

File: M135-15-21



**MARLBOROUGH SOUNDS
RESOURCE MANAGEMENT PLAN**

Private Plan Change No. 21

**Waikawa Bay - Mooring Management Areas and Marina
Zone Extension**

**Private Plan Change Request from Port Marlborough New
Zealand Limited**

Schedule of Changes Only

Notified 17 June 2010

Schedule of Changes

Where text is proposed to be added to the Marlborough Sounds Resource Management Plan (the Plan) through this plan change, it has been shown as underlined. Where text is shown as ~~struck through~~ in this Plan Change the text is existing text and is to be deleted. All other text is either existing text from the Plan and has been included for context to assist the reader in determining where the changes occur or provides the reader with information and does not form part of the plan change.

SUBMISSIONS MAY ONLY BE MADE ON THE TEXT WHICH IS UNDERLINED OR STRUCK OUT

The Marlborough Sounds Resource Management Plan is amended in accordance with the following schedule:

DEFINITIONS

| Provision | |
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| <p><i>Definition:</i></p> <p><i>Marina</i></p> | <p><i>Means a natural or artificially enclosed or semi enclosed area of protected water containing moorings in the form of finger jetties, berths or similar structures.</i></p> <p><u><i>Means structure(s) such as finger jetties, pontoons, piers, and any associated reclamations and/or breakwaters, to enclose or semi-enclose an area of water for the primary purpose of providing boat/ship accommodation.</i></u></p> |
| <p><u><i>Waka</i></u></p> | <p><u><i>Means a traditional Maori canoe, including replica vessels of similar design.</i></u></p> |
| <p><u><i>Waikawa Bay</i></u></p> | <p><u><i>Means that part of the coastal marine area to the south of the line extending from the Snout and Karaka Point, including that area within a Moorings</i></u></p> |

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| | <u>Management Area.</u> |
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Volume One - Chapter 9 - Coastal Marine

9.2 Issue

Restriction of public access to the coastal marine area due to the private occupation of water.

Occupation of coastal space involves the Council allocating or authorising the use of public resources for private benefit.

In some cases the use of resources sought is temporary or non-exclusive, generally associated with surfacewater activities such as shipping, recreational boating, swimming or with seabed disturbance activities such as dredging or dumping. In other cases the use of resources requires a degree of use which results in the exclusion of other persons or activities, for example: ports, marinas, marine farms and structures (jetties, swing moorings, boatsheds, and subaqueous cables). Such uses generally rely on a coastal location and to varying degrees, contribute to the wellbeing of individuals and the community in general. Further, the Act and the New Zealand Coastal Policy Statement both recognise that 'use' can be made of the coastal marine area resources and that this does involve occupation of coastal space for private benefit.

There are particular locations in the Marlborough Sounds where there is significant competition for coastal space for use as moorings. As demand for such private use of water space increases, the allocation of coastal marine space needs to be managed effectively and comprehensively to ensure that moorings are efficiently laid out, to avoid conflict with competing uses and users.

For these reasons, it is necessary and appropriate that activities or 'uses' which require a coastal location and which consequently involve the occupation of coastal space, are provided for in the Plan. In providing for these uses which require access to areas of, or the resources of, the coastal marine area, adverse cumulative and other environmental effects must be addressed. Namely the wider context of enabling the community to provide for its social, economic and cultural wellbeing, and preserving the natural character of the coastal environment.

The marine farm industry that has developed in the Marlborough Sounds is of significant value to the nation in terms of export earnings, and also to the region in terms of the employment and income flows that are derived from the industry. A substantial infrastructure involving processing facilities, ports, harvesting vessels

and a multitude of other services has developed based on the marine farm industry and Sounds communities have been revitalised as a result of the development of the industry. All of that infrastructure is reliant upon marine farming which utilises the coastal marine area and the provisions of the Plan recognise that to maintain the strength of the industry, generally it is essential for resource consents to be able to be renewed to continue those marine farming activities.

The Plan recognises that in appropriate areas of the Sounds provision needs to be made respectively for conservation, residential/recreation interest and the interest of important industries utilising Sounds resources such as marine farming, tourism, forestry and land-based farming.

In addition, ongoing research is constantly occurring as to other means of aquaculture production involving species other than the present predominant species of mussels and it is possible that some other species may involve lesser effects on the environment through having less visible surface structures. The current Plan provisions are based on the predominant bi-valve marine farm structures. It may become necessary for those provisions to be re-addressed by plan change.

The Marlborough Regional Policy Statement (Policies 7.2.10) highlights a number of key considerations for assessing proposals to occupy areas of coastal space.

Essentially, public access and recreational use are identified as matters of prime importance for Marlborough. Any allocation for private benefit must not compromise these important values.

Further important values are highlighted by the Regional Policy Statement in order to guide the allocation of space for aquaculture, these include “...marine habitat sustainability, habitat protection, landscape protection, navigation and safety, and, compatibility with other adjoining activities” (Policy 7.2.10(d)). Tangata whenua values, including access to traditional coastal resources, is also an important consideration in the allocation of coastal space.

Being able to use and develop the public resources of the coastal marine area is a privilege. Often people expect this as of right, particularly if they own land adjacent to the coastal marine area.

