

Report to Statutory Management Committee

Date: 9 October 2014

Councillors
WANGANUI DISTRICT COUNCIL

Subject: **Section 42a Officers Report**
Proposed Plan Change 34 – Kai Iwi Coastal Hazard

Meeting Date: **4 November 2014**

Prepared for Chief Executive by: **Clive Aim**

1.0 SUMMARY

- 1.1 Council is presently reviewing the District Plan in Phases. This Plan Change is part of the fifth phase of changes proposed to Plan.
- 1.2 The purpose of Proposed Plan Change 34 is to review the existing Kai Iwi Coastal Hazard Zone to reflect the changes that have occurred since the operative plan was prepared.

2.0 RECOMMENDATIONS OF THE STATUTORY MANAGEMENT COMMITTEE

That the Council

1. receives the report.
2. adopts the Decisions Report including the evaluation required under section 32 of the Resource Management Act 1991
3. accepts, accepts in part or rejects the submissions as set out in Section 7 of the Decision Report for the reasons given
4. adopts Proposed Plan Change 34 to the Wanganui District Plan.

Appendices:

- 1: Copy of the Public Notice**
- 2: Submissions and Further Submission Received**
- 3: Marked-Up Version of Plan Change 34 following Submissions**
- 4: Section 32 Report**
- 5: Maps**

3.0 INTRODUCTION

- 3.1 Council is presently reviewing the District Plan in Phases. This Plan Change is part of a series of changes proposed as part of the Phase 5 review addressing rural issues.
- 3.2 The Resource Management Act 1991 (RMA) requires each part of the District Plan to be reviewed not later than 10 years after the Plan becomes operative. The Operative Plan was made operative on 27 February 2004. In accordance with Section 73(3) of the RMA, the Wanganui District Council is undertaking a review of the District Plan in 7 phases, with Proposed Plan Change 34 as part of Phase 5.
- 3.3 The purpose of Proposed Plan Change 34 (PC34) is to amend the existing Kai Iwi Coastal Hazard Zone to reflect the changes that have occurred since the operative plan was prepared and to clarify the purpose of the zones.

4.0 PROPOSED PLAN CHANGE

- 4.1 The Kai Iwi coastal hazard was first accurately identified in 1999 and included in the District Plan. The original report recommended review by 2014 to check on and adjust for the erosion process.
- 4.2 The notified plan change updates the extent of the identified hazard zones while retaining the existing objectives, policies and rules.

5.0 KEY STATISTICS

- 5.1 PC34 was publicly notified in accordance with Clause 5 of the 1st Schedule of the RMA on Thursday 13 March 2014, with the period for submissions closing on 12 April 2014. A copy of the public notice is included as Appendix 1.
- 5.2 One submission was received in relation to Proposed Plan Change 34. One late submission was received on 4 June 2014.
- 5.3 Copies of all submissions received are included in Appendix 2.
- 5.4 The submission received was summarised and the decisions requested by submitter were publicly notified on 14 May 2014, in accordance with Clause 7 of the First Schedule of the RMA.
- 5.5 The further submission process closed on Wednesday 13 June 2014. One further submission was received on Proposed Plan Change 34. A copy of the further submission is included as Appendix 2 to this report.

6.0 PROCEDURAL MATTERS

6.1 Consultation

Section 73 (1A) of the RMA enables a district plan to be changed by a territorial authority in the manner set out in the First Schedule.

Pursuant to Clause 3, First Schedule of the RMA, the Council has consulted with relevant statutory agencies, tangata whenua and other parties during the preparation of Draft Plan Change 34. Consultation on Draft Plan Change 34 was undertaken in October 2013.

A meeting with directly affected property owners and an Iwi representative was held on 9 October 2013. As the hazard zone had not advanced as had been

expected, this resulted in only minor adjustments to the hazard lines, and as there was no proposal to alter the existing rules, the land owners and iwi present expressed satisfaction with the current arrangements.

6.2 Late Submission

One late submission was received from Clive Gibbard on 4 June 2014. It is recommended that this late submission be accepted by the Council.

7.0 STATUTORY AND LEGISLATIVE FRAMEWORK

7.1 Resource Management Act 1991 (RMA)

Section 74 of the Act requires the Council to change the District Plan in accordance with its functions under Section 31, the purpose of the Act in section 5 and the other matters under sections 6, 7 and 8.

Territorial authorities have the following functions under the Act:

31 Functions of territorial authorities under this Act

1. Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its District:

a. The establishment, implementation, and review of objectives, policies and methods to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources.

b. The control of any actual or potential effects of the use, development, or protection of land, including for the purpose of –

i. the avoidance or mitigation of natural hazards

2. The methods used to carry out any of the functions under subsection (1) may include the control of subdivision.

The Council is given these functions for the purpose of promoting the sustainable management of natural and physical resources, which is defined in section 5(2) as:

In this Act, “sustainable management” means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:

a. Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

b. Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

c. Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Further guidance and direction on the way in which resources are to be managed is provided in sections 6, 7 and 8 of the Act.

7.1.1 Sustainable Management

Sustainable management is defined in the RMA as meaning “managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

7.1.2 In accordance with Section 5 of the RMA, Proposed Plan Change 34 has been developed with a focus on providing for the community’s health and safety whilst avoiding or mitigating any adverse effects of activities on the environment, including people and property.

7.1.3 Under Section 7 of the RMA, the Committee must also “have particular regard to” matters including:

- (b) *The efficient use and development of natural and physical resources;*

7.1.4 Proposed Plan Change 34 has regard to these matters by ensuring inefficient development ie in a hazard zone, is avoided.

7.2 Horizons Regional Council – Regional Policy Statement

Section 75(2) of the RMA requires that a district plan must not be inconsistent with the regional policy statement or any regional plan. Horizons Regional Council’s Operative Regional Policy Statement and Proposed One Plan are considered to be relevant to this Proposed Plan Change in that they include requirements relating to the avoidance and mitigation of natural hazards generally.

7.2.1 An assessment of how the provisions in Proposed Plan Change 34 compare with the Objectives and Policies of the Operative Regional Policy Statement and the Proposed One Plan are considered in Table 1 below.

Table 1

Operative Regional Policy Statement (RPS)		Proposed Plan Change 34
Objectives 24 & 5, 6, & 36	Policy	Evaluation
Obj. 24 To avoid or mitigate the adverse effects of natural hazards upon human life, infrastructure and property, and the natural environment.	24.1 To raise public awareness of the risks of natural hazards. 24.2 To improve knowledge of the threats posed by natural hazards. 24.3 To ensure that activities and development of areas at risk from natural hazards minimise risks to	Objective 8.2.1 gives effect to RPS Objective 36 directly and Objective 24 indirectly. Objective 8.2.2 gives effect to RPS Objective 24, 5 and 6 directly as the focus of research and

