

# Coastal Hazard Management in the Bay of Plenty

Prepared By Aileen Lawrie



# Bay of Plenty

1065 properties in areas at risk in next 100 years



Ohiwa 1975



Ohope  
1996



Pukehina  
2005



# Pressure

- § Property values doubled or trebled in last 3 years
- § Property market not responding to risk, tagged titles or district rules

## Premier Collection

Papamoa 79 Karewa Parade Auction

Open Home Sat & Sun 2.00-3.00pm



### Waves Of Excitement!

Happy family times with lots of nostalgia means this exciting beachfront property is ONLY-NOW-OFFERED-FOR-SALE for the first time in 23 years. Magnificent – 645m<sup>2</sup> position. Magnificent – Views. Magnificent – Beachfront. Exciting Douglas Fir wood features. This lovely COSY home OFFERS great potential to the astute buyer. As this exciting property is NOW SURPLUS to requirements and ready to go, you MUST VIEW immediately! TIME AND TIDE wait for no man!!

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**Lynette Sickler**  
Bus 542-1132  
A/hrs 542-1357  
Mob 027-286-2621



Advantage Realty Ltd MREINZ  
Auction Manager: Grant Child - Mob 0274-780-988

Auction to be held at Spinnakers Restaurant by the Harbour Bridge, Thursday 4th November 2004 at 4.00pm

**Environment Bay of Plenty** Working with our communities for a better environment

# Regional Coastal Environment Plan

- Coastal “Environment” Plan (S64(2) RMA) spans MHS
- Coastal Hazards policy chapter – no rules
- Maps define conservative **Areas Sensitive to Coastal Hazards** “ASCH” for entire region (2845 properties)
- Based on best information available in 1990’s
- “No increase in risk” objective of plan

## Initially

- Coastal hazards to be considered within ASCH when district consents required
- Plan provides technical framework for hazards assessment

# RCEP and District Planning

- Encourages Districts to carry out refined research for Actual Hazard Zones and to appropriately control land use



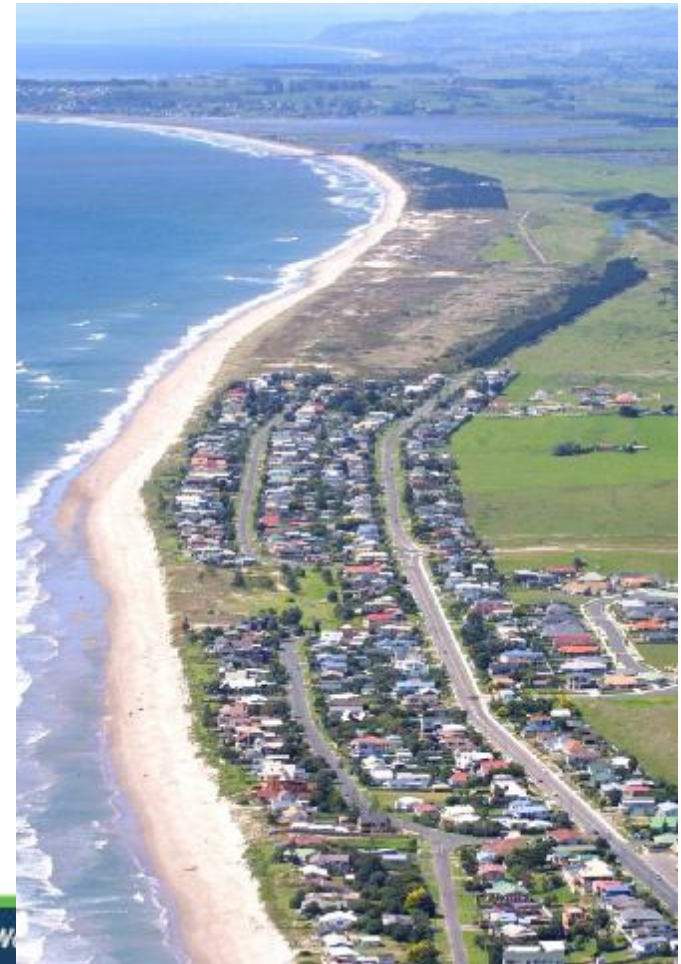
Primary and Secondary Risk Areas at Pukehina Beach.

