

COASTAL ENVIRONMENT

This colour and pattern outline identifies the Coastal Environment on the Planning Maps

Our district has approximately 140 km of coastline including the southern part of Kawhia Harbour. It stretches from the settlement of Kinohaku in the north, to the Mokau River mouth in the south. Waitomo District Council is responsible for managing the part of the coastline above mean high water springs. The New Zealand Coastal Policy Statement 2010 (NZCPS) sets out objectives and policies for the management of the coastal environment. It guides all regional and district plan provisions for the coastal areas in New Zealand.



How has the coastal environment been identified?

The Waikato Regional Policy Statement maps all of the areas affected by coastal processes. District councils are only allowed to make minor amendments to the coastal environmental line.

Tiny pockets of our coastline are also identified by the Waikato Regional Council as areas of outstanding and high/very high natural character. Areas of outstanding natural character have the highest landscape protection status in the resource management system. There is only one area of outstanding natural character in our district on the southwestern edge of Kawhia Harbour.

The proposed coastal environment area is shown in blue hatch on the map below. You can use the [Draft DP Snapshot tool](#) to find out if your property is located in the coastal environment or if your property is located in a coastal hazard area.

What are the differences between the current and the draft district plans?

- The current district plan is not consistent with the NZCPS. This can be a particular problem when processing resource consents in the coastal environment. It means that the current plan has not interpreted or implemented the coastal rules as it should
- The draft district plan has rules to manage the coastal environment in accordance with the NZCPS

Read more about the Coastal Environment on the next page



Buildings and activities in the coastal environment

What activities can I undertake on my property?

Coastal Environment	Buildings greater than 8m high and/or greater than 300m ² in area will need a resource consent.	Earthworks are not restricted except by underlying zone rules.
Areas of outstanding natural character	All new buildings need a resource consent.	Earthworks up to 100m ³ per holding each year are permitted. Quarries are prohibited.
Areas of high or very high natural character	Buildings greater than 5m high and/or greater than 30m ² in area will need a resource consent.	Earthworks up to 500m ³ per holding each year are permitted.

- Plantation forestry is permitted in the coastal environment, but you will need a resource consent in areas of outstanding and high/very high natural character
- To remove indigenous vegetation in the coastal environment, outside of a significant natural area, the rules of the underlying zone mostly apply. The exception being the General Rural Zone, where you can remove up to 1ha of indigenous vegetation per holding per calendar year. In areas of high/very high natural character up to 5,000m² of indigenous vegetation can be removed per holding per calendar year, but a resource consent is needed in areas of outstanding natural character. You can read the fact sheet for significant natural areas [here](#)

Buildings and activities close to the coastal margin

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 most settlements in the district, people would likely use the part of the formula which requires all new buildings to be setback at least 50m from the coastal 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

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](#)