<p>Obj 5. To achieve sustainable land use. Obj 6. To avoid, remedy or mitigate the adverse effects of urban development. Obj 36. To improve the availability of information to assist the understanding of the effects of activities on the environment.</p>	<p>human life, infrastructure and property, and the natural environment. In areas of high risk to people and communities, hazard avoidance is to be advocated. Where costs of hazard avoidance outweigh its benefits local authorities are to promote hazard mitigation. This includes education, planning, response and recovery procedures.</p>	<p>protection is in the urban area where greatest risk to life and infrastructure is present.</p>
Regional One Plan (As Amended by Decision August 2010)		Proposed Plan Change 34
Objective	Policy	Evaluation
<p>Objective 10-1: Effects of natural hazard events The adverse effects of natural hazard events on people, property, infrastructure and the wellbeing of communities are avoided or mitigated.</p>	<p>Policy 10-1: Responsibilities for natural hazard management In accordance with s62(1)(i) RMA, <i>local authority</i> responsibilities for <i>natural hazard</i> management ...are as follows:...</p> <p>(c) <i>Territorial Authorities</i> must be responsible for:</p> <p>(i) developing objectives, policies, and methods (including <i>rules</i>) for the control of the use of <i>land</i> to avoid or mitigate <i>natural hazards</i> in all areas and for all activities except those areas and activities described in (b)(ii) above, and</p> <p>(ii) identifying <i>floodways*</i> (as shown in Schedule I1) and other areas known to be inundated by a 0.5% annual exceedance probability (AEP) flood event on planning maps in <i>district plans</i>, and controlling <i>land</i> use activities in these areas in accordance with Policies 10-2, and 10-4.</p>	<p>Proposed Objective 8.2.2 gives effect to One Plan Objective 10-1. Policies 8.3.2, 8.3.3 and 8.3.7 give effect to Policy 10-1. Rules are proposed to be retained for coastal hazards as the most appropriate way to achieve objective 8.2.2 in relation to the effects of coastal hazards at Kai Iwi.</p>
	<p>Policy 10-5: Other types of natural hazards The ... <i>Territorial Authorities</i> must manage future development and activities in areas susceptible to natural hazard events (excluding flooding) in a manner which:</p> <p>(a) ensures that any increase in risk to human life, property or infrastructure from natural hazard events is avoided where practicable, or mitigated where the risk cannot be practicably avoided</p> <p>(b) is unlikely to reduce the effectiveness of existing works, structures, natural landforms or other measures</p>	<p>Objective 8.2.2 gives effect to One Plan Objective 10-1. Policies 8.3.2, 8.3.3 and 8.3.7 give effect to Policies 10-1 and 10-5. It is acknowledged that rules are required along with regular review of the hazard risk. Council has demonstrated a commitment to this with its 2013 review of the Kai Iwi area.</p>

	which serve to mitigate the effects of natural hazard events, and (c) is unlikely to cause a significant increase in the scale or intensity of natural hazard events.	
	<p>Policy 10-6: Climate change</p> <p>The ... Territorial Authorities must take a precautionary approach when assessing the effects of climate change and sea level rise on the scale and frequency of natural hazards, with regard to decisions on:</p> <p>... (c) activities adjacent to rivers, and streams</p> <p>...(f) flood mitigation efforts activities,</p>	<p>Policy 8.3.3 gives effect to this RPS policy, by requiring a precautionary approach in respect to assessment of all hazards and this includes consideration of climate change.</p> <p>It is acknowledged that rules are required. Council proposes to retain the existing effective and appropriate rules.</p>

7.3 National Policy Statements and Environmental Standards

Plan Change 34 is to give effect to the NZ Coastal Policy Statement. There is no National Environmental Standard relevant to Plan Change 34.

7.4 Section 32 Evaluation

As there has been a significant amendment to Proposed Plan Change 34, the S32 has been re-evaluated. The Section 32 is attached as Appendix 4.

8.0 THE SUBMISSIONS (see attached)

Submitter Name: Horizons Regional Council

Submission Number: 1.1.c34

Summary:

PC34 is not consistent with the intent of the New Zealand Coastal Policy Statement in that it continues to provide for subdivision that it does not avoid redevelopment or land use change leading to additional density of people or property and new occupied structures in the High-Moderate Risk Area.

Decision Sought:

Amend Rule 8.8.5 (Restricted Discretionary Activities) to:

- a. exclude the High-Moderate Risk Area in (a),
- b. include additional provision for non-habitable buildings or structures in the High-Moderate Risk Area, and
- c. exclude subdivision in the High-Moderate Risk Area in(e)

Amend Rule 8.8.6 (Prohibited Activities) to:

- d. include the erection of occupied buildings or structures in the High-Moderate Risk Area
- e. Include subdivision in the High-Moderate Risk Area in (b).

For all submission points HRC also seeks:

1. Alternative amendments or relief as may be necessary or appropriate to give effect to the decisions sought; and
2. Any consequential amendments or relief as may be necessary or appropriate to give effect to the decisions sought.

Further Submitter Name: Clive Gibbard

Further Submission Number: F1.1.c34

Summary

In support of Horizons Regional Council submission.

Reason

For common sense and consistency with the NZ Coastal Policy Statement.

Decision Sought

Amend rules 8.8.5 and 8.8.6 as outlined by Horizons.

Officer comment

Building

As proposed the Plan has the ‘erection of structures’ in the High to Moderate Risk Area as Restricted Discretionary, with the most relevant matters of discretion being:

“ii. The extent to which activities and buildings and structures can be relocated or demolished with minimal disturbance to the site or adjacent site.

iii. The degree to which the proposal is likely to:

o Accelerate, worsen or result in further damage to that land, other land, or structures or buildings caused either directly or indirectly by erosion.

o Be subject to erosion or cliff failure.”

It is therefore very unlikely consent would be granted for building in the seaward half of the area ie in that part at risk of erosion within approximately the next 50 years. It could be argued that a fully re-locatable structure in the landward half of the area would seem to provide a reasonable structure life time with minimal risk. This would be a reasonable mitigation as provided for in the NZ Coastal Policy Statement 2010 Policy 25c:

“Policy 25: Subdivision, use, and development in areas of coastal hazard risk

In areas potentially affected by coastal hazards over at least the next 100 years:

- a. *avoid increasing the risk¹⁰ of social, environmental and economic harm from coastal hazards;*
- b. *avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards;*

- c. *encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events;... ”*

In the current defined area there are only a few sites to which this provision would apply. However, an examination of the wider situation shows that there is a very high likelihood that this or similar hazard areas will in future be identified along at least several kilometres of the District coast line. To allow residential building in the H-MR Area when this would create the potential for numerous buildings, creating more than a minor increase in risk, would be well beyond the intent of the NZCPS.

Subdivision

There is land where lots could be created with building sites well inland of the hazard zone but which could include land for other uses (planting, grazing) within the zone. The prohibition on subdivision therefore seems to be unreasonable. Prohibition of subdivision to create new lots lying fully within the High to Moderate Risk Zone would be appropriate.

Recommendation

1. That submission 1.1.c34 from Horizons RC be accepted in part. The relevant rules should be modified as follows:

8.8.5 Restricted Discretionary Activities

The following shall be restricted discretionary activities for which a resource consent application must be made and consent may be granted subject to conditions, or declined.

- a. ~~Erection of any building or structure, in the Safety Buffer or High-Moderate Risk Area.~~

aa. Erection of any non-habitable building or structure, in the High - Moderate Risk Area.

.....

- 8.8.5 e. Subdivision of land in the Safety Buffer Area ~~and~~ or partly within the High-Moderate Risk Area other than allowed by a Controlled Activity for the Kai Iwi Beach Coastal Hazard zone (Overlay zone).

8.8.6 Prohibited Activities

aa. Erection of any occupied building or structure, in the High - Moderate Risk Area.

- b. Subdivision of land in the Extreme Risk Area or fully within the High – Moderate Risk Area other than allowed by Controlled Activity for the Kai Iwi Beach Coastal Hazard zone (Overlay zone).