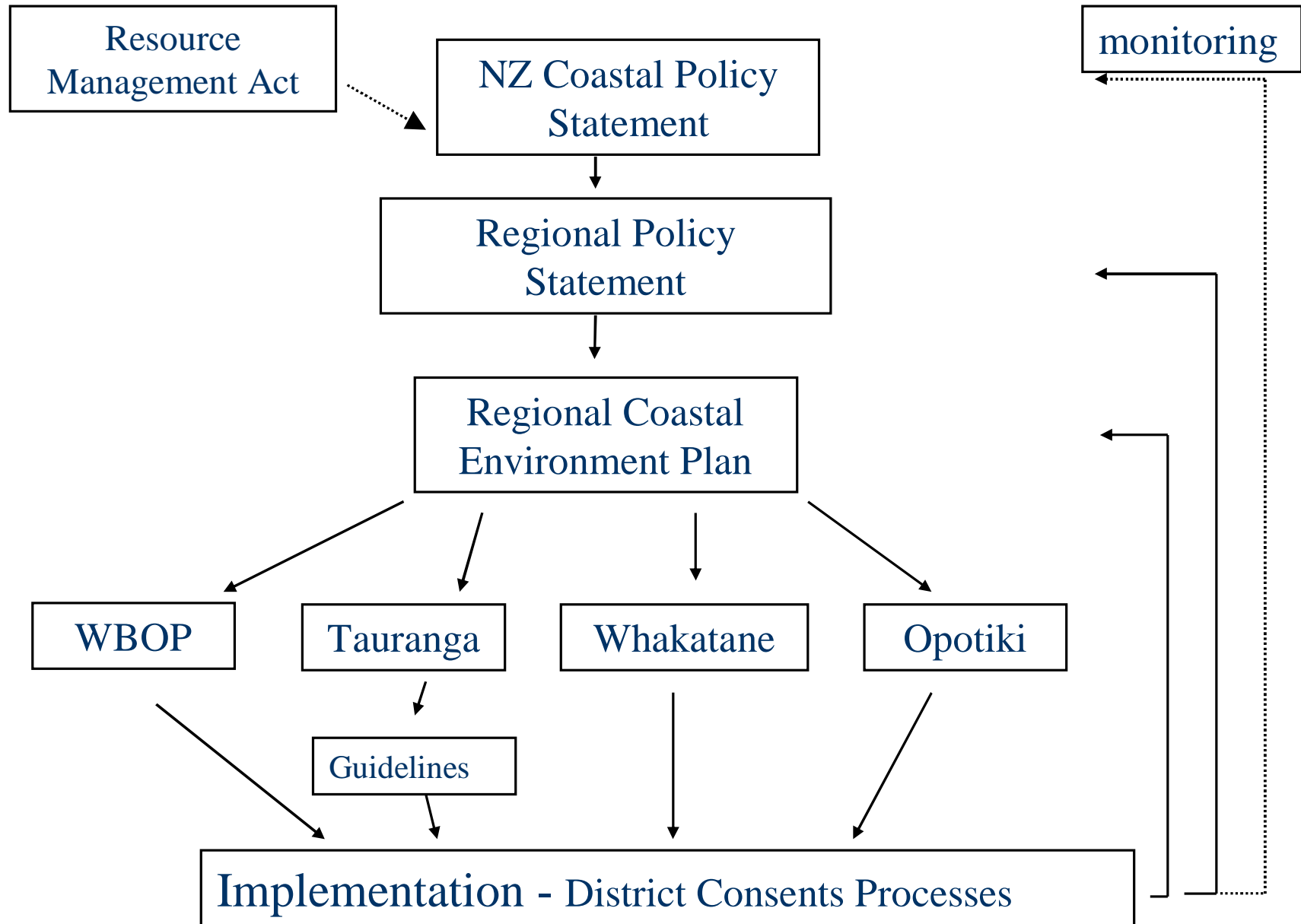
- Actual zones likely to be smaller than ASCH – incentive
- Hazard zones in District Plan replace ASCH



# Methodology

- § Erosion impacts of sea level rise and shoreline response
- § 100 year planning horizon
- § Long term trend
- § Short term fluctuation
- § Dune stability factor (angle of repose)
- § Factor of safety





# Issues



- Lack of integration between science and planning (policy and rules were an “add on”)
- Regional inconsistencies with factor of safety
- Belief of no risk, despite available information
- Zones:
  - “right lining” (broad zones, discretionary rules) gives flexibility, case by case consideration, inefficient and uncertain
  - precise zoning (multi zone, tight rules) - little flexibility but certainty



# Devil is in the Detail

- District Plan provisions so IMPORTANT:
  - underlying zone rules,
  - permitted baseline,
  - minor dwellings,
  - multiple owners,
  - Subdivision v two houses on one property
  - Two small houses v one big house
  - Status of subdivision where there are multiple zones and rules crossing one lot

# Issues Cont

- Legal obligations - To what extent are Councils required to protect people from themselves
- Building Act (S71-74) v prudent planning for future generations
- What does “no increase in risk” actually mean
  - » Adequacy of management
  - » Beach changes
  - » Indicators of change



**18 September 2005**

**High spring tide (2.1 m predicted)**

**Low Barometric pressure (977)**

**Max wave height 7.8 m**

