Amend Policy CE-P21 (Subdivision) as follows: ... Enable subdivision, development and use associated within the City Centre Zone and within all of the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or employees or the creation of vacant allotments.
General District wide Matters / Coastal Environment / CE-P22	Wellington City Council	266.117	Amend	[No specific reason given beyond decision requested - see original submission for further reason]	Amend CE-P22 (Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays) as follows: Manage subdivision, development and use within the City Centre Zone and within all of the Coastal Hazard Overlays, where they involve the construction of new buildings which will be occupied by members of the public, employees or result in the creation of a vacant allotment by ensuring that: (...)

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P22	Royal Forest and Bird Protection Society	345.324	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P22 (Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays) to also address risks posed to natural character, natural landscape, and biodiversity values.
General District wide Matters / Coastal Environment / CE-P22	Greater Wellington Regional Council	351.220	Amend	Considers that amendments are necessary to have regard to the RPS Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as “as low as reasonably practicable (ALARP)” and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than reduce or do not increase, to actively look to bring down the risk in the design and planning of the development.	Amend CE-P22 (Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays) as follows: Manage subdivision, development and use within the City Centre Zone and within all of the Coastal Hazard Overlays, where they involve the construction of new buildings which will be occupied by members of the public, employees or result in the creation of a vacant allotment by ensuring that 1. The activity, building or subdivision incorporates measures that minimise reduce or not increase the risk to people, and property; and...
General District wide Matters / Coastal Environment / CE-P22	WCC Environmental Reference Group	377.251	Support	CE-P22 is supported as it is considered logical and beneficial.	Retain CE-P22 (Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays) as notified.
General District wide Matters / Coastal Environment / CE-P22	Argosy Property No. 1 Limited	383.87	Amend	Supports this provision to the extent that it recognises that development in the coastal hazard overlays in the City Centre zone is appropriate in some instances. This is important because the CBD is a social and economic hub of Wellington and it is important to recognise the existing investment in the CBD. However, as noted above, it is difficult to provide mitigation measures in relation to tsunami risk, because of the remoteness of tsunami risk, so it is appropriate to require safe evacuation routes to address tsunami risk.	Amend CE-P22 (Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays): Manage subdivision, development and use within the City Centre Zone and within all of the Coastal Hazard Overlays, where they involve the construction of new buildings which will be occupied by members of the public, employees or result in the creation of a vacant allotment by ensuring that 1. The activity, building or subdivision incorporates measures that reduce or not increase the risk to people, and property; and or 2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.
General District wide Matters / Coastal Environment / CE-P22	Kāinga Ora Homes and Communities	391.260	Support	CE-P22 is supported as notified.	Retain CE-P22 (Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays) as notified.
General District wide Matters / Coastal Environment / CE-P22	Ministry of Education	400.68	Support	Supports CE-P22 as proposed. The submitter considers that where educational facilities are required in these areas, appropriate mitigation measures and evacuation plans should be implemented to ensure the safety of staff, students and the community.	Retain CE-P22 (Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays) as notified.
General District wide Matters / Coastal Environment / CE-P22	Oyster Management Limited	404.100	Support in part	Supports the policy to the extent it recognises development in coastal hazard overlays in the City Centre is appropriate in some instances, given it is the social and economic hub of Wellington and there is significant existing investment in the CBD.	Retain CE-P22 (Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays) with amendments.
General District wide Matters / Coastal Environment / CE-P22	Oyster Management Limited	404.101	Amend	Supports the policy to the extent it recognises development in coastal hazard overlays in the City Centre is appropriate in some instances, given it is the social and economic hub of Wellington and there is significant existing investment in the CBD. However, considers it is difficult to provide mitigation measures in relation to tsunami risk, because of the remoteness of tsunami risk, so it is appropriate to require safe evacuation routes to address tsunami risk.	Amend CE-P22 (Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays): Manage subdivision, development and use within the City Centre Zone and within all of the Coastal Hazard Overlays, where they involve the construction of new buildings which will be occupied by members of the public, employees or result in the creation of a vacant allotment by ensuring that 1. The activity, building or subdivision incorporates measures that reduce or not increase the risk to people, and property; and or 2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard

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General District wide Matters / Coastal Environment / CE-P22	Reading Wellington Properties Limited	441.2	Support	Supports CE-P22 as it clearly allows for development and use of sites within the City Centre Zone and within all Coastal Hazard Overlays, provided the development includes appropriate mitigation.	Retain CE-P22 (Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays) as notified.
General District wide Matters / Coastal Environment / CE-P23	Yvonne Weeber	340.43	Support	CE-P23 is supported. The protection, restoration and enhancement of coastal natural systems and features to reduce risks posed by coastal hazards to people, property and infrastructure are supported.	Retain CE-P23 (Natural systems and features) as notified.
General District wide Matters / Coastal Environment / CE-P23	Royal Forest and Bird Protection Society	345.325	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P23 (Natural systems and features): Protect, restore, and enhance natural systems and features where they will reduce the existing risk posed by coastal hazards to people, property, and infrastructure, <u>natural character, natural landscape, and biodiversity values.</u>
General District wide Matters / Coastal Environment / CE-P23	Greater Wellington Regional Council	351.221	Support	Considers this approach is appropriate.	Retain CE-P23 (Natural systems and features) as notified.
General District wide Matters / Coastal Environment / CE-P23	WCC Environmental Reference Group	377.252	Support	CE-P23 is supported as it is considered logical and beneficial.	Retain CE-P23 (Natural systems and features) as notified.
General District wide Matters / Coastal Environment / CE-P23	Guardians of the Bays	452.27	Support	Supports the protection, restoration and enhancement of coastal natural systems and features to reduce risks posed by coastal hazards to people, property and infrastructure.	Retain CE-23 (Natural systems and features) as notified.
General District wide Matters / Coastal Environment / CE-P24	Wellington City Council	266.118	Amend	Considers the policy needs minor wording change.	Amend CE-P24 (Coastal hazard mitigation works involving green infrastructure) as follows: Enable green infrastructure undertaken by a Crown entity or their nominated contractors or agents within the identified Coastal Hazard Overlay where this they will reduce the risk from coastal hazards to people, property and infrastructure.
General District wide Matters / Coastal Environment / CE-P24	Yvonne Weeber	340.44	Support	CE-P24 is supported. The use of green infrastructure in coastal hazard mitigation is supported.	Retain CE-P24 (Coastal hazard mitigation works involving green infrastructure) as notified.
General District wide Matters / Coastal Environment / CE-P24	Royal Forest and Bird Protection Society	345.326	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P24 (Coastal hazard mitigation works involving green infrastructure): Enable green infrastructure undertaken by a Crown entity or their nominated contractors or agents within the identified Coastal Hazard Overlay where they will reduce the risk from coastal hazards to people, property and infrastructure, <u>natural character, natural landscape, and biodiversity values.</u>
General District wide Matters / Coastal Environment / CE-P24	Greater Wellington Regional Council	351.222	Amend	Considers that amendments are required to have regard to Policy 52 in Proposed RPS Change 1. Green infrastructure has been defined in the WCC PDP with a strong focus on engineering systems that mimic natural systems, however there are other natural hazard mitigation measures that the change to the RPS directs consideration of, which aren't captured by green infrastructure. We therefore seek for this policy to be broadened.	Seeks to amend policy to include non-structural, soft engineering or mātauranga Māori approaches.
General District wide Matters / Coastal Environment / CE-P24	WCC Environmental Reference Group	377.253	Support	CE-P24 is supported as it is considered logical and beneficial.	Retain CE-P24 (Coastal hazard mitigation works involving green infrastructure) as notified.
General District wide Matters / Coastal Environment / CE-P24	Guardians of the Bays	452.28	Support	Supports the use of green infrastructure in coastal hazard mitigation.	Retain CE-24 (Coastal hazard mitigation works involving green infrastructure) as notified.
General District wide Matters / Coastal Environment / CE-P25	Royal Forest and Bird Protection Society	345.327	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P25 (Green infrastructure and planning coastal hazard mitigation works): Encourage green infrastructure measures when undertaking planned coastal hazard mitigation works within the identified Coastal Hazard Overlays where they will reduce the risk from coastal hazards risk to people, property and infrastructure, <u>natural character, natural landscape, and biodiversity values.</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P25	Greater Wellington Regional Council	351.223	Amend	Considers that amendments are required to have regard to Policy 52 in Proposed RPS Change 1. Green infrastructure has been defined in the WCC PDP with a strong focus on engineering systems that mimic natural systems, however there are other natural hazard mitigation measures that the change to the RPS directs consideration of, which aren't captured by green infrastructure. We therefore seek for this policy to be broadened.	Amend CE-P25 (Green infrastructure and planning coastal hazard mitigation works) to include non-structural, soft engineering or mātauranga Māori approaches.
General District wide Matters / Coastal Environment / CE-P25	WCC Environmental Reference Group	377.254	Support	CE-P25 is supported as it is considered logical and beneficial.	Retain CE-P25 (Green infrastructure and planning coastal hazard mitigation works) as notified.
General District wide Matters / Coastal Environment / CE-P26	Yvonne Weeber	340.45	Not specified	[No specific reason given - refer to original submission].	Not specified.
General District wide Matters / Coastal Environment / CE-P26	Royal Forest and Bird Protection Society	345.328	Support in part	Considers the policy should address the risks posed to people, property and infrastructure in respect of use and development and coastal hazards. As noted above, these provisions should be amended to also acknowledge the natural character, natural landscape and biodiversity values that must be protected	Amend CE-P26 (Hard engineering measures) to also address risks posed to natural character, natural landscape, and biodiversity values.
General District wide Matters / Coastal Environment / CE-P26	Greater Wellington Regional Council	351.224	Amend	Considers that amendments are required to have regard to Policy 52 in Proposed RPS Change 1. Green infrastructure has been defined in the WCC PDP with a strong focus on engineering systems that mimic natural systems, however there are other natural hazard mitigation measures that the change to the RPS directs consideration of, which aren't captured by green infrastructure. We therefore seek for this policy to be broadened.	Amend CE-P26 (Hard engineering measures) to include non-structural, soft engineering or mātauranga Māori approaches.
General District wide Matters / Coastal Environment / CE-P26	WCC Environmental Reference Group	377.255	Support	CE-P26 is supported as it is considered logical and beneficial.	Retain CE-P26 (Hard engineering measures) as notified.