2. That submission F1.1.c34 from Clive Gibbard be accepted in part, as per decision for submission 1.1.c34 above.

Submitter Name: Clive Gibbard

Submission Number: 2.1.c34

Summary

That Council should consult with all residents in the general area, not just those directly affected.

Decision Sought

That consultation for future discussion or review takes place with all residents in the area.

Discussion

A decision was made to first consult with those direct affected by the zone, with those in the general area to be informed later. However, the submitter's property is directly affected, and so the submitter should have been part of the draft Plan Change consultation in October 2013. The error is regretted.

Recommendation

That submission 2.1.c34 from Clive Gibbard be accepted. No change is made to the Plan, but it has been noted that all affected parties be consulted for any future Plan Changes for this area.

*

Public Notice of Proposed Plan changes to Wanganui District Plan

District Plan review – Phase 5 (Flood Hazards, Kai Iwi Coastal Hazard and Airport Enterprise Zone and Air Noise Overlays)

Resource Management Act 1991 (the Act)

Wanganui District Council hereby gives public notice pursuant to Clause 5 First Schedule of the Act of Proposed Plan Changes (PCP) 33-35 to the Operative Wanganui District Plan.

Summary of Proposed changes:

PCP33 (Flood Hazards) updates mapping of the 1:200year flood event and establishes and updates the objectives, policies and rules to manage the effects of the Whanganui River flood hazard. Council is required to 'give effect' to the Horizons Regional Council's One Plan.

PCP34 (Kai Iwi Coastal Hazard) updates the existing Coastal Hazard area on the District Plan Maps following a technical review of the processes and risks that contribute to the hazard. District Plan objectives, policies and rules are unchanged.

PCP35 (Airport Enterprise Zone and Air Noise Overlays) proposes a new Airport Enterprise zone to provide for continued commercial growth. In addition, the nature of airport operations means they generate significant noise. The surrounding environment is generally industrial or rural. However, protection for the existing and future noise Airport footprint is to be identified on the Planning maps, along with new rules, to enable the airport to continue to operate efficiently. Noise limits will also require the Airport to be managed to minimise the impacts of noise according to best practice.

Please contact James Whitham by phone on 06 349 0001, if you have any queries about the proposed changes. The proposed changes may be inspected during normal office hours at:

- Customer Services Desk at Wanganui District Council, 101 Guyton Street; or
- Public Libraries at Queens Park and Gonville; or
- Anytime on the Council's District Plan Website: <http://www.wanganui.govt.nz/Shaping/>

Any person may make a submission by sending a written or electronic submission to Wanganui District Council, PO Box 637, 101 Guyton Street, Wanganui Fax 06 349 0000 or email rachael.pull@wanganui.govt.nz. The submission must be in Form 5 and state whether or not you wish to be heard on your submission. Copies of the form are available from the Council offices and website (see above). Electronic submissions do not require a signature.

Submissions close at **5.00pm on Friday 11 April 2014**.

Kevin Ross on behalf of WDC **11 March 2014**
CEO - Wanganui District Council

Public Participation Process

The process for public participation in the consideration of the proposal under the Act is as follows:

- After the closing date for submissions Council must prepare a summary of decisions requested by submitters and give public notice of where the summary and submissions can be inspected; and
- Any person may make a further submission in support of, or opposition to, the submissions already made.
- If any person making a submission asks to be heard in support of his or her submission, a hearing must be held; and

- Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decisions within 2 years of notifying the proposal and service it on every person who made a submission at the same time; and
- Any person who has made a submission has the right to appeal against the decision on the proposal to the Environment Court if, the persons submission referred to the matter for which an appeal is to be lodged; and the appeal does not seek the withdrawal of the proposal as a whole.

Resource Management Act 1991

Submission on a Publicly Notified Plan Change to the Wanganui District Plan

In accordance with Form 5 – RM (Forms, Fees and Procedure) Regulations 2003

To: Wanganui District Council
PO Box 637
Wanganui

Name: Horizons Regional Council

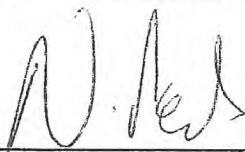
Contact Person: Barry Gilliland, Senior Policy Analyst

This is a submission on:

**Proposed Plan Change 33 (Flooding Hazard); and
Proposed Plan Change 34 (Kai Iwi Coastal Hazard)**

1. I **could not** gain an advantage in trade competition through this submission.
 2. Late submission – This submission is provided after the closing date for submissions. The reason for the late submission is that Horizons Regional Council was not notified of Proposed Plan Changes 33 and 34 as prescribed under s5(4)(d) of Schedule 1 of the Resource Management Act 1991.
 3. The specific provisions of the proposed plan change that my submission relates to are outlined in **Annex A**.
 4. My submission points are detailed in **Annex A**.
 5. The decisions sought from Wanganui District Council are detailed in **Annex A**.
 6. I **do** wish to be heard in support of this submission.
 7. I would welcome any opportunity to attend informal or formal pre-hearing meetings with Wanganui District Council and other parties to discuss points of contention.
 8. If others make a similar submission I **would** be prepared to consider presenting a joint case with them to any hearing.
 9. **Address for Service:** Horizons Regional Council
Private Bag 11025
Palmerston North
- Day time phone No:** (06) 9522 904
- Email:** barry.gilliland@horizons.govt.nz

Signed:



Nic Peet
GROUP MANAGER STRATEGY AND REGULATION

Dated: 9 May 2014

PROPOSED PLAN CHANGE 34 (KAI IWI COASTAL HAZARD)

The key provisions in the Proposed One Plan relating to Proposed Plan Change 34 are found in Chapter 10. Objective 10-1 and Policy 10-5 are particularly relevant. Policy 10-5 directs HRC and WDC to manage future development and activities in areas susceptible to natural hazard events in a manner which ensures that any increase in the risk to human life, property or infrastructure is avoided where practicable, or mitigated where the risk cannot be practicably avoided

The New Zealand Coastal Policy Statement 2010, particularly Policies 24 and 25, is also relevant to the provisions set out in this Proposed Plan Change. Policy 25, amongst other things, directs HRC and WDC to avoid increasing the risk of social, environmental and economic harm, and avoid redevelopment or change in land use in areas potentially affected by coastal hazards over the next 100 years.

It is considered, in part, that approach taken to managing Kai Iwi coastal hazard is not consistent with the intent of the New Zealand Coastal Policy 2010 and the Proposed One Plan. This is focus of HRC's submission.

