

MANAGING COASTAL HAZARDS

MOKAU, AWAKINO, MAROKOPA AND TE WAITERE

This colour and outline identifies the Coastal Erosion Hazard Area 1 on the Planning 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 take into account the effects of climate change, adopt a risk management approach to existing development and a risk reduction approach to new development.

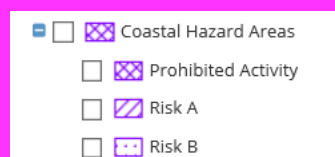
In accordance with central government guidance, the new district plan uses an adaptive management approach to manage coastal hazards and potential accelerated sea level rise. This means that the new district plan identifies and maps:

- Coastal Erosion Hazard Area 1 (CEHA 1) - areas likely to be affected by coastal erosion within the next 50 years with existing sea level and coastal processes and/or with continuation of existing coastal trends.
- Coastal Erosion Hazard Area 2 (CEHA 2) - areas likely to be affected by coastal erosion over the next 100 years to 2120 assuming a continuation of existing coastal trends and the likely impact of projected sea level rise of 1.0 m.
- Coastal Flood Hazard Area (CFHA) - areas likely to be vulnerable in a rare extreme storm surge event, including the effect of a projected sea level rise (1.0 m to 2120). In Awakino and Marokopa, the upstream area is also the 1% AEP floodplain. In Marokopa, a simplified 2D model is employed to identify this area and in Awakino the area is estimated in part, by referencing to the downstream floodplain extent and extending this upstream.

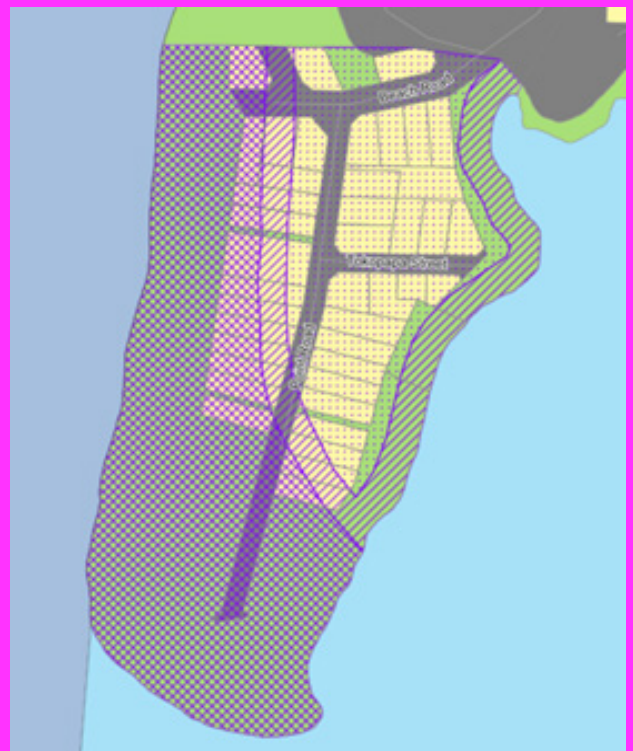
Over the last few years a number of workshops were held in Mokau, Te Waitere and Marokopa to discuss coastal erosion and flood hazards. These discussions helped to contribute to a scientific report which is the basis for identifying these areas. You can see the report [here](#)

Mokau - How are the draft rules different from the current rules?

- The current rules applying to Mokau are very strict. In the 'prohibited activity area' no development is allowed at all.
- In 'coastal hazard area A' all new buildings (even small accessory buildings) are non-complying activities and must apply for a resource consent.
- In the 'prohibited activity area' and 'coastal hazard area A', the only permitted activities are building maintenance or relocating an existing building it to a safer position on the same property.
- In 'coastal hazard area B' all new buildings are discretionary activities and must apply for a resource consent.
- Parts of Mokau are also subject to the Coastal Flood Hazard Area (CFHA) rules
- The draft rules offer more leeway for some activities. They remove the 'prohibited activity area', replacing this with CEHA 1 and 2



BELOW: The current district plan has 3 hazard areas (This map shows Mokau Spit)