9.2.1

Objectives and Policies

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| Objective 1 | The accommodation of appropriate activities in the coastal marine area whilst avoiding, remedying or mitigating the adverse effects of those activities. |
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| Policy 1.1 | <p>Avoid, remedy and mitigate the adverse effects of use and development of resources in the coastal marine area on any of the following:</p> <ul style="list-style-type: none"> a) Conservation and ecological values; b) Cultural and iwi values; c) Heritage and amenity values; d) Landscape, seascape and aesthetic values; e) Marine habitats and sustainability; f) Natural character of the coastal environment; g) Navigational safety; h) Other activities, including those on land; i) Public access to and along the coast; j) Public health and safety; k) Recreation values; and l) Water quality. |
| Policy 1.2 | <p>Adverse effects of subdivision, use or development in the coastal environment should as far as practicable be avoided. Where complete avoidance is not practicable, the adverse effects should be mitigated and provision made for remedying those effects to the extent practicable.</p> |
| Policy 1.3 | <p>Exclusive occupation of the coastal marine area or occupation which effectively excludes the public will only be allowed to the extent reasonably necessary to carry out the activity.</p> |
| Policy 1.4 | <p>Manage the effects of port and harbour activity by establishing a boundary around specific areas suitable and necessary for port activities in:</p> <ul style="list-style-type: none"> • Picton (including Shakespeare Bay); and • Havelock. |
| Policy 1.5 | <p>Manage the effects of marina activity and future</p> |

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| | <p>development by establishing a boundary around the marina areas at:</p> <ul style="list-style-type: none"> • Picton; • Waikawa; and • Havelock. |
| Policy 1.6 | Ensure recreational interests retain a dominant status over commercial activities that require occupation of coastal space and which preclude recreational use in Queen Charlotte Sound, including Tory Channel, but excluding Port and Marina Zones. |
| Policy 1.7 | Avoid adverse effects from the occupation of coastal space in or around recognised casual mooring areas. |
| <u>Policy 1.8</u> | <u>Ensure that moorings within Waikawa Bay are allocated in an efficient and co-ordinated manner.</u> |
| <u>Policy 1.9</u> | <u>Avoid moorings in Waikawa Bay outside of the Mooring Management Areas and Waka Moorings Management Areas, except where: moorings are for providing access to immediately adjoining properties; or are a renewal of currently consented moorings and provided adverse effects on the environment are avoided, remedied or mitigated.</u> |
| <u>Policy 1.10</u> | Avoid any adverse cumulative effects of foreshore structures by taking into account the existence of other suitable structures prior to erecting new ones. |
| <u>Policy 1.11</u> | Avoid foreshore structures in areas of recreational use where there is an adverse effect on recreation values. |
| <u>Policy 1.12</u> | Provide for defence purposes under the Defence Act 1990, provided adverse effects are avoided, remedied and mitigated. |
| <u>Policy 1.13</u> | Enable roading activities where adverse effects on the coastal environment can be avoided, remedied or mitigated, and provide for the protection of existing roads from coastal processes. |
| <u>Policy 1.14</u> | To enable a range of activities in appropriate places in the |

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| | waters of the Sounds including marine farming, tourism, and recreation and cultural uses. |
| <u>Policy 1.15</u> | Enable the renewal as controlled activities of marine farms authorised by applications made prior to 1 August 1996 as controlled activities, apart from exceptions in Appendix D2 in the Plan. |
| <u>Policy 1.16</u> | Consideration of other methods of marine farming having lesser effects than long line bi-valve farming in the future. |

By controlling the erection of structures and other activities (including marine farms) that use or occupy coastal space, the effects of these are able to be addressed. The extent of occupation and development needs to be controlled to ensure water space is efficiently allocated and to enable all users to obtain benefit from the coast and its waters.

Waikawa Bay is a finite coastal resource that is utilised by a range of cultural, recreational and commercial activities. Policy 9.2.1.1.6 seeks to ensure that recreational uses take precedent over commercial uses, which are provided for via the Marina Zone.

Policy 9.2.1.1.7 recognises that unconstrained casual mooring areas are important, and often crucial in terms of safety, for anchoring boats on a casual basis.

However, due to the high demand for moorings at Waikawa Bay, and the different uses competing for water space, the location of swing moorings there needs to be managed in a comprehensive way to enable the efficient use of this Bay for various users. The Mooring Management Areas provided in the Bay establish the locations where swing moorings are appropriately located. New moorings outside a defined Mooring Management Area are discouraged unless they are for the specific purpose of mooring vessels associated with land owners/residents adjacent to those mooring locations (Policies 9.2.1.1.8 and 9.2.1.1.9).

The Mooring Management Areas have been designed to enable safe manoeuvring of vessels between the shore, their berthage and the inner parts of the Bay. The moorings can be managed either via a Bylaw which would provide for the moorings to be allocated and managed by the Council, or, if no such Bylaw is enacted, moorings are allocated and managed in Waikawa Bay by the Council via the resource consent process. Moorings comprise a limited discretionary activity inside of the Mooring Management Area within the Bay, if no Bylaw is in place.

The policies seek to provide guidance and control on the individual and cumulative adverse environmental effects of marine farms and structures and their use, particularly visual effects. The term 'structure' is defined by the Act as any building, equipment, device or other facility made by people and which is fixed to land (ie; the foreshore or seabed) and includes any raft (section 2).