Proposed Plan Change 34 Provision Submission Relates to	Submission Point	Decision sought [Proposed Plan Change text in italics with deletions shown in strikethrough and additions shown in underline]
<p>8.8.5 Restricted Discretionary Activities</p>	<p>It is noted that the following zones are identified in the eCoast Report, <i>Mowhanau Cliff Line Retreat Review</i>, 2012:</p> <p><i>Extreme Risk Zone (ERZ)</i> which is or is likely to be subject to the effects from catastrophic landslip at any point in time in any one year;</p> <p><i>High-moderate Risk Zone (H-MRZ)</i> which is or likely to be subject to long term retreat based on a 100 year projection; and</p> <p><i>Safety Buffer Zone (SBZ)</i> which is or is likely to be subject to the adverse effects from natural hazards should the rates of erosion accelerate and/or cliff slope angle reduces.</p> <p>It is submitted that controlling any new subdivision of land that would result in increased density of people or property, and erection of any new occupied structure in the High-Moderate Risk Zone as a restricted discretionary activity is not consistent with the New Zealand Coastal Policy and Regional Policy Statement. Specifically, it is not consistent with avoiding an increase in the risk of social, environmental and economic harm,</p>	<p>That 8.8.5 Restricted Discretionary Activities be amended as follows:</p> <p><i>8.8.5 Restricted Discretionary Activities</i> <i>The following shall be restricted discretionary activities for which a resource consent application must be made and consent may be granted subject to conditions, or declined.</i></p> <ol style="list-style-type: none"> a. <i>Erection of any building or structure, in the Safety Buffer or High-Moderate Risk Area.</i> aa. <u><i>Erection of any non-habitable building or structure in the High-Moderate Risk Area.</i></u> b. <i>Extension/alteration to, any building or structure, in the Safety Buffer or High-Moderate Risk Area.</i> c. <i>Demolition of a building or structure in the High-Moderate Risk Area.</i> d. <i>Earthworks or vegetation clearance.</i> e. <i>Subdivision of land in the Safety Buffer Area and High-Moderate Risk Area other than allowed by a Controlled Activity for the Kai Iwi Beach Coastal Hazard zone (Overlay zone).</i> f. <i>The installation, alteration or removal of works designed to mitigate the effects of coastal hazards.</i> g. <i>The erection, maintenance or construction of any network utility in</i>

Proposed Plan Change 34 Provision Submission Relates to	Submission Point	Decision sought [Proposed Plan Change text in italics with deletions shown in strikethrough and additions shown in underline]
	<p>and avoid redevelopment or change in land use in areas potentially affected by coastal hazards over the next 100 years</p> <p>It is acknowledged that WDC is planning to undertake a full review of coastal hazards and risk management options in the future. However, it is also noted that direction is provided in both the New Zealand Coastal Policy Statement and Regional Policy Statement to the effect that plan changes to give effect to their provisions must be made as soon as practicable or on the first review or change or variation.</p> <p>This Plan Change process is an opportunity to implement both these documents for the Kai Iwi Coastal Hazard Zone. It is submitted that the amendments sought in the submission are consistent with the objectives and policies of Chapter 8 of the Wanganui District Plan, in particular the precautionary approach outlined in Policy 8.3.3.</p>	<p><i>the Safety Buffer Area and the High-Moderate Risk Area.</i></p> <p><i>Council's discretion is restricted to:</i></p> <ol style="list-style-type: none"> <i>i. Whether the proposal would be consistent with the objectives and policies relating to the Recognition and Reduction of Hazard Potential as set out in Topic T7.</i> <i>ii. The extent to which activities and buildings and structures can be relocated or demolished with minimal disturbance to the site or adjacent site.</i> <i>iii. The degree to which the proposal is likely to:</i> <ul style="list-style-type: none"> <i>• Accelerate, worsen or result in further damage to that land, other land, or structures or buildings caused either directly or indirectly by erosion.</i> <i>• Be subject to erosion or cliff failure.</i> <i>• Reduce the net risk of coastal hazards.</i> <i>• Provide for the disposal of stormwater and wastewater including discharges from septic tanks.</i> <i>iv. Whether, within the High-Moderate Risk Area or Safety Buffer Area, consent should be granted for a limited duration.</i> <p>8.8.6 Prohibited Activities</p> <p><i>The following are prohibited activities for which no resource consent shall be granted:</i></p> <ol style="list-style-type: none"> <i>a. The erection of or extension to, any building or structure other than structures for coastal management in the Extreme Risk Area.</i> <i>aa. <u>Erection of any occupied building or structure in the High-Moderate Risk Area.</u></i> <i>b. <u>Subdivision of land in the Extreme Risk Area and High-Moderate Risk Area</u> other than allowed by Controlled Activity for the Kai Iwi Beach Coastal Hazard zone (Overlay zone).</i> <i>c. <u>Installation of septic tanks or soakage pits in the High-Moderate Risk Area and the Extreme Risk Area.</u></i> <i>d. <u>Construction of any new network utility in the Extreme Risk Area.</u></i>
<p>Consequential changes and other relief as part of decisions</p>		<p>For this submission point HRC also seeks:</p> <ol style="list-style-type: none"> 1. Alternative amendments or relief as may be necessary or appropriate to give effect to the decisions sought; and

Proposed Plan Change 34 Provision Submission Relates to	Submission Point	Decision sought [Proposed Plan Change text in italics with deletions shown in strikethrough and additions shown in underline]
		2. Any consequential amendments or relief as may be necessary or appropriate to give effect to the decisions sought.



Resource Management Act 1991
**Submission on a Publicly Notified Plan Change
 To The Wanganui District Plan**

In accordance with Form 5 – RM (Forms, Fees and Procedure) Regulations 2003



~~SAC 34-2~~

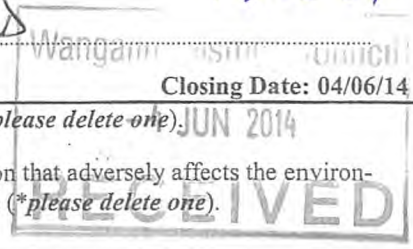
TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) CLIVE PARNELL GIBBARD

1.2.1c 34

This is a submission on Plan Change No. 34 to the Wanganui District Plan.

Closing Date: 04/06/14



(a) I ~~could/could not~~* gain an advantage in trade competition through this submission. (*please delete one).

(b) I ~~am/am not~~* directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:

KAI IWI COASTAL HAZARD ZONE

Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):

COUNCIL HAS A RESPONSIBILITY TO CONSULT WITH ALL RESIDENTS IN THE GENERAL AREA, NOT JUST THE 7 AFFECTED RESIDENTS.

THE MEETING OF 9 OCTOBER 2013 SHOULD BE OPEN TO ALL RESIDENTS.

Use additional pages if required

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):

COUNCIL TO PROVIDE FOR CONSULTATION WITH ALL RESIDENTS AT MAWHANAU BEACH WHEN FUTURE DISCUSSION OR REVIEW OF THE KAI IWI COASTAL HAZARD ZONE TAKES PLACE & NOT JUST AFFECTED RESIDENTS.

Use additional pages if required

5. I do/~~do not~~* wish to be heard in support of this submission (*please delete one).

6. If others make a similar submission I would/~~would not~~* be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service:

107 PEAT AVE, R.D. 4, WANGANUI

Signature:

(Person making submission or person authorised to sign on

Day time phone No: 06 3429851 behalf of person making submission)

Email: _____ Date: 26 / 05 / 2014

Alternatively you can collect a submission form from the Customer Services Desk at the Wanganui District Council, 101 Guyton Street, the public libraries, or online at ww.wanganui.govt.nz/shaping



Resource Management Act 1991
Further Submission
on a Publicly Notified Plan Change
To The Wanganui District Plan

In accordance with Form 6 – RM (Forms, Fees and Procedure) Regulations 2003



Wanganui District Council

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) **CLIVE PARWELL GIBBARD**

1-2 JUN 2014

This is a further submission on Plan Change No. **34** to the Wanganui District Plan.