General District wide Matters / Coastal Environment / CE-P26	Wellington International Airport Ltd	406.332	Oppose	<p>The directive nature of this policy, coupled with the conjunction "and" sets an unduly onerous threshold for hard engineering measures which protect regionally significant infrastructure. It also discourages proactive maintenance and repair of hard engineering structures, as the policy pathway only triggers (due to the conjunction) when there is an 'immediate risk to life or property'.</p> <p>Leaving such structures until the risk reaches this threshold may also result in a larger scale repair/replacement programme, resulting in larger environmental effects and costs.</p> <p>Considers that the conjunction 'or' should be used between each limb.</p> <p>Considers that this policy should relate to new sea walls, and not the upgrading, maintenance or repair of existing sea walls (or existing sea walls that protect existing regionally significant infrastructure.</p>	Opposes CE-P26 (Hard engineering measures) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-P26	Wellington International Airport Ltd	406.333	Amend	<p>The directive nature of this policy, coupled with the conjunction “and” sets an unduly onerous threshold for hard engineering measures which protect regionally significant infrastructure. It also discourages proactive maintenance and repair of hard engineering structures, as the policy pathway only triggers (due to the conjunction) when there is an ‘immediate risk to life or property’.</p> <p>Leaving such structures until the risk reaches this threshold may also result in a larger scale repair/replacement programme, resulting in larger environmental effects and costs.</p> <p>Considers that the conjunction ‘or’ should be used between each limb.</p> <p>Considers that this policy should relate to new sea walls, and not the upgrading, maintenance or repair of existing sea walls (or existing sea walls that protect existing regionally significant infrastructure.</p>	<p>Either delete, or amend CE-P26 (Hard engineering measures) as follows:</p> <p>Only allow for <u>new</u> hard engineering measures for the reduction of the risk from coastal hazards where:</p> <ol style="list-style-type: none"> 1. The engineering measures are needed to protect existing nationally and regionally significant infrastructure and it can be demonstrated that there is no practicable alternative; <u>or</u> 2. There is an immediate risk to life or private property from the coastal hazard; <u>or</u> 3. The construction of the hard engineering measures will not <u>create an intolerable</u> increase the risk from Coastal Hazards on adjacent properties that are not protected by the hard engineering measures; <u>or</u> 4. It avoids the modification or alteration of natural features and systems in a way that would compromise their function as natural defences; <u>or</u> 5. Hard engineering structures are designed to minimise adverse effects on the coastal environment; <u>and/or</u> 6. <u>Significant natural features and systems and any adverse effects are avoided; remedied or mitigated; or</u> 7.6. It can be demonstrated that green infrastructure measures would not provide an appropriate level of protection in relation to the significance of the risk.
General District wide Matters / Coastal Environment / CE-P26	KiwiRail Holdings Limited	408.102	Support	Supports policy which recognises that, in some instances, hard engineering measures within the coastal environment are necessary to reduce an immediate risk of serious harm to property or infrastructure.	Retain CE-P26 (Hard engineering measures) as notified.
General District wide Matters / Coastal Environment / CE-R1	Royal Forest and Bird Protection Society	345.329	Support	Supports the rule.	Retain CE-R1 (Customary harvesting by tangata whenua within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-R1	WCC Environmental Reference Group	377.256	Support	CE-R1 is supported as it is considered logical and beneficial.	Retain CE-R1 (Customary harvesting by tangata whenua within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-R2	Yvonne Weeber	340.46	Support	CE-R2 is supported. The restoration and enhancement of the coastal environment is supported.	Retain CE-R2 (Restoration and enhancement activities within the coastal environment: 1. Outside of high coastal natural character areas; and 2. Outside of coastal and riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-R2	Royal Forest and Bird Protection Society	345.330	Oppose	<p>Considers it is not clear what activity this is permitting. Either delete this PA, or include much more detail as to what is intended. Only permit activities that are consistent with the requirement to protect the coastal environment’s natural character, biodiversity and landscapes. Note that all areas of natural character are required to have significant adverse effects avoided. In our view the requirements of CE-R3.1 should apply in all areas of the coastal environment.</p> <p>Further, as noted above, the definition of restoration is not necessarily applicable to all types of restoration.</p>	Delete CE-R2 (Restoration and enhancement activities within the coastal environment).
General District wide Matters / Coastal Environment / CE-R2	Royal Forest and Bird Protection Society	345.331	Oppose	<p>Considers it is not clear what activity this is permitting. Either delete this PA, or include much more detail as to what is intended. Only permit activities that are consistent with the requirement to protect the coastal environment’s natural character, biodiversity and landscapes. Note that all areas of natural character are required to have significant adverse effects avoided. In our view the requirements of CE-R3.1 should apply in all areas of the coastal environment.</p> <p>Further, as noted above, the definition of restoration is not necessarily applicable to all types of restoration.</p>	Clarify CE-R2 (Restoration and enhancement activities within the coastal environment) to provide more detail on intent of rule.
General District wide Matters / Coastal Environment / CE-R2	WCC Environmental Reference Group	377.257	Support	CE-R2 is supported as it is considered logical and beneficial.	Retain CE-R2 (Restoration and enhancement activities within the coastal environment: Outside of high coastal natural character areas; and...) as notified.

General District wide Matters / Coastal Environment

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R3	Yvonne Weeber	340.47	Support	CE-R3 is supported. The restoration and enhancement of the coastal environment is supported.	Retain CE-R3 (Restoration and enhancement activities within the coastal environment: 1. Within high coastal natural character areas; or 2. Within coastal or riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-R3	Royal Forest and Bird Protection Society	345.332	Support in part	Considers these requirements should apply in all areas of the coastal environment, as well as in riparian margins	Amend CE-R3 (Restoration and enhancement activities within the coastal environment) to apply in all areas of the coastal environment and riparian margins.
General District wide Matters / Coastal Environment / CE-R3	WCC Environmental Reference Group	377.258	Support	CE-R3 is supported as it is considered logical and beneficial.	Retain CE-R3 (Restoration and enhancement activities within the coastal environment: Within high coastal natural character areas; or...) as notified.
General District wide Matters / Coastal Environment / CE-R4	Horokiwi Quarries Ltd	271.49	Support	Supports a permitted activity rule (with no controls) for vegetation trimming or removal noting that vegetation trimming or removal within an SNA within the CE is managed under the ECO chapter of the PDP.	Retain CE-R4 (Vegetation trimming or removal within the coastal environment, outside of high coastal natural character areas) as notified.
General District wide Matters / Coastal Environment / CE-R4	Fire and Emergency New Zealand	273.142	Support	Supports the rule as it permits the trimming or removal of vegetation within the coastal environment.	Retain CE-R4 (Vegetation trimming or removal within the coastal environment, outside of high natural character areas) as notified.
General District wide Matters / Coastal Environment / CE-R4	Yvonne Weeber	340.48	Oppose	CE-R4 is opposed, as it generally make vegetation trimming and removal permitted. Coastal environment vegetation takes a long time to grow in extreme environments and needs to have a higher level of protection than what is being proposed in the Plan.	Not specified.
General District wide Matters / Coastal Environment / CE-R4	Royal Forest and Bird Protection Society	345.333	Oppose	Opposes this rule, given the requirement in policy 13 NZCPS to avoid significant adverse effects on all areas of natural character. It is also unclear why this rule does not exclude significant natural areas, as the other rules in this part do. Vegetation outside SNAs is also important for the maintenance of biodiversity. Seeks that this PA is deleted.	Delete CE-R4 (Vegetation trimming or removal within the coastal environment, outside of high coastal natural character areas).
General District wide Matters / Coastal Environment / CE-R4	WCC Environmental Reference Group	377.259	Support	CE-R4 is supported as it is considered logical and beneficial.	Retain CE-R4 (Vegetation trimming or removal within the coastal environment, outside of high coastal natural character areas) as notified.
General District wide Matters / Coastal Environment / CE-R4	Wellington International Airport Ltd	406.334	Oppose	CE-R4 is inefficient and should be addressed to the extent relevant within the underlying zone provisions.	Delete CE-R4 (Vegetation trimming or removal within the coastal environment, outside of high coastal natural character areas) in it's entirety.
General District wide Matters / Coastal Environment / CE-R5	Fire and Emergency New Zealand	273.143	Support	Supports the rule as it permits the trimming or removal of vegetation within the coastal environment.	Retain CE-R5 (Exotic vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of a significant natural area) as notified.
General District wide Matters / Coastal Environment / CE-R5	Yvonne Weeber	340.49	Oppose	CE-R5 is opposed, as it generally make vegetation trimming and removal permitted. Coastal environment vegetation takes a long time to grow in extreme environments and needs to have a higher level of protection than what is being proposed in the Plan.	Not specified.
General District wide Matters / Coastal Environment / CE-R5	Royal Forest and Bird Protection Society	345.334	Oppose	Considers exotic vegetation can form part of natural character, and can also contribute to the maintenance of biodiversity. We therefore seek that this PA is deleted.	Delete CE-R5 (Exotic vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of an significant natural area).
General District wide Matters / Coastal Environment / CE-R5	WCC Environmental Reference Group	377.260	Support	CE-R5 is supported as it is considered logical and beneficial.	Retain CE-R5 (Exotic vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of an significant natural area) as notified.
General District wide Matters / Coastal Environment / CE-R6	Fire and Emergency New Zealand	273.144	Support	Supports the rule as it permits the trimming or removal of vegetation within the coastal environment.	Retain CE-R6 (Indigenous vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of significant natural area) as notified.