Separate provision for marine farm transfer sites is no longer appropriate as there is no consistent demand for any particular location or description of the effects of transferring marine farms. Accordingly, transferring a marine farm is treated as a new site where adverse effects can be considered.

Council acknowledges that management and allocation of fisheries resources is to be determined under the provisions of the Fisheries Act 1996 as opposed to the Act. However, Council can control the effects created by fishing as long as those controls are not imposed for a fisheries purposes eg; controls imposed for the protection of vulnerable, unique coastal substrate.

The importance of public access and recreational use is recognised in a number of the occupation policies above, (particularly 1.5) as required by the Marlborough Regional Policy Statement. Council sees the future wellbeing of Marlborough and particularly the Sounds area linked to an increase in the recreational use of coastal resources. It is therefore important to ensure that allocation for coastal space for private use does not occur at the expense of public access and recreation values. It is also important to remember that there are no inherent development rights within the coastal marine area.

Policy 9.2.1.1.2 reflects Policy 3.2.2 of the New Zealand Coastal Policy Statement, which provides a hierarchy whereby adverse effects should be avoided as far as practicable in the first instance, and where these effects cannot be avoided they must be mitigated and remedied to the fullest practicable extent. This is a general policy that applies throughout Chapter 9.

Policies which further address the environmental effects of activities occupying coastal space need to be considered in conjunction with those above. Refer to section 10.6: Port and Harbour Activities; Chapter 10.7: Marina Activity; Chapter 19: Water Transportation; and, the second issue in this chapter, section 9.3

9.2.2 Methods of Implementation

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| Zoning | The coastal marine area is incorporated into two coastal marine zones (except for port and marina areas). |
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| | <p>The limits of the Coastal Marine Zones align with the boundary of the coastal marine area, being the: outer limits of the territorial sea; and line of mean high water springs and where the line crosses a river, as agreed between the Minister of Conservation and the Council in the Memorandum of Agreement dated 4 December 1995 or any subsequent amendment to that agreement.</p> <p>Rules have been incorporated to control activities and structures in these zones.</p> <p>In Coastal Marine Zone 1 the Plan identifies those areas where marine farms are prohibited in accordance with Policies 9.2.1.1.1 and 9.2.1.1.6. These areas are identified as being where marine farming will have a significant adverse effect on navigational safety, recreational opportunities, natural character, ecological systems, or cultural, residential or amenity values.</p> <p>In addition to the two coastal marine zones the Plan identifies particular zones for the following activities:</p> <ul style="list-style-type: none"> • Port and harbour activity; and • Marina activity. <p>Such areas are managed for these activities.</p> |
| Rules | <p>Rules and resource consents generally provide for activities which require coastal space where the adverse effects of occupation are avoided, remedied or mitigated in terms of the assessment criteria and standards identified.</p> <p>Within Coastal Marine Zone 2 out to 50 metres from mean low water mark, and beyond 200 metres from mean low water mark, marine farms are non-complying activities. In those areas marine farming involving fin fish farming may</p> |

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| | <p>be appropriate and it is recognised that consent may be granted by a resource consent application.</p> <p>Rules enable the use of the coastal marine area for defence purposes.</p> <p><u>Moorings within the Mooring Management Area are managed via the resource consent process as a restricted discretionary activity as the default management process, unless a Bylaw is in place which provides an alternative management framework.</u></p> |
| Other Legislation | <p>The Council will use its powers and functions under harbour legislation to control navigational conflicts between surface water activities.</p> <p><u>Moorings in the Mooring Management Areas at Waikawa Bay may be managed through a management plan under a bylaw promulgated under the Local Government Act 2002 as an alternative to the default resource consent process.</u></p> |
| Liaison | <p>The Council will send notice of permissions for structures to the Hydrographic Office of the Royal NZ Navy, and the Maritime Safety Authority.</p> |
| Monitoring | <p>The Council will monitor the effects of permitted and consented activities in the coastal marine area to: determine the effectiveness of plan policies and rules; assess compliance with consent conditions; and promote sustainable management.</p> |

Rules and zoning will provide certainty with respect to what can and cannot be done in the coastal marine area. In addition, they provide the environmental certainty and control which is needed in this sensitive area.

Policy 3.2.1 of the New Zealand Coastal Policy Statement requires plans to define the type of use and development that would be appropriate in the coastal

environment. The policies and methods (ie, rules) provide guidance to resource users on this.

10. URBAN ENVIRONMENTS

10.7 Marina Activity

The enclosed waterways of the Marlborough Sounds offer many recreational boating opportunities to both residents of Marlborough and visitors to the area. Commercial use of boats and other craft is also a significant feature of the district's tourism, marine farming and fishing industries. Many of the smaller recreational craft are stored on dry land and have no need for mooring or berthage. However, there are many vessels that need some form of mooring or berthage and the preference is often for a marina berth. Marinas provide increased safety, security and a range of support facilities such as sewage and rubbish disposal, freshwater, ~~and~~ fuel supplies and repair and maintenance services. They also make efficient use of water space in providing for longer term vessel storage.