RECEIVED
 F1-1-34

1. I support or ~~oppose~~ the submission of: **HORIZON REGIONAL COUNCIL**
 (Please state name and address of person making original submission and submission number of original submission)

2. The particular parts of the submission I/we support or ~~oppose~~ are: **I SUPPORT THIS SUBMISSION AS THE PLAN CHANGE IS NOT CONSISTENT WITH N.2 CAPITAL POLICY STATEMENT.**
 (Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the Proposed Plan Change. Use additional pages if more room is required)

3. The reasons for my/~~our~~ support or ~~opposition~~ are: **THE AMENDMENTS AS REQUESTED ARE COMMON SENSE PLUS PROVIDE CONSISTENCY WITH N.2 CAPITAL POLICY STATEMENT.**
 (Please state in summary the nature of your submission giving clear reasons). Use additional pages if more room is required.

4. I seek the following decision from the Council:
AMEND RULE 8-8.5 and 8-8-6 AS OUTLINED BY HORIZON REGIONAL COUNCIL
 (Give precise details. Use additional pages if required)

5. I ~~do~~/**do not*** wish to be heard in support of this submission (*please delete one).

6. If others make a similar submission I ~~would~~/**would not*** be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service: **107 PEAT AVENUE R.D. 4 WANGANUI.** Signature: **[Signature]**
 (Person making submission or person authorised to sign on behalf of person making submission)

Day time phone No: _____ Date: **9/6/2014**
 Email: **gibbard.realty@xtra.co.nz**

Note: LAST DAY for further submissions is on Wednesday, 4 June 2014.
 A copy of your further submission must be served on the person/organisation who made the original submission within 5 working days after you have lodged your further submission with the Wanganui District Council.

**Wanganui District Council
District Plan Review
Phase Five**

**Proposed Plan Change 34
(Kai Iwi Coastal Hazard)
Text revised after submissions**

Prepared by: WDC Policy Team
Dated: October 2014

Appendix 3 (Extract of relevant text from the District Plan)

Shaded text is provided for information only as it has been reviewed in 2013 as part of Plan Change 25.

All other text is part of the current proposed Plan Change 34

Text that is proposed to be deleted is shown with ~~strikethrough~~ and new text is underlined. Text changes as a result of submissions is shaded in **grey**

8 RECOGNITION AND REDUCTION OF HAZARD POTENTIAL

Wanganui District is affected by a number of natural hazards. Parts of the urban area are particularly prone to flooding, while the coast and hill country are affected by land instability and erosion. The District is also dissected by fault lines and is vulnerable to sea level rise and tsunamis. The natural hazards occurring within the District have an impact on current and future development. They can cause loss of human life and significant damage to private property, roads and other District assets. They can also cause damage to the natural environment.

In addition to natural events, hazards are associated with hazardous facilities, ie the storage, use and transportation of hazardous substances. These facilities are commonly found in both the rural and urban parts of the District. Hazardous substances, like agricultural sprays, industrial chemicals or fuel, have properties which are, or when in contact with air or water are, potentially flammable or explosive, and toxic. If hazardous facilities are not located appropriately or managed properly, the accidental release of, or loss of control of, hazardous substances can cause short or long term damage to human health and contamination of land, water, air, or damage to ecosystems.

It is recognised that while a hazard may be present, the hazard potential is only realised when there are land use activities, buildings or structures and important natural values in the vicinity of the hazard. It is not possible to eliminate hazards, but it is possible to manage the location, design and operation of land use activities and hazardous facilities to avoid, remedy or mitigate the potential adverse effects of hazards on human life, property and the environment.

The Resource Management Act requires both the Regional and the District Councils to share responsibility for the natural hazards of flooding, subsidence, and seismic, volcanic and tsunami hazards; and for hazardous substances. The Regional Policy Statement further defines the appropriate management responsibilities of local authorities for natural hazards and hazardous substances

8.1 ISSUES

8.1.1 Variety of natural hazards

The Wanganui District is affected by a number of natural hazards*. The most significant ones are flooding, storms, tsunami, erosion and earthquakes. Knowledge of the location and characteristics of natural hazards* and their impacts on surrounding development *and the environment* is far from comprehensive. This along with lack of public awareness hinders the avoidance and mitigation of those hazards.

8.1.2 Inappropriate land use in areas at risk of natural hazards

Inappropriate land use and occupation of areas at risk from earthquake, flooding, ponding land instability can cause unnecessary risks for people and property

8.2 OBJECTIVES

8.2.1 Informed community of natural hazard risks

A community informed about the potential risks of natural hazards to people and property in the Wanganui District.

8.2.2 Avoiding and mitigating natural hazards

The risks of natural hazards through inappropriate subdivision and development are avoided or mitigated whilst minimising adverse effects on natural, cultural and ecological values.

8.3 POLICIES

8.3.1 Promote improved understanding of natural hazards

Promote improved understanding of natural hazards as development constraints and better knowledge and awareness of the risks to people and property in the Wanganui district.

8.3.2 Protection from Natural Hazards

Avoid or minimise risk of loss of life or injury or environmental damage due to use or development in hazard prone areas.

8.3.3 Natural Hazard precautionary approach

Adopt a precautionary approach in relation to use or development affected by potential natural hazards, especially where hazards are not well understood or the effects of natural processes are difficult to assess or where the effect of activities on natural hazards are not well understood.

8.8 RULES – KAI IWI COASTAL HAZARD ZONE

This section contains the rules that apply to activities in the Kai Iwi Beach Coastal Hazard Zone, which is an “overlay” zone along the coast at Kai Iwi. The two underlying zones along this stretch are Rural and Reserves and Open Spaces. See the Rural Settlements map for the location of this zone.

This zone stems from the knowledge that it is not possible to control the occurrence of natural hazards, however it is possible to reduce the hazard potential to protect human life, property and the environment.

The potential for coastal erosion in some coastal areas is severe. At Mowhanau, the cliffs have been subject to significant erosion.

The reduction of hazard potential needs to address:

- the location and operation of new land use activities in areas affected by natural hazards.
- protection of existing developments in high risk areas.
- land instability

Traditionally there is a reluctance to identify and recognise hazards as development constraints as there is a concern that the identification will alarm people and reduce the value of properties. However, not recognising the presence of hazards can also lead to increased risks of environmental damage, property damage or loss of life.

The purpose of this zone is to recognise the coastal landslip hazard risk at Kai Iwi and to ensure that any future development in this area occurs in a way that minimises risks to both people and property.

8.8.1 Application of Rules

The rules in this section apply where structures in the Kai Iwi Beach Coastal Hazard zone are being constructed, extended or altered or when earthworks or subdivision of land is proposed.

The rules in this section apply in addition to all the rules which apply in the underlying zone, including:

- a. general rules,
- b. financial contributions rules,
- c. activity status rules (lists of permitted, controlled, restricted discretionary, discretionary and non-complying activities)

8.8.2 Precedence of Rules where there is a Conflict

Where there is a conflict between rules of the underlying zone and the rules of this overlay zone, the more stringent activity status applies.

8.8.3 Permitted Activities

Any activity other than a prohibited, controlled or discretionary activity is permitted within the Kai Iwi Beach Coastal Hazard zone (Overlay zone) subject to the provisions of the underlying zone.

8.8.4 Controlled Activities

The following are controlled activities in the Kai Iwi Beach Coastal Hazard zone (Overlay zone):

- a. Subdivision for the purpose of minor boundary adjustments and alterations or vesting of reserves.

Refer to the section on Subdivision for standards, terms and areas of control relating to subdivision in this zone.