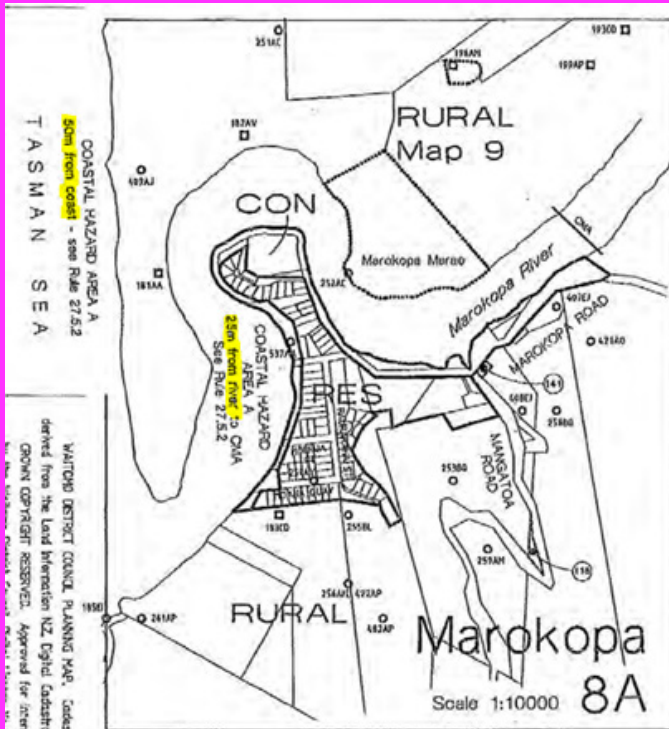
Read more about Managing Coastal Hazards on the next page



Awakino, Marokopa & Te Waitere - How are the draft rules different from the current rules?

- Under the current rules no building can be located within 50m of the open coast or 25m from estuaries, harbours or coastal rivers without a resource consent
- The draft rules remove the 50m and 25m setback requirements and add CEHA sites to Awakino Heads, Awakino, Marokopa and Te Waitere. Some of these areas are also subject to the Coastal Flood Hazard Area (CFHA) rules

Below: The current district plan requires a 50m setback from the open coast and a 25m setback within estuaries or coastal rivers (This maps shows Marokopa)



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 mean high water springs mark, the responsibility falls to district councils
- The proposed 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](#)

What activities can I undertake on my property?

- The current district plan requires resource consent applications to demonstrate how hazards will be avoided, remedied or mitigated
- The draft rules require site-specific coastal hazard assessments and/or have information requirements which must be provided with some resource consent applications
- Your application must also comply with the zone rules

Coastal Erosion Hazard Area 1 (CEHA 1)	Coastal Erosion Hazard Area 2 (CEHA 2)	Coastal Flood Hazard Area (CFHA)
It is permitted to relocate an existing building to safer position on the same site or outside of a coastal hazard area.	It is permitted to relocate an existing building to safer position on the same site or outside of a coastal hazard area.	It is permitted to relocate an existing building to safer position on the same site or outside of a coastal hazard area.
Subject to your zone's rules, relocatable accessory buildings no more than 30m ² in size are permitted whether they are for habitable or non-habitable purposes. They must not be dependent on the construction of a new seawall to keep them safe.	Subject to your zone's rules, relocatable accessory buildings no more than 30 m ² in size are permitted whether they are for habitable or non-habitable purposes.	Subject to your zone's rules, relocatable accessory buildings no more than 30 m ² in size are permitted for non-habitable purposes. A resource consent is needed for habitable buildings as flooding can be unpredictable.
Shipping containers will need a resource consent.	Farm buildings without a floor are permitted.	Farm buildings without a floor are permitted.
Minor earthworks will need a resource consent.	Minor earthworks within limits are permitted.	Minor earthworks within limits are permitted,
Limited provision is made for new relocatable buildings but the building will need a resource consent.	Any addition to an existing building or construction of a new relocatable building and will need a resource consent.	Any addition to an existing building or construction of a new relocatable building and will need a resource consent.
Any addition to an existing building is a non-complying activity.	Construction of a non-relocatable building is a non-complying activity.	Construction of a non-relocatable building is a non-complying activity.