Currently, there are marinas at Picton, Waikawa, Portage and Havelock accommodating a variety of vessels supported by a range of boating industry activities. The ~~ese~~ marinas at Picton, Havelock and Waikawa are substantial complexes, marinas with extensive land based back-up facilities. These marinas are important bases providing landing, storage, and loading facilities for residents of the Sounds as well as providing an important access point to the Sounds for many vessel owners who are not Sounds residents. The Portage marina is comparatively small with limited land based facilities. All of the marinas are important features contributing to the amenity and attraction of the Marlborough Sounds, as well as generating significant economic activity.

There is an ongoing demand for marina berths within the Sounds, which generally exceeds the existing supply, consequently resulting in large waiting lists for berths. However, on occasion external influences, such as the state of the economy, may cause a reversal in this trend. Extension of the Waikawa marina has absorbed most of the current demand for berths in the Queen Charlotte Sound. Where such demand is long term, additional marina capacity is likely to be needed, and new facilities may be required. Generally, the provision of additional marina capacity focuses on enhancing existing facilities, which are already well serviced and strategically located to urban areas, the transport network and to the principal areas of recreation and boating within the Sounds. It is preferred that existing Marina facilities are extended to cater to demand, rather than establishing new Marina facilities in areas that have not yet been subjected to such development.

10.7.1 Issues

Inadequate provision of land with amenities compatible with marina activity can result in lack of recreational opportunities and adverse effects on the environment of surrounding areas; and,

The need to manage the effects of marinas, and

Demand for new marinas and for the extension of existing marinas.

The Sounds offer extensive opportunities for both commercial and recreational boating. With their strategic positioning in the Marlborough Sounds, both Picton and Havelock represent significant marine centres.

Marina activity is an integral part of the urban environment. In addition, marinas offer a rationalisation of coastal marine space by concentrating moorings. Marinas provide the most efficient method of water based berthage currently available. Marinas also concentrate adverse effects (such as antifouling and sewage discharges) to a single part of the coastal marine area, avoiding the need for such activity and effects throughout the coastal marine area. Good design and equipment, combined with appropriate controls can minimise the adverse effects within the marina itself.

10.7.1.1 Objectives and Policies

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| Objective 3 | <u>Enable the sustainable development and operation of marinas and associated infrastructure within the Marina Zone.</u> |
| Policy 3.1 | <u>Avoid the proliferation of development within the coastal marine area by focusing development within the Marina Zone as a first priority.</u> |
| Policy 3.2 | <u>Enable the construction, maintenance and operation of marina activities within Marina Zones, whilst ensuring any adverse effects on the environment are avoided, remedied or mitigated.</u> |

The development of marina facilities should be managed in a way that avoids significant adverse effects, on the urban environment and the quality of the coastal environment, such as restricted use of public space and loss of habitat. The Marina Zone provides suitable locations for marina activities and establishing such facilities in the zone is preferred over proliferation of marina development elsewhere in the coastal marine area.

The expansion of existing marinas within the Marina Zone provides opportunities for the provision of additional berthage capacity in a manner that avoids, significant adverse effects on the natural character of the Sounds. Further consolidation of marinas at Waikawa, within the Marina Zone, assists in the avoidance of development sprawl into other, as yet undeveloped, bays within the Sounds.

Marina development also gives rise to efficiencies in the use of the coastal marine area and can assist in avoiding the sprawl of coastal occupation demand.

10.7.1.2 Methods of Implementation

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| Zoning | The Marina Zone is identified on the planning maps within the following areas: <ul style="list-style-type: none"> • Picton; • Waikawa; and • Havelock. |
| Rules | Plan rules provide for marina activity and activities which rely on close location to a marina, subject to performance standards. Activities which are not necessary to support the marina operation will be considered on their merits. Plan rules may require, as conditions of consent to develop or alter structures, the payment of financial contributions towards landscape enhancement works in foreshore areas |
| Standards | Performance standards relating to discharges, noise, vehicle parking, public access, and advertising signs will be applied. |
| Other | The Council will liaise with marina operators in the provision of facilities for the disposal of sewage from boats. |
| Other | The Council will liaise with marina operators to ensure that antifouling activity is undertaken on land in a confined manner. |
| Information | The Council will provide information on facilities available for the collection and disposal of waste from boats. |
| Education | The Council will provide information and education on the best environmental practices with respect to boat maintenance. |
| National/Other | The Council will implement the Marine Pollution Regulations 1998 in relation to discharges from ships and offshore installations. |

Recognised under Policy 7.1.20(c) of the Marlborough Regional Policy Statement, is the need to "...enable the safe and efficient use of marinas...". The Plan achieves this by zoning areas for marina activity in existing marina, and appropriate locations for further marina development.

Both the land and water areas of the existing marinas at Picton, Waikawa and Havelock are included in a Marina Zone. 'Coastal Marine Area' is included in this zone. Provision is made for the activities usually associated with marinas, boat storage and servicing, and boat launching.

The floating marina at Portage is of a much smaller scale than the other three marinas and has no comparable facilities. It is considered unnecessary to include the Portage marina in the Marina Zone. It will be managed using the resource consent provisions of the Act.