8.8.5 Restricted Discretionary Activities

The following shall be restricted discretionary activities for which a resource consent application must be made and consent may be granted subject to conditions, or declined.

- a. Erection of any building or structure, in the Safety Buffer ~~or High - Moderate Risk~~ Area.

aa. Erection of any non-habitable building or structure, in the High - Moderate Risk Area.

- b. Extension/alteration to, any building or structure, in the Safety Buffer or High - Moderate Risk Area.
- c. Demolition of a building or structure in the High-Moderate Risk Area.
- d. Earthworks or vegetation clearance.
- e. Subdivision of land in the Safety Buffer Area and or partly within the High-Moderate Risk Area other than allowed by a Controlled Activity for the Kai Iwi Beach Coastal Hazard zone (Overlay zone).
- f. The installation, alteration or removal of works designed to mitigate the effects of coastal hazards.
- g. The erection, maintenance or construction of any network utility in the Safety Buffer Area and the High-Moderate Risk Area.

Council's discretion is restricted to:

- i. whether the proposal would be consistent with the objectives and policies relating to the Recognition and Reduction of Hazard Potential ~~as set out in Topic T7.~~
- ii. The extent to which activities and buildings and structures can be relocated or demolished with minimal disturbance to the site or adjacent site.
- iii. The degree to which the proposal is likely to:

- Accelerate, worsen or result in further damage to that land, other land, or structures or buildings caused either directly or indirectly by erosion.
 - Be subject to erosion or cliff failure.
 - Reduce the net risk of coastal hazards.
 - Provide for the disposal of stormwater and wastewater including discharges from septic tanks.
- iv. Whether, within the High-Moderate Risk Area or Safety Buffer Area, consent should be granted for a limited duration.

8.8.6 Prohibited Activities

The following are prohibited activities for which no resource consent shall be granted:

- a. The erection of or extension to, any building or structure other than structures for coastal management in the Extreme Risk Area.
 - aa. Erection of any occupied building or structure, in the High - Moderate Risk Area.
- b. Subdivision of land in the Extreme Risk Area or fully within the High – Moderate Risk Area other than allowed by Controlled Activity for the Kai Iwi Beach Coastal Hazard zone (Overlay zone).
- c. Installation of septic tanks or soakage pits in the High-Moderate Risk Area and the Extreme Risk Area.
- d. Construction of any new network utility in the Extreme Risk Area.

8.8.7 Regional Council Consents

Note: Consents may also be required from the Manawatu-Wanganui Regional Council for activities involving soil disturbance or vegetation clearance.

**Wanganui District Council
District Plan Review
Phase Five**

Section 32 Report –

**Proposed Plan Change 34
(Kai Iwi Coastal Hazard)**

Prepared by: WDC Policy Team
Dated: November 2013

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(Extract from District Plan Chapter 8 Recognition and Reduction
of Hazard Potential)

1. INTRODUCTION

1.1 PLAN REVIEW PROCESS

Section 79 of the Resource Management Act 1991 requires Council to commence a review of its plans at least every 10 years. Recent amendments to the Act clarify that whole plans need not be reviewed. A Council may choose to review plans in part.

The existing provisions have been developed at different times and under different scenarios. There are some provisions that have been in the Plan since it was first developed but others have been operative for a shorter period of time. Others have been included in recent plan changes. The intention of the review is not to meet a specific deadline under section 79 but to ensure the provisions in the plan are efficient and effective in managing the resources in the district and ensuring that Council's obligations under the Act are met.

The RMA does not detail how a Council must review its plans. However consideration of the efficiency and effectiveness of existing provisions is considered the first step. Section 32 of the RMA requires Council to carry out an evaluation of options before notifying a proposed plan change. These matters are discussed throughout this report. The efficiency and effectiveness of the provisions in achieving the stated objectives is analysed in this report, as are the various options that were considered.

1.2 STATUTORY AND LEGISLATIVE FRAMEWORK FOR THE REVIEW

1.2.1 Resource Management Act 1991

Section 74 of the RMA requires the Council to change the District Plan in accordance with its functions under Section 31, the purpose of the Act in section 5 and the other matters under sections 6, 7 and 8.

Territorial authorities have the following functions under the RMA:

31 Functions of territorial authorities under this Act

1. *Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*
 - a. *The establishment, implementation, and review of objectives, policies and methods to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources.*
 - b. *The control of any actual or potential effects of the use, development, or protection of land, including for the purpose of*
 -
 - i. *the avoidance or mitigation of natural hazards*

2. *The methods used to carry out any of the functions under subsection (1) may include the control of subdivision.*

The Council is given these functions for the purpose of promoting the sustainable management of natural and physical resources, which is defined:

5(2) In this Act, “sustainable management” means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:

- a. *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- b. *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- c. *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Further guidance and direction on the way in which resources are to be managed is provided in sections 6, 7 and 8 of the RMA.

1.2.2 Regional Policy Statement

In addition, the RMA requires District Plan provisions give effect to the Regional Policy Statement (section 75(3)). The Regional Policy Statement (RPS) is the main vehicle for interpreting and applying the sustainable management requirements of the RMA in a local context, and in this regard, guides the development of lower tier plans, including the District Plan.

Horizons Regional Council’s Operative Regional Policy Statement and Proposed One Plan are relevant to Plan Change 34 as they include requirements relating to the avoidance and mitigation of natural hazards generally.

An assessment of how the provisions in Plan Change 34 compare with the Objectives and Policies of the Operative Regional Policy Statement and the Proposed One Plan are considered in Table 1 below.

Table 1

Operative Regional Policy Statement (RPS)		Proposed Plan Change 34
Objectives 24 & 5, 6, & 36	Policy	Evaluation
<p>To avoid or mitigate the adverse effects of natural hazards upon human life, infrastructure and property, and the natural environment.</p> <p>Obj 5. To achieve sustainable land use.</p> <p>Obj 6. To avoid, remedy or mitigate the adverse effects of urban development.</p> <p>Obj 36. To improve the availability of information to assist the understanding of the effects of activities on the environment.</p>	<p>24.1 To raise public awareness of the risks of natural hazards.</p> <p>24.2 To improve knowledge of the threats posed by natural hazards.</p> <p>24.3 To ensure that activities and development of areas at risk from natural hazards minimise risks to human life, infrastructure and property, and the natural environment. In areas of high risk to people and communities, hazard avoidance is to be advocated. Where costs of hazard avoidance outweigh its benefits local authorities are to promote hazard mitigation. This includes education, planning, response and recovery procedures.</p>	<p>Objective O37 gives effect to RPS Objective 36 directly and Objective 24 indirectly.</p> <p>Objective O38 gives effect to RPS Objective 24, 5 and 6 directly as the focus of research and protection is in the urban area where greatest risk to life and infrastructure is present.</p>
Regional One Plan (As Amended by Decision August 2010)		Proposed Plan Change 34
Objective	Policy	Evaluation
<p>Objective 10-1: Effects of natural hazard events</p> <p>The adverse effects of natural hazard events on people, property, infrastructure and the wellbeing of communities are avoided or mitigated.</p>	<p>Policy 10-1: Responsibilities for natural hazard management</p> <p>In accordance with s62(1)(i) RMA, <i>local authority</i> responsibilities for <i>natural hazard</i> management ...are as follows:...</p> <p>(c) <i>Territorial Authorities</i> must be responsible for:</p> <p>(i) developing objectives, policies, and methods (including <i>rules</i>) for the control of the use of <i>land</i> to avoid or mitigate <i>natural hazards</i> in all areas and for all activities except those areas and activities described in (b)(ii) above, and</p> <p>(ii) identifying <i>floodways*</i> (as shown in Schedule 11) and other areas known to be inundated by a 0.5% annual exceedance probability (AEP) flood event on planning maps in <i>district plans</i>, and controlling <i>land</i> use activities in these areas in accordance with Policies 10-2, and 10-4.</p>	<p>Proposed Objective 8.2.2 gives effect to One Plan Objective 10-1. Policies 8.3.2, 8.3.3 and 8.3.7 give effect to Policy 10-1. Rules are proposed to be retained for coastal hazards as the most appropriate way to achieve objective 8.2.2 in relation to the effects of coastal hazards at Kai Iwi.</p>
	<p>Policy 10-5: Other types of natural hazards</p> <p>The ... <i>Territorial Authorities</i> must manage future development and activities in areas susceptible to natural hazard events (excluding flooding) in a manner which:</p> <p>(a) ensures that any increase in risk to human life, property or infrastructure from natural hazard events is avoided where practicable, or mitigated where the risk cannot be practicably avoided</p>	<p>Proposed Objective 8.2.2 gives effect to One Plan Objective 10-1. Policies 8.3.2, 8.3.3 and 8.3.7 give effect to Policies 10-1 and 10-5.</p> <p>It is acknowledged that rules are required along with regular review of the hazard risk. Council has demonstrated a commitment to this with its 2013 review of the Kai Iwi area.</p>

