

F8. Coastal – Coastal Transition Zone

F8.1. Zone description

This zone applies to land above mean high water springs that was typically un-zoned in previous district plans. The zone is administrative and has been introduced to account for improvements in the quality of information on the location of the line of mean high water springs.

The zone includes a standard setting out how land is to be treated in terms of determining the appropriate zone provisions that will apply to the land.

As the mapping of boundaries defined by mean high water springs is refined over time, this zone is expected to be no longer necessary.

This zone does not presume that the land is either public or private land, rather it clarifies which zone and precinct provisions apply once the tenure of the land has been determined.

The seaward boundary of the land shown on the planning maps approximates the location of the line of mean high water springs as at 2012. However a survey may be required to confirm the exact location of the line.

Where private title has mean high water springs as its seaward boundary and abuts the coastal marine area, the land will be treated under the provisions applying to the remainder of the private title in the same ownership.

F8.2. Standards [rcp/dp]

- (1) If the land is privately owned land and contained in a Certificate of Title, the rules of the zone and any precinct that applies to the balance of the land apply. If the land is not privately owned land and contained in a Certificate of Title, the rules of the Open Space – Informal Recreation Zone apply, except:
 - (a) where the land is a road or railway it will be treated as either the strategic transport corridor zone or un-zoned road network, whichever is appropriate;
or
 - (b) where the land is adjacent to an open space zone other than the Open Space – Informal Recreation Zone, the rules of that open space zone will apply.

See Figure F8.2.1 Coastal – Coastal Transition Zone explanatory diagram below.

Figure F8.2.1 Coastal – Coastal Transition Zone explanatory diagram