The Marina Zone incorporates land or structures, including those developed within the coastal marine area. It is of limited size. Given the limited size it is important that the land and water surface be dedicated to activities which rely on a marina location. These activities are therefore permitted activities. It would be an unsustainable use of the land and water space within the marinas to allow activities to locate there which do not rely on such a location to operate. Such activities will therefore be considered as discretionary or non-complying activities.

The Plan does not identify any specific sites for further marina zones. The scale and complexity of the Marlborough Sounds together with the changing demands and design of marinas makes it impracticable to determine, in advance, appropriate locations for future marinas. Any such proposals will be considered either as applications for resource consent or as plan changes and will be assessed in terms of the relevant objectives, policies and standards of the Plan and the requirements of the Act.

The Plan is able to integrate the land and sea interface within marinas. The Marina Zone will encompass activities within the coastal marine area and on adjoining land. Marinas are important 'front doors' to the Sounds and it is important that their development is compatible with the overall townscape of the surrounding urban area and with the character of the coastal margin. Performance standards are included to address this relationship.

The Council as provider of reticulated sewage disposal facilities in the Plan area will seek to achieve a co-ordinated approach to the disposal of sewage waste from marina operations. The Council will liaise with marina operators, particularly in relation to developing and providing disposal facilities. Information and education will complement this to improve environmental practice in relation to waste disposal and boat maintenance.

34.0 Marina Zone

NOTE: Resource Management (Marine Pollution) Regulations 1988 introduced pursuant to sections 15A, 15B and 15C of the Act control discharges and dumping from ships. The regulations limit the nature and extent of discharges and dumping, in that part of the Marina Zone that is coastal marine area. The Council is responsible for administering and enforcing those regulations. A copy of the Resource Management (Marine Pollution) Regulations 1988 can be found in Appendix K.

34.1 Permitted Activities

The following activities shall be permitted without a resource consent where together with any relevant definition they conform to the conditions for Permitted Activities as well as the general rules:

- Ship brokering, charter boat hire services, chandlery and sail making services;
- Boat related tourist activities and tourist operator services;
- Boat storage and ship launching;
- Clearance of stormwater outfalls;
- Clubrooms for marine recreation groups;
- Commercial activities ancillary and complementary to maritime activity;
- Drilling;
- Educational facilities;
- Effluent disposal, greywater, stormwater discharges from onshore activities;
- Hazardous facilities with an effects ratio no greater than 0.075;
- Land disturbance;
- Maintenance, repair, additions and alterations to lawful structures;
- Removal or demolition of structures;
- Occupation of space by commercial and other ships, including berthage;
- Parks, reserves;
- Residential activities ancillary to marina administration;
- Service stations;
- Taking coastal water;
- Use of surfacewater by exclusive and non-exclusive activities; ~~and~~
- Ship building, repairing, fuelling and maintenance of ships; and
- Car parking areas and the use of car parking areas for vehicle and trailer parking associated with permitted Marina Zone activities.

Conditions For Permitted Activities

34.1.2 Disturbance of Foreshore and Seabed, Including by the Normal Operation of Ships

34.1.2.X Removal or Demolition of Structures

Any removal or demolition of structures is a Permitted Activity provided that:

- a) The activity shall not involve any excavation of foreshore and/or seabed greater than 100m³ in volume; and
- b) The activity does not result in any discharge or deposition of contaminants into the coastal marine area.

34.4 Discretionary Activities and Where Appropriate Restricted Coastal Activities

Application must be made for a Discretionary Activity and where indicated a Restricted Coastal Activity for the following listed activities. Except for restricted coastal activities, applications made for discretionary activities will not require public notification.

- Activities listed as Permitted or Controlled Activities which do not comply with standards and/or conditions or with the provisions for minor non compliance dealt with as Limited Discretionary Activities;
- Any activity listed as a Permitted Activity and either adversely affecting or being affected by any hazard area identified on the Planning Maps as a hazardous area and/or listed in the Hazards Register;
- Marinas;
- Discharges to the Coastal Marine Area;
- Discharges;
- Occupation of the coastal marine area;
- Hazardous facilities with an effects ratio greater than 0.075;
- Disturbance of foreshore and seabed, including removal of sand, shingle or shell or other material;
- New or extended seabed reclamation;
- Reclamations;
- Structures in the coastal marine area more or less parallel to mean high water springs;
- Structures in the coastal marine area oblique or perpendicular to mean high water springs;
- Structures in the coastal marine area used in the petroleum and chemical industry; and
- Structures which impound or effectively contain the coastal marine area.

34.4.1 General Assessment Criteria

In addition to any specific standards set out in Rule 34.4.2 the General Assessment Criteria set out below shall be applied to Discretionary and Restricted Coastal Activities.

34.4.1.1.5 The likely effects of the proposal on:

34.4.1.1.5.4 Natural and physical resources so that any proposal:

- a) Complements any building or other feature constructed by people in the locality which contributes to the character of the locality;
- b) Maintains the future use potential of any renewable resource;
- c) Should not have an adverse effect on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga or any historic place or archaeological site;
- d) Does not reduce water quality beyond a zone of reasonable mixing; ~~and~~
- e) Does not increase any risk from natural hazards;
- f) Will result in the efficient use of natural and physical resources including existing infrastructure with regard to the expansion of marinas;
and
- g) Is considered in terms of any positive effects that may be generated by the proposal, including the efficiency of storing vessels within purpose built and serviced marina facilities when compared with other forms of mooring.