	(b) is unlikely to reduce the effectiveness of existing works, structures, natural landforms or other measures which serve to mitigate the effects of natural hazard events, and (c) is unlikely to cause a significant increase in the scale or intensity of natural hazard events.	
	Policy 10-6: Climate change The ... Territorial Authorities must take a precautionary approach when assessing the effects of climate change and sea level rise on the scale and frequency of natural hazards, with regard to decisions on: ... (c) activities adjacent to rivers, and streams ...(f) flood mitigation efforts activities,	Policy 8.3.3 gives effect to this RPS policy, by requiring a precautionary approach in respect to assessment of all hazards and this includes consideration of climate change. It is acknowledged that rules are required. Council proposes to retain the existing effective and appropriate rules.

2. PART 1 – PROPOSED PLAN CHANGE

2.1 BACKGROUND RESEARCH

The Operative District Plan maps coastal hazard zones at Kai Iwi Beach as defined in a report prepared for Council by Coastal Management Consultancy in November 1999 (Gibb, 1999). Coastal hazard zones describe the present and potential future coastal hazard for a particular area of the coast. The major coastal hazard at Mowhanau is erosion and landslip. Gibb (1999) split the CHZ into three zones. Extreme Risk Zone (ERZ), High- Moderate Risk zone (H-MRZ) and a Safety Buffer Zone (SBZ).

The ERZ is or is likely to be subject to adverse effects from catastrophic landslip at any point in time in any one year. Landward of the ERZ, the H-MRZ is or is likely to be subject to long term retreat based on a 100 year projection. The SBZ is or is likely to be subject to the adverse effects from natural hazards, should the rates of erosion accelerate and/or cliff slope angle reduces.

When cliff slope reduces toward an equilibrium state the rate of erosion will decrease. An equilibrium state is reached by the deposition of talus material at the cliff base. This material acts as a protection to the base of the cliff to prevent undermining by wave action and the potential for further instability. The cliff top will retreat under the process of weathering and other discontinuity characteristics (Selby, 1993; de Lange and Moon, 2005).

The Plan regulates landuse and development within all areas identified as prone to coastal hazard and restricts activities in each zone according to the level of risk.

Gibb (1999) recommended that the coastal hazard zones be reassessed between 2009 and 2014. In June 2012 Council commissioned a review of the coastal erosion processes in the vicinity of Mowhanau Cliff and of the implications any changes may have for coastal hazard risk.

The report, Mowhanau Cliff Line Retreat Review 2012 by eCoast Ltd, provides an up to date, quantitative and qualitative, assessment of cliff line erosion rates. The results of this report have provided the basis for a decision making process to determine whether adjustments to the current hazard and buffer zones are required.

2.2 CONSULTATION AND OUTCOMES

Letters were sent to the seven affected landowners dated 24th September 2013, inviting them to an informal meeting at Mowhanau Community Hall. A copy of maps showing the existing and updated coastal hazard zones was provided to each landowner with the letter.

The meeting was held at Mowhanau Community Hall at 5.35pm on Wednesday 9th October 2013 attended by four of the residents and a local Iwi representative.

The meeting agenda included a brief:

- summary by the Council officer, of work completed by Dr Gibb in 1999 and 2003 update, which formed the basis for the current District Plan zone (Kai Iwi Coastal Hazard zone) and rules.
- explanation and discussion of eCoast review and the proposed minor amendments to zones.
- Current policies and rules were discussed and endorsed.
- explanation of the plan change process itself.

Attendees made comments that due to the strong papa base, erosion is not very fast. It tends to go in 'stops and starts' at various places along the coast.

No other parties were considered to be directly affected.

2.3 DESCRIPTION OF THE PROPOSED PLAN CHANGE

2.3.1 Proposed Plan Change 34 (Coastal Hazard zone) would realign the existing Kai Iwi Coastal Hazard zones, as a result of current projections of coastal hazard erosion in the area. The revised projections are based on the analysis conducted by eCoast Ltd in 2013.

Historical georeferenced aerial photos, recently acquired land-based LIDAR survey data, historical survey data and survey data reproduced from historical documentation was compiled in a GIS database, along with existing hazard and buffer zones. The datasets used are referenced in the

report Mowhanau Cliff Line Retreat Review, June 2013 (p.3) prepared by eCoast Ltd.

This information was then evaluated and comparison made to the existing Kai Iwi Coastal hazard zones.

No change to objectives, policies or methods is proposed.

Refer to Appendix One for a copy of the proposed changes to Planning Maps 5 Mowhanau Settlement and 5A Kai Iwi Beach Coastal Hazard Overlay zone. The maps have been reproduced with the hazard zone boundaries re-aligned with the 2013 revised information.

2.3.2 Council is completing a phased review of the District Plan. Section 70 of the Resource Management Act 1991 requires that where provisions have been reviewed and no changes are proposed, the existing provisions must still be publicly notified as if it were a change. For this reason the existing Plan rules relating to Kai Iwi Coastal Hazard zone form part of Plan Change 34.

2.3.3 The relevant objectives and policies were reviewed in 2012/13 as part of Plan Change 25 (Natural Hazards). A copy of these, are included here for completeness and are not subject to the Plan change process. The rules that relate specifically to the Kai Iwi Coastal Hazard zone are open to submission as part of proposed Plan Change 34.

3. PART 2 – SECTION 32 EVALUATION

3.1 REQUIREMENT TO MAKE AN EVALUATION

The Resource Management Act 1991 (the Act) requires that when a Council undertakes a plan change it must produce a report evaluating the proposed provisions. This is known as a Section 32 Report. This report contains an evaluation of the Proposed Plan Change, prepared in accordance with section 32 of the Resource Management Act (as amended 2013).