General District wide Matters / Coastal Environment / CE-R6	Yvonne Weeber	340.50	Oppose	CE-R6 is opposed, as it generally make vegetation trimming and removal permitted. Coastal environment vegetation takes a long time to grow in extreme environments and needs to have a higher level of protection than what is being proposed in the Plan.	Not specified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R6	Royal Forest and Bird Protection Society	345.335	Support in part	<p>Considers that if there are to be PAs for vegetation removal or trimming in the coastal environment, it is appropriate that there are standards that apply to that permitted activity. We therefore seek that this rule applies more broadly to the whole coastal environment, outside of SNAs (and that the activities managed by R4 and R5 are instead managed by this PA).It should also apply to exotic vegetation.</p> <p>In terms of the requirements of CE-S1: We support the general 50m2 limit.</p> <p>The exemption in c. would allow for a large amount of vegetation removal, and we seek that it is brought into line with the 10m distance in the ECO rules.</p> <p>In terms of the assessment criteria, we oppose this being limited to 'identified' coastal natural character values, particularly in the context of this plan only identifying areas of high natural character.</p> <p>We also seek that biodiversity values are part of the assessment criteria. This is because of the absence of provisions to maintain biodiversity outside of SNAs in the ECO chapter.</p>	<p>Amend CE-R6 (Indigenous vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of significant natural area):</p> <p>1. Activity status: Permitted Where: a. Compliance with CE-S1 is achieved [<u>amend exemption in CE-S1.c to 10m</u>]</p> <p>2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R6.1.a cannot be achieved.</p> <p>Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in CE-P8 [<u>note proposed deletion of "identified" values in the policy</u>] 3. <u>Biodiversity values.</u></p>
General District wide Matters / Coastal Environment / CE-R6	Royal Forest and Bird Protection Society	345.336	Support in part	<p>Considers the matters of discretion should cross reference the new ECO policy (sought above) aimed at the maintenance of biodiversity outside of SNAs. It should also refer to the new policy (sought above) to ensure that policy 11 NZCPS is given effect to, outside of SNAs. It should also reference relevant ECO policies.</p>	<p>Amend CE-R6 (Indigenous vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of significant natural area):</p> <p>2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R6.1.a cannot be achieved.</p> <p>Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in CE-P8 [<u>add cross reference to relevant ECO policies, new policy ECO-PX relating to maintenance of biodiversity outside Significant Natural Areas and new policy CE-PX relating to giving effect to policy 11 of NZ Coastal Policy statement outside of Significant Natural Areas</u>]</p>
General District wide Matters / Coastal Environment / CE-R6	Waka Kotahi	370.202	Support	<p>Support permitted activity standard for indigenous vegetation removal subject to compliance with CE-S1 as it provides for removal of indigenous vegetation as a permitted activity where it is necessary for the safe and efficient operation of any formed public road</p>	<p>Retain CE-R6 (Indigenous vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of significant natural area) as notified.</p>
General District wide Matters / Coastal Environment / CE-R6	WCC Environmental Reference Group	377.261	Support	<p>CE-R6 is supported as it is considered logical and beneficial.</p>	<p>Retain CE-R6 (Indigenous vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of significant natural area) as notified.</p>
General District wide Matters / Coastal Environment / CE-R6	Director-General of Conservation	385.66	Oppose	<p>The rule CE-R6 needs to be aligned with the wording of Policy 11 of the NZCPS and should be amended.</p>	<p>Opposes rule CE-R6 (Indigenous vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of significant natural area) in its current form and seeks amendment.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R6	Director-General of Conservation	385.67	Amend	<p>The rule CE-R6 needs to be aligned with the wording of Policy 11 of the NZCPS and should be amended.</p> <p>Submitter requests the wording under this rule and standard are amended to be in line with Policy 11 of the NZCPS which seeks to:</p> <ul style="list-style-type: none"> • avoid adverse effects of activities on indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare; and • avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on areas of predominantly indigenous vegetation in the coastal environment; and • avoid adverse effects of activities on indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists; and • avoid adverse effects of activities on habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare. 	<p>Seeks to amend the CE-R6 (Indigenous vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of significant natural area) to be aligned with Policy 11 of the NZCPS.</p> <p>To ensure the rules/standards do not impact the following as a Permitted Activity: threatened or naturally rare vegetation types, threatened or at risk indigenous species, and the habitats of indigenous species.</p>
General District wide Matters / Coastal Environment / CE-R7	Yvonne Weeber	340.51	Oppose	CE-R7 is opposed as it is generally very permissive for a list of activities that have not been listed in the plan.	Not specified.
General District wide Matters / Coastal Environment / CE-R7	Royal Forest and Bird Protection Society	345.337	Oppose	Considers it is generally inappropriate to have PAs in the coastal environment, particularly in the context of a plan that only identifies high natural character areas. This does not give effect to policy 13 NZCPS. Seeks that this PA is deleted.	Delete CE-R7 (Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying within the coastal environment but: Outside of high coastal natural character areas; and Outside of coastal or riparian margins).
General District wide Matters / Coastal Environment / CE-R7	Royal Forest and Bird Protection Society	345.338	Oppose	Considers RD may be more appropriate. Ensure that the matters of discretion refer to a broader range of policies than only CE P2 and P10. Those policies are very narrow, and do not allow the decision maker adequate scope to consider the effects. Because it is unclear what activity will be considered under this rule, the matters of discretion may need to reference all the policies of the CE chapter, and also the ECO chapter.	<p>Amend CE-R7 (Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying within the coastal environment but: Outside of high coastal natural character areas; and Outside of coastal or riparian margins):</p> <p>1. Activity status: Permitted <u>Restricted Discretionary</u> Where: Compliance is achieved with the rules and standards for activities in the underlying zones. <u>Matters of discretion:</u> 1. The matters in CE-P1 to CE-P26, and ECO-P1 to ECO-P7.</p>
General District wide Matters / Coastal Environment / CE-R7	Greater Wellington Regional Council	351.225	Amend	Considers that provision has been made to control subdivision, use and development, however, we consider amendment would give effect fully to Policy 3 of the Operative RPS and support plan users by providing clarification and assisting interpretation.	Amend CE-R7.2 (Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying within the coastal environment but: Outside of high coastal natural character areas; and Outside of coastal or riparian margins) by Adding reference to the use of design guides to support implementation.
General District wide Matters / Coastal Environment / CE-R7	WCC Environmental Reference Group	377.262	Support	CE-R7 is supported as it is considered logical and beneficial.	Retain CE-R7 (Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying within the coastal environment but: Outside of high coastal natural character areas; and...) as notified.
General District wide Matters / Coastal Environment / CE-R7	Wellington International Airport Ltd	406.335	Oppose	<p>This rule is inefficient and does not relate to effects management within the Coastal Environment. Instead, the triggers are non-compliance with rules or standards of the underlying land use zone.</p> <p>Considers that this rule should be deleted. If consideration of coastal environment provisions is relevant to a restricted discretionary activity within the underlying land use zone, this should instead be referenced within those matters of discretion.</p> <p>[See paragraphs 4.30 to 4.31 and 4.48 of original submission for full reason]</p>	Delete CE-R7 (Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying within the coastal environment) in it's entirety.
General District wide Matters / Coastal Environment / CE-R8	Yvonne Weeber	340.52	Oppose	CE-R8 is opposed as it is generally very permissive for a list of activities that have not been listed in the plan.	Not specified.
General District wide Matters / Coastal Environment / CE-R8	Royal Forest and Bird Protection Society	345.339	Oppose	Opposed to PA status for activities in the coastal environment within coastal or riparian margins. In our view, it would be more appropriate to apply discretionary or noncomplying status to this activity in all zones.	<p>Amend CE-R8 (Any activity not otherwise listed as permitted, restricted discretionary or non-complying within the coastal environment, within coastal or riparian margins):</p> <p>1. Activity status: Permitted <u>Discretionary</u></p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R8	Royal Forest and Bird Protection Society	345.340	Oppose	If a RD rule is to remain for certain zones, it should reference more policies aimed at protecting natural character and maintaining and protecting biodiversity.	Amend CE-R8 (Any activity not otherwise listed as permitted, restricted discretionary or non-complying within the coastal environment, within coastal or riparian margins): 1. Activity status: Permitted Where: a. Compliance is achieved with the rules and standards for land use activities in the underlying zones. 2. Activity status: Restricted Discretionary Where: Compliance with the requirements of CE-R8.1.a cannot be achieved; Matters of discretion are: The matters in CE-P6, PA-P1, PA-P2 and PA-P3 <u>and all other policies protecting natural character and maintaining and protecting biodiversity</u> .
General District wide Matters / Coastal Environment / CE-R8	WCC Environmental Reference Group	377.263	Support	CE-R8 is supported as it is considered logical and beneficial.	Retain CE-R8 (Any activity not otherwise listed as permitted, restricted discretionary or non-complying within the coastal environment, within coastal or riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-R8	Wellington International Airport Ltd	406.336	Oppose	This rule is inefficient and does not relate to effects management within the Coastal Environment. Instead, the triggers are non-compliance with rules or standards of the underlying land use zone. Considers that this rule should be deleted. If consideration of coastal environment provisions is relevant to a restricted discretionary activity within the underlying land use zone, this should instead be referenced within those matters of discretion. [See paragraphs 4.30 to 4.31 and 4.48 of original submission for full reason]	Delete CE-R8 (Any activity not otherwise listed as permitted, restricted discretionary or non-complying within the coastal environment, within coastal or riparian margins) in it's entirety.
General District wide Matters / Coastal Environment / CE-R9	Yvonne Weeber	340.53	Oppose	CE-R9 is opposed as it is generally very permissive for a list of activities that have not been listed in the plan.	Not specified.
General District wide Matters / Coastal Environment / CE-R9	Royal Forest and Bird Protection Society	345.341	Oppose	Seeks to amend to non-complying status.	Amend CE-R9 (Any activity not otherwise listed as permitted, restricted discretionary or discretionary within the coastal environment, within high coastal natural character areas): 1. Activity status: <u>Discretionary Non-complying</u>
General District wide Matters / Coastal Environment / CE-R9	WCC Environmental Reference Group	377.264	Support	CE-R9 is supported as it is considered logical and beneficial.	Retain CE-R9 (Any activity not otherwise listed as permitted, restricted discretionary or discretionary within the coastal environment, within high coastal natural character areas) as notified.
General District wide Matters / Coastal Environment / CE-R10	Horokiwi Quarries Ltd	271.50	Support	Supports rule CE-R10 and in particular the restricted discretionary activity status.	Retain CE-R10 (Extension of existing mining and quarrying activities within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-R10	Yvonne Weeber	340.54	Oppose	CE-R10 is opposed as it relates to the mining and quarrying activities within the coastal environment, which is generally opposed.	Not specified.
General District wide Matters / Coastal Environment / CE-R10	Royal Forest and Bird Protection Society	345.342	Oppose	Considers the activity should be non-complying, particularly in the context of this Plan's approach of only identifying high natural character areas, and the requirements of policy 13 NZCPS.	Amend CE-R10 (Extension of existing mining and quarrying activities within the coastal environment): 1. Activity status: Restricted Discretionary <u>Non-complying</u>
General District wide Matters / Coastal Environment / CE-R10	WCC Environmental Reference Group	377.265	Amend	CE-R10 is supported as it is considered logical and beneficial.	Amend CE-R10 (Extension of existing mining and quarrying activities within the coastal environment) to add the following matter of discretion: <u>"the long-term emissions profile of such an activity, in particular the impact of such an emissions profile on future generations."</u>
General District wide Matters / Coastal Environment / CE-R11	Yvonne Weeber	340.55	Oppose	CE-R11 is opposed as it relates to the mining and quarrying activities within the coastal environment, which is generally opposed.	Not specified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R11	Royal Forest and Bird Protection Society	345.343	Support	Supports the rule.	Retain CE-R11 (New quarrying and mining activities and new plantation forestry within the coastal environment) as notified.