35.0 COASTAL MARINE ZONES ONE AND TWO

NOTE: Resource Management (Marine Pollution) Regulations 1998 introduced pursuant to sections 15A, 15B and 15C of the Resource Management Act 1991 control discharges and dumping from ships. The regulations limit the nature and extent of discharges and dumping, in that part of Coastal Marine Zones 1 and 2 that is coastal marine area. The Council is responsible for administering and enforcing these regulations. A copy of the Resource Management (Marine Pollution) Regulations 1998 can be found in Appendix K.

35.1 Permitted Activities

The following activities shall be permitted without a resource consent where together with any relevant definition they conform to the conditions for Permitted Activities as well as the general rules:

- Beach grooming and beach re-contouring;
- Burial of dead marine mammals;
- Clearance of stormwater outfalls;
- Discharges from ships;
- Erection and placement of public information signs;
- Erection or placement of temporary structures;
- Harvesting of marine farming produce from marine farms previously authorised by a current Coastal Permit (pursuant to the Resource Management Act 1991) or current Marine Farm Lease or Licence (pursuant to the Marine Farming Act 1971) applied for prior to 1 August 1996, including the taking and discharging of coastal water and discharge of biodegradable and organic waste matter;
- Any statutorily established scallop enhancement programme involving distribution of scallop spat to the seabed.
- Maintenance, repair, minor extensions, additions and alteration to structures;

- Disturbance of foreshore and seabed;
- Oil spill clean up in accordance with a national or regional oil spill contingency plan;
- Parks, reserves, marine reserves, taiapure, mahinga maataitai and maataitai reserves;
- Pest management carried out in accordance with a national or regional pest strategy;
- Placement, operation and maintenance of equipment used for monitoring purposes;
- Recreational activity;
- Removal or demolition of structures;
- River and stream mouth cutting;
- Stormwater discharge;
- Taking and discharge of coastal water;
- Taking and use of coastal water by ships;
- Use of surface water by ships
- Vegetation clearance;
- The placement and use (including occupation and maintenance) of swing moorings within Mooring Management Areas; and
- The placement and use (including occupation and maintenance) of swing moorings for Waka in a defined Waka Mooring Management Area.

Conditions for Permitted Activities

35.1.2 Specific Conditions

35.1.2.13 Swing Moorings within Mooring Management Areas

Placement, use (including occupation of the coastal marine area) and maintenance of swing moorings within a Mooring Management Area shall be a permitted activity subject to the following conditions:

- a) A lawfully established Bylaw is in place, and the Mooring has a current Mooring Licence to place and use the specified swing mooring issued by the person appointed under the relevant Bylaw to authorise Mooring Licences.

35.1.2.14 Swing Moorings within Waka Mooring Management Areas

Placement, use (including occupation of the coastal marina area) and maintenance of swing moorings for Waka in Waka Mooring Management Areas shall be a permitted activity subject to the following conditions:

- a) A lawfully established Bylaw is in place, and the Mooring has a current Mooring Licence to place and use the specified swing mooring issued by the person appointed under the relevant Bylaw to authorise Mooring Licences.

NOTE: If no relevant Bylaw is in place, rules 35.3.2 and 35.3.3 apply.

35.3 Limited Discretionary Activities

35.3.2 Where not provided as a permitted activity under Rule 35.1 and condition 35.1.2.13, the placement and use (including occupation) of swing moorings within Mooring Management Areas;

35.3.2.1 Limits to the Council's Discretion

35.3.2.1.1 In the case described in 35.3.2, Council's discretion shall be limited to the following matters:

- a) Location within a Mooring Management Area; and
- b) The type and specification of mooring including the swing arc; and
- c) The availability of space within the Mooring Management Area; and
- d) The ability of the activity to comply with the Coastal Marine zone permitted activity noise standard, being Rule 35.1.1.4.1.

35.3.2.1.2 Applications in accordance with Rule 35.3.2 will be considered without public notification or without the service of notice, and without the need to obtain written approval of affected persons in accordance with section 95A of the Act.

35.3.3 Where not provided as a permitted activity under Rule 35.1 and condition 35.1.2.14, the placement and use (including occupation) of swing moorings for Waka in a defined Waka Mooring Management Area.

35.3.3.1 Limits to the Council's Discretion

35.3.3.1.1 In the case described in 35.3.3, Councils discretion shall be limited to the following matters:

- a) Location within a Waka Mooring Management Area; and
- b) The type and specification of mooring including swing arc; and
- c) The availability of space within the Waka Mooring Management Area; and
- d) The ability of the activity to comply with the Coastal Marine zone permitted activity noise standard, being Rule 35.1.1.4.1.

35.3.3.1.2 Applications in accordance with Rule 35.3.3 will be considered without public notification or without the service of notice and without the need to obtain written approval of affected persons in accordance with section 95A of the Act.

