

MANAGING COASTAL HAZARDS IN KINOHAKU & TE MAIKA

In these locations there are rules in the coastal environment chapter of the district plan, there are no areas identified on the maps

Council is required by both national and regional direction to manage subdivision and development in areas which might be affected by coastal hazards over a 100 year timeframe. We must also consider the effects of climate change, adopt a risk management approach to existing development and a risk reduction approach to new development.

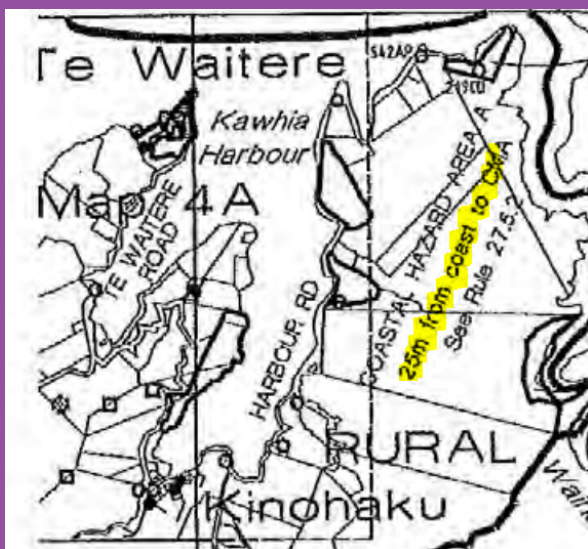
In accordance with central government guidance, the new district plan uses an adaptive management approach to manage coastal hazards and potential accelerated sea level rise. This means that the blanket rules in the current district plan have been replaced. The new district plan uses a formula to better account for different land gradients along the coastline.



How are the draft rules different from the current rules?

- The current plan has a set of rules which apply specifically to Te Maika and are quite complex
- For Kinohaku, no building can be located within 25m of the harbour without a resource consent

Below: The current district plan requires a 25m building setback within Kawhia Harbour (This maps shows Kinohaku)



What activities can I undertake on my property?

- The draft rules have a new formula which is used both on the open coast and in Kawhia Harbour. It is designed to better manage risk in the parts of the coast where the cliff faces are very steep, and a basic setback measurement may not reduce the risk of coastal hazards

- For Kinohaku and Te Maika, people would likely use the part of the formula which requires all new buildings to be setback at least 50m from the harbour margin (as measured from the existing toe of bank)
- If you want to locate a building within 50m of the harbour margin, you will need a resource consent and you must undertake a site-specific coastal hazard assessment. There are also information requirements you must provide with your consent application
- But this rule does not apply to:
 - Maimais or structures associated with a whitebait stand that are smaller than 4m²
 - Any accessory building of no more than 30m², that is used for non-habitable purposes
 - Any farm building that does not have a floor
 - Any new public beach access point or publicly accessible walkway or cycleway
 - Domestic septic tank systems
 - Fences
- There are also some limits on earthworks close to the harbour margins
- Your application must comply with the zone rules too (i.e. your property may be in the Settlement Zone, but is effected by Coastal Erosion Hazard Area 2)

Are there rules about seawalls?

- Generally, rules about hard protection structures like seawalls are managed by the Waikato Regional Coastal Plan. But where the structure is proposed landward of the mean high water springs mark, the responsibility falls to district councils
- The draft rules allow you to maintain, remove or demolish a seawall, but you will need a resource consent to build a new seawall or extend an existing seawall

Please note this factsheet is a summary and does not include the full set of rules. You can read the full set of rules [here](#)