General District wide Matters / Coastal Environment / CE-R11	WCC Environmental Reference Group	377.266	Amend	CE-R11 is supported as it is considered logical and beneficial.	Amend the activity status of CE-R11 (New quarrying and mining activities and new plantation forestry within the coastal environment) to prohibited.
General District wide Matters / Coastal Environment / CE-R12	Yvonne Weeber	340.56	Oppose	CE-R12 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R12 (Construction, addition or alteration of buildings and structures, within the coastal environment: 1. Outside of high coastal natural character areas; and 2. Outside of coastal and riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-R12	Royal Forest and Bird Protection Society	345.344	Oppose	Considers it inappropriate to have PAs for activities that may have significant adverse effects on natural character, i.e. outside the identified high natural character areas. Delete this PA. Ensure that the RD matters of discretion reference policies aimed at protecting natural character and maintaining and protecting biodiversity.	Amend CE-R12 (Construction, addition or alteration of buildings and structures, within the coastal environment outside of high coastal natural character areas; and outside of coastal and riparian margins): 1. Activity status: Permitted Where: a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones. 2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE R12.1.a cannot be achieved. Matters of discretion are: 1. The matters in CE-P2, PA-P1, PA-P2 and PA-P3 <u>[add references to policies protecting natural character and maintaining and protecting indigenous biodiversity]</u> .
General District wide Matters / Coastal Environment / CE-R12	WCC Environmental Reference Group	377.267	Support	CE-R12 is supported as it is considered logical and beneficial.	Retain CE-R12 (Construction, addition or alteration of buildings and structures, within the coastal environment: Outside of high coastal natural character areas; and...) as notified.
General District wide Matters / Coastal Environment / CE-R12	Kāinga Ora Homes and Communities	391.261	Oppose in part	CE-R12 is opposed as it stands and should be redrafted.	Opposes CE-R12 (Construction, addition or alteration of buildings and structures, within the coastal environment: - Outside of high coastal natural character areas; and - Outside of coastal and riparian margins.) and seeks amendment.
General District wide Matters / Coastal Environment / CE-R12	Kāinga Ora Homes and Communities	391.262	Amend	Considers that CE-R12 should be redrafted to include permitted activity criteria which relate to the coastal environment, and the outcomes of this chapter which are trying to be achieved. The permitted activity criteria relate to the development standards of the underlying zoning as opposed to any coastal environment criteria. As such, it is not clear what this rule is trying to achieve until the matters of discretion are applied.	Seeks that CE-R12 (Construction, addition or alteration of buildings and structures, within the coastal environment: - Outside of high coastal natural character areas; and - Outside of coastal and riparian margins.) is redrafted to include permitted activity criteria which relate to the coastal environment, and the outcomes of this chapter which are trying to be achieved.
General District wide Matters / Coastal Environment / CE-R12	Ministry of Education	400.69	Support	Supports CE-R12 as the submitter supports the permitted activity standards and matters of discretion as proposed.	Retain CE-R12 (Construction, addition or alteration of buildings and structures, within the coastal environment: Outside of high coastal natural character area...) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R12	Wellington International Airport Ltd	406.337	Oppose	<p>This rule is inefficient and does not relate to effects management within the Coastal Environment. Instead, the triggers are non-compliance with rules or standards of the underlying land use zone.</p> <p>Considers that this rule should be deleted. If consideration of coastal environment provisions is relevant to a restricted discretionary activity within the underlying land use zone, this should instead be referenced within those matters of discretion.</p> <p>Considers that the matters of discretion listed under CE-R12 include policies relating to Public Access along coastal margins. This rule does not apply to coastal margins.</p> <p>[See paragraphs 4.30 to 4.31 and 4.48 of original submission for full reason]</p>	Delete CE-R12 (Construction, addition or alteration of buildings and structures, within the coastal environment) in it's entirety.
General District wide Matters / Coastal Environment / CE-R12	Fabric Property Limited	425.44	Support	<p>Properties at 1 Grey Street, 20 Customhouse Quay, 215 Lambton Quay and 33 Customhouse Quay are also located in the coastal environment.</p> <p>Supports enabling construction, additions or alterations to buildings in the coastal environment as a permitted activity, or otherwise as a restricted discretionary activity where there is non-compliance with the zone. It is appropriate to enable development in the coastal environment that consolidates existing urban areas, consistent with CE-P2.</p>	Retain CE-R12 (Construction, addition or alteration of buildings) as notified.
General District wide Matters / Coastal Environment / CE-R13	Fire and Emergency New Zealand	273.145	Support	Supports the rule as the rule framework for the construction, addition, or alteration of buildings and structures within the coastal environment does not hinder FENZ's ability to establish fire stations within the coastal environment.	Retain CE-R13 (Construction, addition, or alteration of buildings and structures within the coastal environment, within high coastal natural character areas) as notified.
General District wide Matters / Coastal Environment / CE-R13	Yvonne Weeber	340.57	Support	CE-R13 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R13 (Construction, addition or alteration of buildings and structures within the coastal environment, within high coastal natural character areas) as notified.
General District wide Matters / Coastal Environment / CE-R13	Royal Forest and Bird Protection Society	345.345	Support in part	<p>Seeks extension this rule to apply anywhere in the coastal environment, because of the requirements of policy 13 NZCPS in respect of all areas of natural character.</p> <p>Matters of discretion should reference policies that are aimed at the protection of natural character in the coastal environment, not only in high natural character areas, as well as policies aimed at protecting and maintaining biodiversity</p>	<p>Amend CE-R13 (Construction, addition or alteration of buildings and structures within the coastal environment, within high coastal natural character areas):</p> <p>...</p> <p>Matters of discretion are:</p> <p>1. The matters in CE-P2, PA-P1, PA-P2 and PA-P3 <u>[add references to policies protecting natural character and maintaining and protecting indigenous biodiversity]</u>...</p>
General District wide Matters / Coastal Environment / CE-R13	WCC Environmental Reference Group	377.268	Support	CE-R13 is supported as it is considered logical and beneficial.	Retain CE-R13 (Construction, addition or alteration of buildings and structures within the coastal environment, within high coastal natural character areas) as notified.
General District wide Matters / Coastal Environment / CE-R14	Fire and Emergency New Zealand	273.146	Support	Supports the rule as the rule framework for the construction, addition, or alteration of buildings and structures within the coastal environment does not hinder FENZ's ability to establish fire stations within the coastal environment.	Retain CE-R14 (Additions and alterations to existing buildings and structures within the coastal environment: within coastal or riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-R14	Yvonne Weeber	340.58	Support	CE-R14 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	<p>Retain CE-R14 (Additions and alterations to existing buildings and structures within in the coastal environment:</p> <p>- Within coastal or riparian margins) as notified.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R14	Royal Forest and Bird Protection Society	345.346	Oppose	Considers it is inappropriate to be managed by a PA. Delete the PA. Matters of discretion should reference policies that are aimed at the protection of natural character in the coastal environment, not only in high natural character areas, as well as policies aimed at protecting and maintaining biodiversity.	Amend CE-R14 (Additions and alterations to existing buildings and structures within in the coastal environment within coastal or riparian margins): 1. Activity status: Permitted Where: a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones. 2. Activity status: Restricted Discretionary Where: Compliance with the requirements of CE-R14.1.a cannot be achieved; Matters of discretion are: The matters in CE-P2, PA-P1, PA-P2 and PA-P3 <u>add references to policies protecting natural character and maintaining and protecting indigenous biodiversity</u>
General District wide Matters / Coastal Environment / CE-R14	WCC Environmental Reference Group	377.269	Support	CE-R14 is supported as it is considered logical and beneficial.	Retain CE-R14 (Additions and alterations to existing buildings and structures within in the coastal environment: Within coastal or riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-R14	Kāinga Ora Homes and Communities	391.263	Oppose in part	CE-R14 is opposed as it stands and should be redrafted.	Opposes CE-R14 (Additions and alterations to existing buildings and structures within in the coastal environment: - Within coastal or riparian margins) and seeks amendment.
General District wide Matters / Coastal Environment / CE-R14	Kāinga Ora Homes and Communities	391.264	Amend	Considers that CE-R14 should be redrafted to include permitted activity criteria which relate to the coastal environment, and the outcomes of this chapter which are trying to be achieved. The permitted activity criteria relate to the development standards of the underlying zoning as opposed to any coastal environment criteria. As such, it is not clear what this rule is trying to achieve until the matters of discretion are applied.	Seeks that CE-R14 (Additions and alterations to existing buildings and structures within in the coastal environment: - Within coastal or riparian margins) is redrafted to include permitted activity criteria which relate to the coastal environment, and the outcomes of this chapter which are trying to be achieved.
General District wide Matters / Coastal Environment / CE-R14	Wellington International Airport Ltd	406.338	Oppose	This rule is inefficient and does not relate to effects management within the Coastal Environment. Instead, the triggers are non-compliance with rules or standards of the underlying land use zone. Considers that this rule should be deleted. If consideration of coastal environment provisions is relevant to a restricted discretionary activity within the underlying land use zone, this should instead be referenced within those matters of discretion. [See paragraphs 4.30 to 4.31 and 4.48 of original submission for full reason]	Delete CE-R14 (Additions and alterations to existing buildings and structures within in the coastal environment) in it's entirety.
General District wide Matters / Coastal Environment / CE-R15	Fire and Emergency New Zealand	273.147	Support	Supports the rule as the rule framework for the construction, addition, or alteration of buildings and structures within the coastal environment does not hinder FENZ's ability to establish fire stations within the coastal environment.	Retain CE-R15 (Construction of new buildings and structures within the coastal environment and within coastal or riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-R15	Yvonne Weeber	340.59	Support	CE-R15 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R15 (Construction of new buildings and structures within in the coastal environment and within coastal or riparian margins) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R15	Royal Forest and Bird Protection Society	345.347	Oppose	Considers it is inappropriate to be managed by a PA. Delete the PA. Matters of discretion should reference policies that are aimed at the protection of natural character in the coastal environment, not only in high natural character areas, as well as policies aimed at protecting and maintaining biodiversity.	Amend CE-R15 (Construction of new buildings and structures within in the coastal environment and within coastal or riparian margins): 1. Activity status: Permitted Where: a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones. 2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R15.1.a cannot be achieved. Matters of discretion are: The matters in CE-P7, PA-P1, PA-P2 and PA-P3 <u>add references to policies protecting natural character and maintaining and protecting indigenous biodiversity</u>
General District wide Matters / Coastal Environment / CE-R15	WCC Environmental Reference Group	377.270	Support	CE-R15 is supported as it is considered logical and beneficial.	Retain CE-R15 (Construction of new buildings and structures within in the coastal environment and within coastal or riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-R15	Kāinga Ora Homes and Communities	391.265	Oppose in part	CE-R15 is opposed as it stands and should be redrafted.	Opposes CE-R15 (Construction of new buildings and structures within in the coastal environment and within coastal or riparian margins) and seeks amendment.