35.4 Discretionary Activities and Where Applicable

Restricted Coastal Activities

Application must be made for a Discretionary Activity and where indicated a Restricted Coastal Activity for the following:

- Any activity listed as a Permitted Activity and either adversely affecting or being affected by any hazard area identified on the Planning Maps as a hazardous area or listed in the Hazards Register;
- Activities listed as Permitted or Controlled Activities, which do not comply with the Standards specified for those activities, other than marine farms specified as Limited Discretionary Activities in Rule 35.3.1, or Swing Moorings specified as Limited Discretionary Activities in Rules 35.3.2 or 35.3.3.
- Commercial activities;
- Discharge of human sewage;
- Discharges to air;
- Discharges to water;

- Occupation of the coastal marine area, excluding swing moorings in Mooring Management Areas or Waka Mooring Management Areas;
- Structures in the coastal marine area used in the petroleum and chemical industry;
- Disturbance of foreshore and/or seabed, including removal of sand, shingle, shell or other material;
- Marine farms in Coastal Marine Zone Two complying with the standards specified in Rule 35.4.2.9 other than marine farms specified as Controlled Activities in Rule 35.2.5, or Limited Discretionary Activities in Rule 35.3.1;
- Marine Farms in Coastal Marine Zone 1 which are listed in Appendix D2;
- Placement of swing moorings outside Waikawa Bay;
- The renewal of resource consents for existing consented swing moorings which were consented prior to this rule becoming operative, and which are located within Waikawa Bay and outside of the Mooring Management Areas;
- Reclamation;
- Structures in the coastal marine area more or less parallel to mean high water springs;
- Structures in the coastal marine area oblique or perpendicular to mean high water springs;
- Structures which impound or effectively contain the coastal marine area; and
- Use of surface water within the National Transportation Route

35.4.2 Definition of Specifications and Information Requirements and Assessment Criteria

35.4.2.8 Placement of Swing Moorings

35.4.2.8.1 Assessment Criteria

- a) The effect of permanent moorings on the ability of visiting ships to casually anchor in sheltered positions;
- b) The effect of permanent moorings on other Permitted and Discretionary Activities;
- c) The capacity of an area to absorb more moorings; and
- d) The effect on utilities including subaqueous cable.

35.4.2.8.2 Standards and Terms

- a) The mooring buoy must be of sufficient size so that it remains afloat and is clearly visible at all times;
- b) The name of the owners and the registration number issued by the Council must be clearly marked on the buoy at all times;
- c) The permit holder shall be responsible at all times for the maintenance of the swing mooring;
- d) All mooring blocks shall be lowered to the seabed by a crane or winch;
- e) The mooring shall not be used by another ship of greater weight or length than the ship for which the mooring was approved;
- f) Confirmation of the location of the mooring to be supplied to the Council within 48 hours of its placement; and
- g) The permit holder will be required to remove the swing mooring at the expiry of the resource consent or sooner if the swing mooring is no longer required or if the consent is cancelled in accordance with section 126 of the Act.

35.5 Non-Complying Activities and Where Applicable Restricted Coastal Activities

- Any activity other than a Prohibited Activity which is neither a Permitted, Controlled, or Discretionary and Restricted Coastal Activity shall be deemed to be a Non-Complying Activity;
- Deliberate introduction of exotic or introduced plants into the coastal marine area;
- Depositing material on the foreshore or seabed;
- Discharges to the coastal marine area;