General District wide Matters / Coastal Environment / CE-R15	Kāinga Ora Homes and Communities	391.266	Amend	Considers that CE-R15 should be redrafted to include permitted activity criteria which relate to the coastal environment, and the outcomes of this chapter which are trying to be achieved. The permitted activity criteria relate to the development standards of the underlying zoning as opposed to any coastal environment criteria. As such, it is not clear what this rule is trying to achieve until the matters of discretion are applied.	Seeks that CE-R15 (Construction of new buildings and structures within in the coastal environment and within coastal or riparian margins) is redrafted to include permitted activity criteria which relate to the coastal environment, and the outcomes of this chapter which are trying to be achieved.
General District wide Matters / Coastal Environment / CE-R15	Ministry of Education	400.70	Support	Supports CE-R15 as the submitter supports the permitted activity standards and matters of discretion as proposed.	Retain CE-R15 (Construction of new buildings and structures within in the coastal environment and within coastal or riparian margins) as notified.
General District wide Matters / Coastal Environment / CE-R15	Wellington International Airport Ltd	406.339	Oppose	This rule is inefficient and does not relate to effects management within the Coastal Environment. Instead, the triggers are non-compliance with rules or standards of the underlying land use zone. Considers that this rule should be deleted. If consideration of coastal environment provisions is relevant to a restricted discretionary activity within the underlying land use zone, this should instead be referenced within those matters of discretion. [See paragraphs 4.30 to 4.31 and 4.48 of original submission for full reason]	Delete CE-R15 (Construction of new buildings and structures within in the coastal environment and within coastal or riparian margins) in it's entirety.
General District wide Matters / Coastal Environment / CE-R16	Yvonne Weeber	340.60	Support	CE-R16 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R16 (Less hazard sensitive activities within all the Coastal Hazard Overlays) as notified.
General District wide Matters / Coastal Environment / CE-R16	Royal Forest and Bird Protection Society	345.348	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R16 (Less hazard sensitive activities within all the Coastal Hazard Overlays) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.
General District wide Matters / Coastal Environment / CE-R16	WCC Environmental Reference Group	377.271	Support	CE-R16 is supported as it is considered logical and beneficial.	Retain CE-R16 (Less hazard sensitive activities within all the Coastal Hazard Overlays) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R16	Investore Property Limited	405.43	Support	Supports the policy as it provides for potentially hazard sensitive activities in the medium coastal hazard areas. Fabric notes is difficult to provide mitigation measures in relation to tsunami risk, because of the remoteness of tsunami risk, so it is appropriate to require safe evacuation routes to address tsunami risk.	Retain CE-R16 (Less hazard sensitive activities within all the Coastal Hazard Overlays) as notified.
General District wide Matters / Coastal Environment / CE-R16	Wellington International Airport Ltd	406.340	Oppose	Considers that to avoid unnecessary duplication in the Proposed Plan, this chapter should focus on those additional consent requirements necessary to manage effects within the coastal hazard overlays that cannot be adequately dealt with by the underlying zone rules. [See paragraphs 4.30 to 4.31 and 4.48 of original submission for full reason]	Delete CE-R16 (Less hazard sensitive activities within all the Coastal Hazard Overlays) in it's entirety.
General District wide Matters / Coastal Environment / CE-R17	Yvonne Weeber	340.61	Support	CE-R17 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R17 (Green infrastructure for the purposes of coastal hazard mitigation works undertaken by a Crown entity or their nominated contractor or agent within the Coastal Hazard Overlays) as notified.
General District wide Matters / Coastal Environment / CE-R17	Royal Forest and Bird Protection Society	345.349	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R17 (Green infrastructure for the purposes of coastal hazard mitigation works undertaken by a Crown entity or their nominated contractor or agent within the Coastal Hazard Overlays) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.
General District wide Matters / Coastal Environment / CE-R17	WCC Environmental Reference Group	377.272	Support	CE-R17 is supported as it is considered logical and beneficial.	Retain CE-R17 (Green infrastructure for the purposes of coastal hazard mitigation works undertaken by a Crown entity or their nominated contractor or agent within the Coastal Hazard Overlays) as notified.
General District wide Matters / Coastal Environment / CE-R18	Precinct Properties New Zealand Limited	139.23	Support	Supports this rule as proposed including the Permitted activity status, and Restricted Discretionary activity status for additions to buildings which do not comply with CE-R18.1.	Retain CE-R18 (Additions to buildings within the Coastal Hazard Overlays) as notified.
General District wide Matters / Coastal Environment / CE-R18	Fire and Emergency New Zealand	273.148	Support	Supports the rule as the rule framework for the construction, addition, or alteration of buildings and structures within the coastal environment does not hinder FENZ's ability to establish fire stations within the coastal environment.	Retain CE-R18 (Additions to buildings within the Coastal Hazard Overlays) as notified.
General District wide Matters / Coastal Environment / CE-R18	Yvonne Weeber	340.62	Support	CE-R18 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R18 (Additions to buildings within the Coastal Hazard Overlays) as notified.
General District wide Matters / Coastal Environment / CE-R18	Royal Forest and Bird Protection Society	345.350	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R18 (Additions to buildings within the Coastal Hazard Overlays) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.
General District wide Matters / Coastal Environment / CE-R18	WCC Environmental Reference Group	377.273	Support	CE-R18 is supported as it is considered logical and beneficial.	Retain CE-R18 (Additions to buildings within the Coastal Hazard Overlays) as notified.
General District wide Matters / Coastal Environment / CE-R18	Argosy Property No. 1 Limited	383.88	Amend	Supports this rule to the extent that it enables additions to buildings within the coastal hazards overlays. However, it is not appropriate to place controls on buildings in the Tsunami Hazard Overlay. Due to the nature of tsunamis, it is not realistic to construct additions to buildings to avoid tsunami risk.	Amend CE-R18.1 (Additions to buildings within the Coastal Hazard Overlays): <u>e. The additions are in the Tsunami Hazard Overlay</u>
General District wide Matters / Coastal Environment / CE-R18	Oyster Management Limited	404.102	Support in part	Supports rule to the extent that it enables additions to buildings within coastal hazard overlays.	Retain CE-R18 (Additions to buildings within the Coastal Hazard Overlays) with amendments.
General District wide Matters / Coastal Environment / CE-R18	Oyster Management Limited	404.103	Amend	Supports rule to the extent that it enables additions to buildings within coastal hazard overlays. However, considers it is not appropriate to place controls on buildings in the Tsunami Hazard Overlay, due to the nature of tsunamis, it is not realistic to construct additions to buildings to avoid tsunami risk.	Amend CE-R18.1 (Additions to buildings within the Coastal Hazard Overlays) as follows: ... <u>e. The additions are in the Tsunami Hazard Overlay</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R18	Oyster Management Limited	404.104	Amend	Supports rule to the extent that it enables additions to buildings within coastal hazard overlays. However, considers it is not appropriate to place controls on buildings in the Tsunami Hazard Overlay, due to the nature of tsunamis, it is not realistic to construct additions to buildings to avoid tsunami risk.	Amend CE-R18.2.b (Additions to buildings within the Coastal Hazard Overlays) as follows: ... b. The addition is to a potentially hazard sensitive activity or a hazard sensitive activity within a high coastal hazard area other than the high tsunami hazard area.
General District wide Matters / Coastal Environment / CE-R18	Investore Property Limited	405.44	Support in part	Supports the rule but considers that it would be appropriate to also enable additions within the Tsunami Hazard Overlay to be permitted to recognise that it is not realistic to construct additions to buildings to avoid tsunami risk.	Retain CE-R18.1 (Additions to buildings within the Coastal Hazard Overlays) and seeks amendment.
General District wide Matters / Coastal Environment / CE-R18	Investore Property Limited	405.45	Amend	Supports the rule but considers that it would be appropriate to also enable additions within the Tsunami Hazard Overlay to be permitted to recognise that it is not realistic to construct additions to buildings to avoid tsunami risk.	Amend CE-R18.1 (Additions to buildings within the Coastal Hazard Overlays) as follows: 1. Activity status: Permitted Where: ... e. The additions are in the Tsunami Hazard Overlay.
General District wide Matters / Coastal Environment / CE-R18	Wellington International Airport Ltd	406.341	Oppose	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-R18 (Additions to buildings within the Coastal Hazard Overlays) and seeks amendment.
General District wide Matters / Coastal Environment / CE-R18	Wellington International Airport Ltd	406.342	Oppose	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Delete CE-R18 (Additions to buildings within the Coastal Hazard Overlays) in its entirety. (Option A).
General District wide Matters / Coastal Environment / CE-R18	Wellington International Airport Ltd	406.343	Amend	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Amend CE-R18 (Additions to buildings within the Coastal Hazard Overlays) as follows: Seeks that CE-R18 (Additions to buildings within the Coastal Hazard Overlays) is amended to apply to coastal inundation hazard areas only. (Option B).
General District wide Matters / Coastal Environment / CE-R18	Fabric Property Limited	425.45	Support in part	Supports this rule as proposed including the Permitted activity status, and Restricted Discretionary activity status for additions to buildings which do not comply with CE-R18.1. In the event that the risk level for the Tsunami Hazard Overlay is not reduced to medium, it would be appropriate to also enable additions within the Tsunami Hazard Overlay to be permitted, to recognise that it is not realistic to construct additions to buildings to avoid tsunami risk.	Retain Rule CE-R18 (Additions to buildings within the Coastal Hazard Overlays) with amendment.
General District wide Matters / Coastal Environment / CE-R18	Fabric Property Limited	425.46	Amend	Supports this rule as proposed including the Permitted activity status, and Restricted Discretionary activity status for additions to buildings which do not comply with CE-R18.1. In the event that the risk level for the Tsunami Hazard Overlay is not reduced to medium, it would be appropriate to also enable additions within the Tsunami Hazard Overlay to be permitted, to recognise that it is not realistic to construct additions to buildings to avoid tsunami risk.	Amend Rule CE-R18 (Additions to buildings within the Coastal Hazard Overlays) as follows: ... e. The additions are in the Tsunami Hazard Overlay.