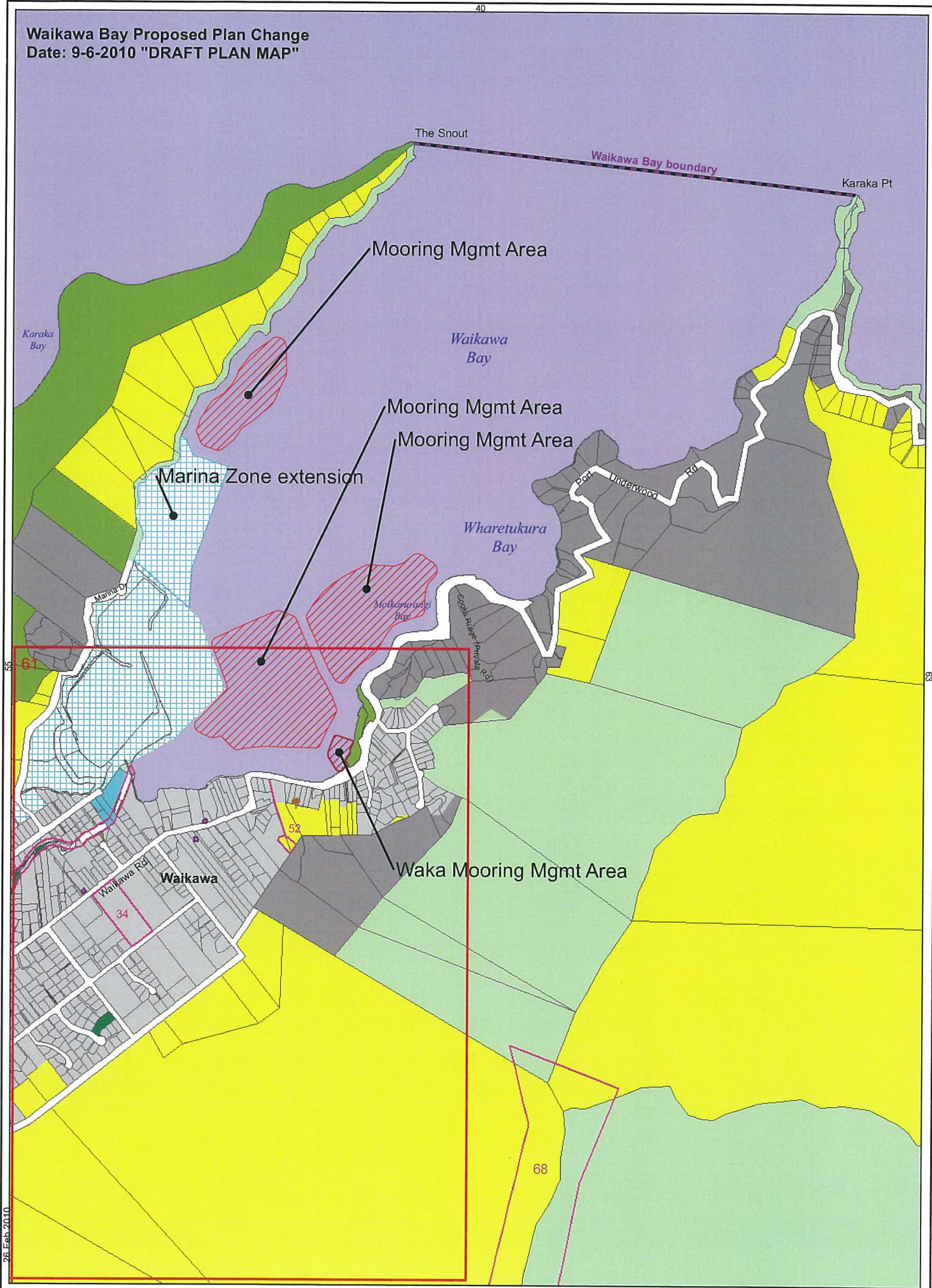
- Marine farms within Coastal Marine Zone Two other than marine farms specified as Controlled Activities in Rule 35.2.5 or Limited Discretionary Activities in Rule 35.3.1 or Discretionary Activities pursuant to Rule 35.4:
 - a) inside a line drawn 50 metres from mean low water mark at right angles to a line normal to the nearest part of mean high water mark; or
 - b) beyond a line drawn 200 metres from mean low water, at right angles to a line normal to the nearest part of mean high water mark (refer Figure 35.1: Measurement of Marine Farm from Shore).
- Residential Activity;
- Structures in the coastal marine area more or less parallel to mean high water springs;
- Structures in the coastal marine area oblique or perpendicular to mean high water springs;
- Structures in the coastal marine area used in the petroleum and chemical industry;
- Structures which impound or effectively contain the coastal marine area; and
- The placement and use (including the occupation of the coastal marine area) of moorings within Waikawa Bay, which were not consented prior to this rule becoming operative and which are located outside a Mooring Management Area or Waka Mooring Management Area; and
- Subdivision.

VOLUME 3 - Maps

The proposed Planning Maps changes shown below include the following changes:

1. The extension to the Marina Zone;
2. The inclusion of three Mooring Management Areas;
3. The inclusion of one Waka Mooring Management Area; and
4. A line extending from the Snout to Karaka Point to define the 'Waikawa Bay' area
5. The changes affect Planning Map 62 which is shown on the next page as well as 61, 51 and 5.

Waikawa Bay Proposed Plan Change
Date: 9-6-2010 "DRAFT PLAN MAP"



26 Feb 2010



Scale: 1:10000
Original drawn scale for printing at A3












Waikawa Bay

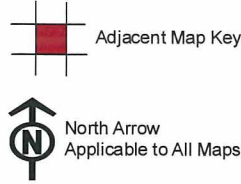
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| 40 |
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Map62

Legend

Zoning Map Series



-  Coastal Marine Zone 1
-  Coastal Marine Zone 2
-  Marina Zone
-  Port Zone
-  Conservation Zone
-  Town Commercial Zone
-  District Recreation Zone
-  Local Recreation Zone
-  Marae
-  Urban Industrial Zone
-  Rural One Zone
-  Rural Two Zone
-  Rural Township Zone
-  Sounds Residential Zone
-  Urban Residential Zone
-  ² Heritage Trees (Appendix A)
-  ² Heritage Sites (Appendix A)
-  Plan Boundary
-  River Mouth
-  Transmission Lines
-  ¹ Designated Area (Appendix F)
-  ³ Specific Activity Sites (Appendix J)
-  Parcel
-  Islands not in Cadastre
-  ³ Inset Map
-  Mooring Management Area
-  Waka Mooring Management Area



Ecology Series Legend

-  Riparian - Category 1
-  Riparian - Category 2
-  Ecology (Appendix B)
-  ^{1/12} Ecology Label

Landscape Series Legend

-  Prominent Ridge
-  Areas of Outstanding Landscape Value

Hazard Series Legend

-  Fault Line
-  Flooding
-  Unstable
-  Road & Hydro Parcels
-  Land Parcel

Road, Hydro & Land Parcel legend as above directly relates to the Ecology, Landscape & Hazard Series maps:

Maps 106 & 107 Contain Their Own Legends

Original drawn scale for printing at A3
Cadastral / Parcel Date: 8/12/2009
Cadastral Information from LINZ Crown Copyright Data