General District wide Matters / Coastal Environment / CE-R19	Yvonne Weeber	340.63	Support	CE-R19 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R19 (Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay) as notified.
General District wide Matters / Coastal Environment / CE-R19	Royal Forest and Bird Protection Society	345.351	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R19 (Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R19	WCC Environmental Reference Group	377.274	Support	CE-R19 is supported as it is considered logical and beneficial.	Retain CE-R19 (Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay) as notified.
General District wide Matters / Coastal Environment / CE-R19	CentrePort Limited	402.118	Amend	Amend typographical error in rule title.	Amend CE-R19 (Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay) as follows: Airport, operational port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay
General District wide Matters / Coastal Environment / CE-R19	CentrePort Limited	402.119	Amend	Considers that large parts of the Port Operations including the Kaiwharawhara ferry terminal location are included within the Coastal Hazard Overlay. A permitted activity limitation to 10 passengers or 10 employees for port activities that by definition need to adjoin the coastal marine area is impractical. It is considered that if there is no practical alternative and this can be demonstrated, the Port activities with greater than 10 passengers or employees should be able to be a permitted activity.	Amend CE-R19 (Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay) as follows: 1. Activity status: Permitted Where: a. does not involve the construction of a building that would be occupied by more than 10 employees of the activity, or any members of the public; or b. does not involve the conversion of an existing building into a building that would be occupied by more than 10 employees of the activity, or any members of the public; or c. can be demonstrated that there is no other practical alternative for the location of the activity.
General District wide Matters / Coastal Environment / CE-R19	CentrePort Limited	402.120	Support in part	Supports CE-P19 with amendments - typographical error in rule title and new clause c.	Retain CE-R19 (Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay), with amendment.
General District wide Matters / Coastal Environment / CE-R19	Wellington International Airport Ltd	406.344	Oppose	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-R19 (Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay) and seeks amendment.
General District wide Matters / Coastal Environment / CE-R19	Wellington International Airport Ltd	406.345	Amend	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Amend CE-R19 (Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay) as follows: Seeks that CE-R19 (Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay) is amended to apply to coastal inundation hazard areas only. (Option A).
General District wide Matters / Coastal Environment / CE-R19	Wellington International Airport Ltd	406.346	Oppose	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Delete CE-R19 (Airport, operation port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay) in its entirety. (Option B).
General District wide Matters / Coastal Environment / CE-R20	Precinct Properties New Zealand Limited	139.24	Support	Supports CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas) as notified, as it is enabling of development in medium and high coastal hazard areas in the City Centre Zone.	Retain CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-R20	Fire and Emergency New Zealand	273.149	Support in part	Seeks to exclude restrictions on establishing emergency service facilities in these areas. Considers fire stations may have a functional need to be located in certain areas, including coastal hazard areas. The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community.	Supports CE-R20 (Potentially hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas), with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R20	Fire and Emergency New Zealand	273.150	Amend	Seeks to exclude restrictions on establishing emergency service facilities in these areas. Considers fire stations may have a functional need to be located in certain areas, including coastal hazard areas. The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community.	Amend CE-R20 (Potentially hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas) as follows: 1. Activity status: Permitted Where: a. It does not involve the construction of a building that would be occupied by more than 10 employees of the activity, or any members of the public; or b. It does not involve the conversion of an existing building into a building that would be occupied by more than 10 employees of the activity, or any members of the public. <u>Note: The above restrictions do not apply to emergency service facilities.</u>
General District wide Matters / Coastal Environment / CE-R20	Yvonne Weeber	340.64	Support	CE-R20 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-R20	Royal Forest and Bird Protection Society	345.352	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.
General District wide Matters / Coastal Environment / CE-R20	WCC Environmental Reference Group	377.275	Support	CE-R20 is supported as it is considered logical and beneficial.	Retain CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-R20	Argosy Property No. 1 Limited	383.89	Amend	Supports this rule to the extent that it enables potentially hazard sensitive activities or hazard sensitive activities within the City Centre zone where those activities are also within the medium and high coastal hazard areas. However, it is unclear why potentially hazard sensitive activities should be permitted where a building will be occupied by 10 or less employees of an activity. This number appears to be arbitrary and impractical. For example, five offices that are occupied by 10 or less employees are unlikely to have a different risk profile to one office occupied by 50 employees. This rule also does not achieve the objectives and policies of the coastal hazard overlays, specifically Objective CE-O8 and Policy CE-P21. The rule should also be clarified to reflect that it would be very difficult for buildings to entirely avoid being occupied by members of the public occasionally e.g. a courier driver dropping off a parcel or a tradesperson undertaking a repair. Argosy supports this rule to the extent that activities which cannot comply with CE-R20.1 are restricted discretionary	Amend CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas): Activity status: Permitted Where: 1. It does not involve the construction of a building that would be occupied <u>predominantly by more than 10 employees of the activity, or any</u> members of the public; or 2. It does not involve the conversion of an existing building into a building that would be occupied <u>predominantly by more than 10 employees of the activity, or any</u> members of the public
General District wide Matters / Coastal Environment / CE-R20	Ministry of Education	400.71	Support	Supports CE-R20 as the submitter considers the matters of discretion to be appropriate where the permitted activity standards are not met.	Retain CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas) as notified.
General District wide Matters / Coastal Environment / CE-R20	Oyster Management Limited	404.105	Support in part	Supports the rule to the extent it enables potentially hazard sensitive activities or hazard sensitive activities within the City Centre zone where those activities are also within the medium and high coastal hazard areas.	Retain CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas) with amendments.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R20	Oyster Management Limited	404.106	Amend	<p>Supports the rule to the extent it enables potentially hazard sensitive activities or hazard sensitive activities within the City Centre zone where those activities are also within the medium and high coastal hazard areas.</p> <p>However, considers it is unclear why potentially hazard sensitive activities should be permitted where a building will be occupied by 10 or less employees of an activity. This number appears to be arbitrary and impractical. For example, five offices that are occupied by 10 or less employees are unlikely to have a different risk profile to one office occupied by 50 employees. This rule also does not achieve the objectives and policies of the coastal hazard overlays, specifically Objective CE-O8 and Policy CE-P21.</p> <p>The rule should also be clarified to reflect that it would be very difficult for buildings to entirely avoid being occupied by members of the public occasionally e.g. a courier driver dropping off a parcel or a tradesperson undertaking a repair.</p>	<p>Amend CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas):</p> <p>Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. It does not involve the construction of a building that would be occupied predominantly by more than 10 employees of the activity, or any members of the public; or 2. It does not involve the conversion of an existing building into a building that would be occupied predominantly by more than 10 employees of the activity, or any members of the public
General District wide Matters / Coastal Environment / CE-R20	Oyster Management Limited	404.107	Support in part	Supports CE-R20 to the extent that activities which cannot comply with CE-R20.1 are restricted discretionary.	Retain CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas) with amendments.
General District wide Matters / Coastal Environment / CE-R20	Fabric Property Limited	425.47	Amend	<p>Supports the intention of CE-R20 to enable of development in medium and high coastal hazard areas in the City Centre Zone.</p> <p>Considers it to be arbitrary that a building being occupied by more than 10 employees triggers a restricted discretionary activity and it is unclear how this changes the risk profile. Seeks that this rule be amended to focus on buildings occupied by members of the public.</p> <p>There also needs to be clarification to reflect that it would be very difficult for buildings to entirely avoid being occupied by members of the public occasionally e.g. a courier driver dropping off a parcel or a tradesperson undertaking a repair.</p>	Supports CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone), with amendment.
General District wide Matters / Coastal Environment / CE-R20	Fabric Property Limited	425.48	Amend	<p>Supports the intention of CE-R20 to enable of development in medium and high coastal hazard areas in the City Centre Zone.</p> <p>Considers it to be arbitrary that a building being occupied by more than 10 employees triggers a restricted discretionary activity and it is unclear how this changes the risk profile. Seeks that this rule be amended to focus on buildings occupied by members of the public.</p> <p>There also needs to be clarification to reflect that it would be very difficult for buildings to entirely avoid being occupied by members of the public occasionally e.g. a courier driver dropping off a parcel or a tradesperson undertaking a repair.</p>	<p>Amend CE-R20 (Potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone) as follows:</p> <p>Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. It does not involve the construction of a building that would be occupied predominantly by more than 10 employees of the activity, or any members of the public; or 2. It does not involve the conversion of an existing building into a building that would be occupied predominantly by more than 10 employees of the activity, or any members of the public.
General District wide Matters / Coastal Environment / CE-R21	Precinct Properties New Zealand Limited	139.25	Support	Supports the Permitted activity status for potentially hazard sensitive activities in the low coastal hazard area provided by CE-R21 (Potentially hazard sensitive activities in the low coastal hazard area)	Retain CE-R21 (Potentially hazard sensitive activities in the low coastal hazard areas) notified.
General District wide Matters / Coastal Environment / CE-R21	Yvonne Weeber	340.65	Support	CE-R21 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R21 (Potentially hazard sensitive activities in the low coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-R21	Royal Forest and Bird Protection Society	345.353	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R21 (Potentially hazard sensitive activities in the low coastal hazard area) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R21	WCC Environmental Reference Group	377.276	Support	CE-R21 is supported as it is considered logical and beneficial.	Retain CE-R21 (Potentially hazard sensitive activities in the low coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-R21	Oyster Management Limited	404.108	Support	Supports potentially hazard sensitive activities being an RD activity in the low coastal hazard area	Retain CE-R21 (Potentially hazard sensitive activities in the low coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-R21	Wellington International Airport Ltd	406.347	Oppose	Considers that to avoid unnecessary duplication with the Proposed Plan and for other reasons, this chapter should focus on those additional consent requirements necessary to manage effects within the coastal hazard overlays that cannot be adequately dealt with by the underlying zone rules. [See paragraphs 4.30 to 4.31 and 4.48 of original submission for full reason]	Delete CE-R21 (Potentially hazard sensitive activities in the low coastal hazard area) in its entirety.
General District wide Matters / Coastal Environment / CE-R22	Fire and Emergency New Zealand	273.151	Support in part	Seeks to exclude restrictions on establishing emergency service facilities in these areas. Considers fire stations may have a functional need to be located in certain areas, including coastal hazard areas. The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community.	Supports CE-R22 (Hazard sensitive activities in the low coastal hazard area), with amendment.
General District wide Matters / Coastal Environment / CE-R22	Fire and Emergency New Zealand	273.152	Amend	Seeks to exclude restrictions on establishing emergency service facilities in these areas. Considers fire stations may have a functional need to be located in certain areas, including coastal hazard areas. The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community.	Amend CE-R22 (Hazard sensitive activities in the low coastal hazard area) as follows: 1. Activity Status: Permitted Where: a. The development does not involve the construction of a childcare service, retirement village educational facility, hospital, emergency service facility or health care facility; or b. If the development involves the construction of residential units, the total number of residential units on a site is no more than three.
General District wide Matters / Coastal Environment / CE-R22	Yvonne Weeber	340.66	Support	CE-R22 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R22 (Hazard sensitive activities in the low coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-R22	Royal Forest and Bird Protection Society	345.354	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R22 (Hazard sensitive activities in the low coastal hazard area) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.
General District wide Matters / Coastal Environment / CE-R22	WCC Environmental Reference Group	377.277	Support	CE-R22 is supported as it is considered logical and beneficial.	Retain CE-R22 (Hazard sensitive activities in the low coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-R22	Argosy Property No. 1 Limited	383.90	Support	Supports hazard sensitive activities being permitted in the low coastal hazard area.	Retain CE-R22 (Hazard sensitive activities in the low coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-R22	Ministry of Education	400.72	Support	Supports CE-R22 as the submitter supports the Restricted Discretionary Activity status for the establishment of educational facilities in the low coastal hazard area. In addition, the submitter considers the matters of discretion to be appropriate.	Retain CE-R22 (Hazard sensitive activities in the low coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-R22	Wellington International Airport Ltd	406.348	Oppose	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-R22 (Hazard sensitive activities in the low coastal hazard area) and seeks amendment.
General District wide Matters / Coastal Environment / CE-R22	Wellington International Airport Ltd	406.349	Amend	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Amend CE-R22 (Hazard sensitive activities in the low coastal hazard area) as follows: Seeks that CE-R22 (Hazard sensitive activities in the low coastal hazard area) is amended to apply to coastal inundation hazard areas only. (Option A).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R22	Wellington International Airport Ltd	406.350	Oppose	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Delete CE-R22 (Hazard sensitive activities in the low coastal hazard area) in its entirety. (Option B).
General District wide Matters / Coastal Environment / CE-R23	Yvonne Weeber	340.67	Support	CE-R23 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R23 (Potentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-R23	Royal Forest and Bird Protection Society	345.355	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R23 (Potentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.
General District wide Matters / Coastal Environment / CE-R23	WCC Environmental Reference Group	377.278	Support	CE-R23 is supported as it is considered logical and beneficial.	Retain CE-R23 (Potentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-R23	Argosy Property No. 1 Limited	383.91	Support	Supports potentially hazard sensitive activities being restricted discretionary in the medium coastal hazard area.	Retain CE-R23 (Potentially hazard sensitive activities in the medium coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-R23	Oyster Management Limited	404.109	Support	Supports potentially hazard sensitive activities being an RD activity in the medium coastal hazard area	Retain CE-R23 (Potentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-R23	Wellington International Airport Ltd	406.351	Oppose	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Opposes CE-23 (Potentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) and seeks amendment.
General District wide Matters / Coastal Environment / CE-R23	Wellington International Airport Ltd	406.352	Amend	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Amend CE-23 (Potentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as follows: Seeks that CE-23 (Potentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) is amended to apply to coastal inundation hazard areas only. (Option A).
General District wide Matters / Coastal Environment / CE-R23	Wellington International Airport Ltd	406.353	Oppose	Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only. [See paragraphs 4.85 to 4.92 of original submission for full reason]	Delete CE-23 (Potentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) in its entirety. (Option B).
General District wide Matters / Coastal Environment / CE-R23	VicLabour	414.24	Amend	Considers that the provision may insufficient given recent evidence that sea level rise and weather impacts related to climate change may become worse, quicker than thought not long ago. Considers that Council needs to consider a complete prohibition on all development of potentially or actually hazard sensitive activities within areas at-risk of coastal inundation or tsunami as a result of sea level rise.	[Inferred decision requested] Seeks that a probited activity status is applied to Rule CE-R23 (Potentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities)
General District wide Matters / Coastal Environment / CE-R24	Yvonne Weeber	340.68	Support	CE-R24 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R24 (All hard engineering measures in the high coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-R24	Royal Forest and Bird Protection Society	345.356	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R24 (All hard engineering measures in the high coastal hazard area) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R24	WCC Environmental Reference Group	377.279	Support	CE-R24 is supported as it is considered logical and beneficial.	Retain CE-R24 (All hard engineering measures in the high coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-R24	CentrePort Limited	402.121	Amend	Considers that hard engineering options are often the only options for protection and enhancement of Port Infrastructure which by necessity needs to be in the Coastal Environment. Therefore there should be an exclusion for the Special Purpose Port Zone.	Amend CE-R24 (All hard engineering measures in the high coastal hazard area) to exclude the Special Purpose Port Zone from the rule.
General District wide Matters / Coastal Environment / CE-R24	CentrePort Limited	402.122	Oppose in part	Considers that hard engineering options are often the only options for protection and enhancement of Port Infrastructure which by necessity needs to be in the Coastal Environment. Therefore there should be an exclusion for the Special Purpose Port Zone.	Opposes CE-R24 (All hard engineering measures in the high coastal hazard area) and seeks amendment.
General District wide Matters / Coastal Environment / CE-R24	Wellington International Airport Ltd	406.354	Oppose	Opposes this rule insofar as it relates to the existing seawall located between Lyall Bay and Moa Point. Considers that the rule should only be applicable to new hard engineering structures. The ongoing upgrade, maintenance and repair of existing hard engineering structures that protect existing regionally significant infrastructure should be permitted, as WIAL has provided for in the underlying Natural Open Space Zone. [See paragraphs 4.40 to 4.45 of original submission for full reason]	Opposes CE-R24 (All hard engineering measures in the high coastal hazard area) and seeks amendment.
General District wide Matters / Coastal Environment / CE-R24	Wellington International Airport Ltd	406.355	Amend	Opposes this rule insofar as it relates to the existing seawall located between Lyall Bay and Moa Point. Considers that the rule should only be applicable to new hard engineering structures. The ongoing upgrade, maintenance and repair of existing hard engineering structures that protect existing regionally significant infrastructure should be permitted, as WIAL has provided for in the underlying Natural Open Space Zone. [See paragraphs 4.40 to 4.45 of original submission for full reason]	Amend CE-R24 (All hard engineering measures in the high coastal hazard area) as follows: CE-R24 New ## hard engineering measures in the high coastal hazard area except measures associated with regionally significant infrastructure 1. Activity Status: Discretionary (Option A). [Note that it should not be ISPP as it does not relate to housing]
General District wide Matters / Coastal Environment / CE-R24	Wellington International Airport Ltd	406.356	Oppose	Opposes this rule insofar as it relates to the existing seawall located between Lyall Bay and Moa Point. Considers that the rule should only be applicable to new hard engineering structures. The ongoing upgrade, maintenance and repair of existing hard engineering structures that protect existing regionally significant infrastructure should be permitted, as WIAL has provided for in the underlying Natural Open Space Zone. [See paragraphs 4.40 to 4.45 of original submission for full reason]	Delete CE-R24 (All hard engineering measures in the high coastal hazard area) in its entirety. (Option B).
General District wide Matters / Coastal Environment / CE-R24	KiwiRail Holdings Limited	408.103	Support	Supports provisions for hard protection structures as a Discretionary Activity within the Coastal Environment.	Retain CE-R24 (All hard engineering measures in the high coastal hazard area) as notified.
General District wide Matters / Coastal Environment / CE-R25	Yvonne Weeber	340.69	Support	CE-R25 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R25 (Potentially hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-R25	Royal Forest and Bird Protection Society	345.357	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R25 (Potentially hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.

General District wide Matters / Coastal Environment

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R25	WCC Environmental Reference Group	377.280	Support	CE-R25 is supported as it is considered logical and beneficial.	Retain CE-R25 (Potentially hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-R25	VicLabour	414.25	Amend	<p>Considers that the provision may insufficient given recent evidence that sea level rise and weather impacts related to climate change may become worse, quicker than thought not long ago.</p> <p>Considers that Council needs to consider a complete prohibition on all development of potentially or actually hazard sensitive activities within areas at-risk of coastal inundation or tsunami as a result of sea level rise.</p>	[Inferred decision requested] Seeks that a probited activity status is applied to Rule CE-R25 (Potentially hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities)
General District wide Matters / Coastal Environment / CE-R26	Yvonne Weeber	340.70	Support	CE-R26 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R26 (Hazard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-R26	Royal Forest and Bird Protection Society	345.358	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R26 (Hazard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.
General District wide Matters / Coastal Environment / CE-R26	WCC Environmental Reference Group	377.281	Support	CE-R26 is supported as it is considered logical and beneficial.	Retain CE-R26 (Hazard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-R26	Ministry of Education	400.73	Support	Supports CE-R26 as it enables hazard sensitive activities within the medium coastal hazard areas as Discretionary Activities.	Retain CE-R26 (Hazard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport...) as notified.
General District wide Matters / Coastal Environment / CE-R26	Wellington International Airport Ltd	406.357	Oppose	<p>Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only.</p> <p>[See paragraphs 4.85 to 4.92 of original submission for full reason]</p>	Opposes CE-R26 (Hazard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) and seeks amendment.
General District wide Matters / Coastal Environment / CE-R26	Wellington International Airport Ltd	406.358	Amend	<p>Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only.</p> <p>[See paragraphs 4.85 to 4.92 of original submission for full reason]</p>	<p>Amend CE-R26 (Hazard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as follows:</p> <p>Seeks that CE-R26 (Hazard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) is amended to apply to coastal inundation hazard areas only. (Option A).</p>
General District wide Matters / Coastal Environment / CE-R26	Wellington International Airport Ltd	406.359	Oppose	<p>Considers that this rule should be deleted or reworked to apply to coastal hazard inundation areas only.</p> <p>[See paragraphs 4.85 to 4.92 of original submission for full reason]</p>	Delete CE-R26 (Hazard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) in its entirety. (Option B).
General District wide Matters / Coastal Environment / CE-R26	VicLabour	414.26	Amend	<p>Considers that the provision may insufficient given recent evidence that sea level rise and weather impacts related to climate change may become worse, quicker than thought not long ago.</p> <p>Considers that Council needs to consider a complete prohibition on all development of potentially or actually hazard sensitive activities within areas at-risk of coastal inundation or tsunami as a result of sea level rise.</p>	[Inferred decision requested] Seeks that a probited activity status is applied to Rule CE-R26 (Hazard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities)
General District wide Matters / Coastal Environment / CE-R27	Yvonne Weeber	340.71	Support	CE-R27 is generally supported, but it is unclear where the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area are in the coastal environment. These terms do not appear on the Wellington City Proposed District Plan maps. Submission may be amended in the future.	Retain CE-R27 (Hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-R27	Royal Forest and Bird Protection Society	345.359	Support in part	Considers the provisions of this chapter should also acknowledge the natural character, natural landscape and biodiversity values that must be protected. Ensure rules either cross reference appropriate provisions from other chapters, or include provisions to address adverse effects on these matters	Amend CE-R27 (Hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) to acknowledge natural character, natural landscape, and biodiversity values are protected via reference to appropriate provisions from other chapters or by including provisions in the rule.
General District wide Matters / Coastal Environment / CE-R27	WCC Environmental Reference Group	377.282	Support	CE-R27 is supported as it is considered logical and beneficial.	Retain CE-R27 (Hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as notified.
General District wide Matters / Coastal Environment / CE-R27	Kāinga Ora Homes and Communities	391.267	Support in part	CE-R27 is partially supported and an amendment is sought.	Retain CE-R27 (Hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) with amendment.
General District wide Matters / Coastal Environment / CE-R27	Kāinga Ora Homes and Communities	391.268	Amend	Considers that CE-R27 should be amended to change the activity status of Hazard Sensitive Activities within the High Coastal Hazard Area from Non-Complying to Discretionary to enable the potential for these activities to be provided where the risks can be managed through mitigation measures.	Amend CE-R27 (Hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities) as follows: 1. Activity Status: Non-Complying <u>Discretionary</u>
General District wide Matters / Coastal Environment / CE-R27	Ministry of Education	400.74	Support	Supports CE-R27 as the submitter considers that the non-complying activity status for hazard sensitive activities within the high coastal hazard area is appropriate.	Retain CE-R27 (Hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport...) as notified.
General District wide Matters / Coastal Environment / CE-R27	VicLabour	414.27	Amend	Considers that the provisions relating to restrictions on new development in areas at risk of coastal inundation and tsunami due to sea level rise may be insufficient given recent evidence that sea level rise and weather impacts related to climate change may become worse, quicker than thought not long ago. Considers that Council needs to consider a complete prohibition on all development of potentially or actually hazard sensitive activities within areas at-risk of coastal inundation or tsunami as a result of sea level rise.	Seeks that a prohibited activity status is applied to Rule CE-R27 (Hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport, operation port activities, passenger port facilities and rail activities). [Inferred decision requested]
General District wide Matters / Coastal Environment / CE-S1	Fire and Emergency New Zealand	273.153	Support in part	Supports the standard as it enables preventative mitigation of fire risk to property and life through providing for the clearance of vegetation as a permitted activity in circumstances where FENZ is required to remove vegetation for the purposes of extinguishing or preventing the spread of fire or, where a notice has been served on a landholder to clear vegetation from a firebreak, in accordance with relevant sections of the FENZ Act. It is however important that property owners and occupiers are able to remove flammable vegetation, as required, to provide sufficient clearance to mitigate the potential for fire risk/spread between flammable vegetation and property. This is particularly important where a property is located outside of a reticulated water network and the surrounding environment includes native bush.	Supports CE-S1 (Indigenous vegetation trimming or removal within the coastal environment and within high coastal natural character areas), with amendment.
General District wide Matters / Coastal Environment / CE-S1	Fire and Emergency New Zealand	273.154	Amend	Supports the standard as it enables preventative mitigation of fire risk to property and life through providing for the clearance of vegetation as a permitted activity in circumstances where FENZ is required to remove vegetation for the purposes of extinguishing or preventing the spread of fire or, where a notice has been served on a landholder to clear vegetation from a firebreak, in accordance with relevant sections of the FENZ Act. It is however important that property owners and occupiers are able to remove flammable vegetation, as required, to provide sufficient clearance to mitigate the potential for fire risk/spread between flammable vegetation and property. This is particularly important where a property is located outside of a reticulated water network and the surrounding environment includes native bush.	Amend CE-S1 (Indigenous vegetation trimming or removal within the coastal environment and within high coastal natural character areas) as follows: The following as exempt from the maximum permitted area of removal: ... Vegetation removal that is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017; and Customary harvesting; and <u>h. It is necessary to avoid loss of life, injury or serious damage to property, including from the risk of fire.</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-S1	Yvonne Weeber	340.72	Amend	Considers that the assessment criteria in CE-S1 should be amended to prevent all indigenous vegetation trimming and removal within the high natural character areas of the coastal environment without a full management plan.	Amend CE-S1 (Indigenous vegetation trimming or removal within in the coastal environment and within high coastal natural character areas) as follows: ... Assessment criteria where the standard is infringed: 1. The effects on identified coastal natural character values and measures proposed to avoid, remedy or mitigate the adverse effects. 2. <u>A management plan for the removal, revegetation and ongoing management of the high coastal natural character area.</u>
General District wide Matters / Coastal Environment / CE-S1	Royal Forest and Bird Protection Society	345.360	Support in part	Supports the general 50m2 limit. Considers the exemption in c. would allow for a large amount of vegetation removal, and seeks that it is brought into line with the 10m distance in the ECO rules. In terms of the assessment criteria, opposes this being limited to 'identified' coastal natural character values, particularly in the context of this plan only identifying areas of high natural character. The identified values in the schedule are also very brief. We also seek that biodiversity values (including those required to be protected by policy 11 NZCPS) are part of the assessment criteria. This is because of the absence of provisions to maintain biodiversity outside of SNAs in the ECO chapter.	Amend CE-S1 (Indigenous vegetation trimming or removal within in the coastal environment and within high coastal natural character areas): 1. Indigenous vegetation removal must not exceed 50m2 in total area per 12 month contiguous period per site. The following are exempt from the maximum permitted area of removal: a. Vegetation removal addressing an imminent threat to people or property represented by deadwood, diseased or dying vegetation; b. Vegetation removal that is necessary to ensure the safe and efficient operation of any formed public road or access; c. Vegetation removal within 25 10m from the external wall of an existing building; d. Vegetation removal within 1m width either side of an existing fence or other structure; e. Vegetation removal of 2.5m in total width for maintenance of public access track (where undertaken by WCC, GWRC or their agents); f. Vegetation removal that is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017; and g. Customary harvesting. Assessment criteria where the standard is infringed: 1. The effects on identified coastal natural character values and measures proposed to avoid, remedy or mitigate the adverse effects. 2. <u>Biodiversity values included those protected by policy 11 of NZ Coastal Policy Statement.</u>
General District wide Matters / Coastal Environment / CE-S1	Waka Kotahi	370.203	Support	Support wording as notified as it provides for removal of indigenous vegetation as a permitted activity where it is necessary for the safe and efficient operation of any formed public road.	Retain CE-S1 (Indigenous vegetation trimming or removal within in the coastal environment and within high coastal natural character areas) as notified.
General District wide Matters / Coastal Environment / CE-S1	Director-General of Conservation	385.68	Oppose	The rule CE-S1 needs to be aligned with the wording of Policy 11 of the NZCPS and should be amended.	Opposes rule CE-S1 (Indigenous vegetation trimming or removal within in the coastal environment and within high coastal natural character areas) in its current form and seeks amendment.
General District wide Matters / Coastal Environment / CE-S1	Director-General of Conservation	385.69	Amend	The rule CE-S1 needs to be aligned with the wording of Policy 11 of the NZCPS and should be amended. Submitter requests the wording under this rule and standard are amended to be in line with Policy 11 of the NZCPS which seeks to: <ul style="list-style-type: none"> • avoid adverse effects of activities on indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare; and • avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on areas of predominantly indigenous vegetation in the coastal environment; and • avoid adverse effects of activities on indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists; and • avoid adverse effects of activities on habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare. 	Seeks to amend the CE-S1 (Indigenous vegetation trimming or removal within in the coastal environment and within high coastal natural character areas) to be aligned with Policy 11 of the NZCPS. To ensure the rules/standards do not impact the following as a Permitted Activity: threatened or naturally rare vegetation types, threatened or at risk indigenous species, and the habitats of indigenous species.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
General District wide Matters / Coastal Environment / CE-S2	Fire and Emergency New Zealand	273.155	Support in part	Considers FENZ may have an operational and functional need to establish and operate fire stations in the coastal environment. Fire stations tend to have a maximum height of 8-9m and a gross floor area greater than 50m ² . As such, FENZ seeks to exclude emergency service facilities from CE-S2.	Supports CE-S2 (New buildings and structures within the coastal environment and within high coastal natural character areas), with amendment.
General District wide Matters / Coastal Environment / CE-S2	Fire and Emergency New Zealand	273.156	Amend	Considers FENZ may have an operational and functional need to establish and operate fire stations in the coastal environment. Fire stations tend to have a maximum height of 8-9m and a gross floor area greater than 50m ² . As such, FENZ seeks to exclude emergency service facilities from CE-S2.	Amend CE-S2 (New buildings and structures within the coastal environment and within high coastal natural character areas) as follows: ... <u>Note: Emergency service facilities are exempt.</u>
General District wide Matters / Coastal Environment / CE-S2	Yvonne Weeber	340.73	Amend	Considers that CE-S2 should be amended so that design standards are considered in relationship to where they are seen from and what they will look like. New buildings and structures within the coastal environment and within high coastal natural character areas should be built and designed in a manner that fits in to the high coastal natural character.	Amend CE-S2 (New buildings and structures within the coastal environment and within high coastal natural character areas) as follows: Assessment criteria where the standard is infringed: 1. Whether the building or structure and its scale and location is integrated into the landform to limit prominence and protect the identified values and characteristics and any measures to avoid, remedy or mitigate the adverse effects; and 2. The effect of the reflectivity and colour of external materials on the identified values and characteristics; 3. <u>Views of the buildings and their form and colour in relationship to the high coastal natural character areas</u>
General District wide Matters / Coastal Environment / CE-S2	Greater Wellington Regional Council	351.226	Amend	Considers that buildings or structures in sites of high natural character do not exceed the relevant standards. Request these amendments to ensure the proposed approach gives effect to NZCPS Policy 13(1)(b). Seeks any consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns	Amend CE-S2 (New buildings and structures within the coastal environment and within high coastal natural character areas) as follows: 1. Buildings or structures in high coastal natural character <u>sites and</u> areas must not exceed: a. A maximum height of 5m above ground level; and b. A gross floor area of 50m ² 2. The exterior façade and roof must be finished in a colour that is contained within Groups A, B or C of BS5252 and that does not exceed a reflectance value of 30%. (Note: Some colours in Groups A, B or C of BS5252 have a reflectance value of over 30% and are therefore not compliant.)