The evaluation examines:

- *the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the Act (to promote the sustainable management of natural and physical resources), and*
- *whether, the provisions are the most appropriate way to achieve the objectives by*
 - *identifying other reasonably practicable options for achieving the objectives; and*
 - *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - *summarising the reasons for deciding on the provisions; and*

- *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects anticipated from the implementation of the proposal.*

For the purposes of this examination, the evaluation must:

- *Identify and assess the benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions including the opportunities for –*
 - *economic growth that are anticipated to be provided or reduced; and*
 - *employment that are anticipated to be provided or reduced; and*
- *if practicable, quantify the benefits and costs referred to above; and*
- *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

3.2 PROPOSED ISSUES

Although not required by the Act, the identification of resource management issues is generally provided for in most District Plans. It provides a base to develop suitable objectives and policies that are relevant to the local circumstances or context.

There are no issues, objectives or policies that are amended by this proposed Plan Change 34.

For information a copy of the S32 evaluation conducted as part of Plan Change 25 for objectives and policies is copied below:

3.3 PROPOSED OBJECTIVES

8.2.1 <i>Informed community of natural hazard risks</i>	
<i>A community informed about the potential risks of natural hazards to people and property in the Wanganui District Council.</i>	
Comment	The proposed objective identifies the need to raise awareness of the potential risks and impacts associated with the presence of natural hazards in the environment.
Summary of benefits	Improved awareness and understanding of the risks of natural hazards.
Summary of costs	No direct cost implications although the community will be in a position to make better informed development and investment decisions.
Effectiveness	The new objective is effective as improved understanding will support better informed decision making.
Efficiency	The new objective is efficient as improved understanding will support better informed decision making which recognises inherent levels of risk.
Appropriateness	The proposed objective is responsive to the understanding

	that an awareness of risk associated with natural hazards is a necessary precursor to taking action to ensure that building design and land use activity reflect the need to avoid or mitigate the potential impacts of natural hazards. Consultation feedback from the community recognised the need to increase knowledge and awareness of natural hazards as well as raising concerns regarding the potential impact on property prices.
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods	It is vital for the Council to demonstrate that it is managing the risk of natural hazards in accordance with the requirements of the RMA and the Regional Council's Proposed One Plan.

<p>8.2.2 <i>Avoiding and Mitigating⁴ Natural Hazards</i></p> <p><i>The risks of natural hazards through inappropriate subdivision and development are avoided or mitigated whilst minimising adverse effects on natural, cultural and ecological values.</i></p>	
Comment	This proposed objective directly relates to avoiding and mitigating the risks posed by natural hazards, thereby providing for people's health, safety and well-being. The objective sets clear direction for decision-makers in terms of both avoidance and mitigation. The objective protects subdivision and development from being located where it can be damaged or destroyed by hazards such as flooding. However, by not requiring avoidance in all circumstances, it recognises it is difficult to predict when and where some natural hazards will occur (e.g. earthquakes), where the effects could be extensive. Therefore, it is considered effective and efficient to mitigate the risks in these circumstances. The proposed objective recognises that it will not be possible to eradicate risk entirely and identifies the need to adopt a graduated approach to risk management by either avoiding or mitigating the risks of inappropriate subdivision and development resulting from the presence of natural hazards.
Summary of benefits	Improved awareness and understanding of the risks of natural hazards.
Summary of costs	No direct cost implications although the community will be in a position to make better informed development and investment decisions.
Effectiveness	The proposed objective is amended to better align with the policy direction in the One Plan and is effective as improved understanding will support better informed decision making.

Efficiency	The new objective is efficient as improved understanding will support better informed decision making recognises inherent levels of risk.
Appropriateness	This proposed objective is considered appropriate in achieving the purpose of the RMA.
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods	It is vital for the Council to demonstrate that it is managing the risk of natural hazards in accordance with the requirements of the RMA and the "One Plan" Regional Policy Statement.

3.4 PROPOSED POLICIES

<p>8.3.1 <i>Promote improved understanding of natural hazards</i> <i>Promote improved understanding of natural hazards as development constraints and better knowledge and awareness of the risks to people and property in the Wanganui District.</i></p> <p>8.3.2 <i>Protection from Natural Hazards</i> <i>Avoid or minimise risk of loss of life or injury or environmental damage due to use or development in hazard prone areas.</i></p> <p>8.3.3 <i>Natural Hazard precautionary approach</i> <i>Adopt a precautionary approach in relation to use or development affected by potential natural hazards, especially where hazards are not well understood or the effects of natural processes are difficult to assess or where the effect of activities on natural hazards are not well understood.</i></p>	
Comment	These policies promote a positive and precautionary approach to hazard risk reduction and protection.
Benefits	These policies reflect the intent of the previous policy but are more specific in stating that a precautionary approach is required to give effect to the One Plan and to provide clarity for property owners.
Costs	Given that the coastal hazard risk areas at Kai Iwi are already largely identified and well understood by land owners, this process of reviewing the data and updating the zone boundaries accordingly will not likely cause any additional costs. There are no employment consequences from this plan change.
Effectiveness	These policies are effective as they create more precise guidance for decision makers.
Efficiency	These policies are effective as they create more precise guidance for decision makers.
Appropriateness	These policies are appropriate as they create more precise guidance for decision makers.
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods	The zone boundaries are based on the most currently available information so the risk of acting is minimal given that it results in only a minor adjustment of the

	zone boundaries. Regular critical analysis of the risks and boundaries will add to the credibility and effectiveness of the associated regulation.
--	--

3.5 PROPOSED RULES

The following methods have been identified as being suitable for achieving the relevant objectives and policies outlined above.

3.5.1 Rules

A review of the existing rules applying within the Kai Iwi Coastal Hazard Overlay zone was completed. It is considered that these rules are still the most appropriate way to achieve the objectives and purpose of the Act.

Revised Evaluation: Following submissions it is considered the Restricted Discretionary and Prohibited rules require amendment to properly achieve the purpose of the Act.

Permitted Activity Any activities other than a prohibited, controlled or discretionary activity.	
Controlled Activity Subdivision for the purpose of minor boundary adjustment and alterations or vesting of reserves.	
Comment	The zone is intended to only consider issues related to coastal hazard. All other matters are addressed in the underlying zone. The principal alternative would be to contain all provisions within the hazard zone and that would result in significant repetition which is not necessary or helpful. Minor subdivision as described has no impact on the density of development or location of residential activity, thus has no impact on the hazard or risk to people and property.
Benefits	Environmental – specifically addresses the hazard issues only and safeguards the environment from unsafe development. The permitted and controlled activities are those which have no hazard effect. Economic – There are no employment/growth potential benefits to be addressed, as this is a continuation of an existing situation. Social & Cultural – continuation of the clear message about development in this hazard prone area.
Costs	Environmental & Economic – Minimal as this is a continuation of an existing clear message about hazard risk and status quo is retained in relation to existing restrictions on development. Social & Cultural continuation of the clear message about development in this hazard prone area.
Effectiveness	Enabling activities not impacted by or impacting on the hazard risk is effective. This is highly effective as it is well understood and accepted by the affected parties and the community having been in place for a number of years. Updating the information ensures the retention of credible accurate zone

	boundaries and facilitates community support and acceptance.
Efficiency	Enabling activities not impacted by or impacting on the hazard risk is efficient and avoids unnecessary consent processes. Efficient as the small cost of the review will protect the integrity of the zone and its purpose into the next decade.
Appropriateness	The Rule allows for development while ensuring that environmental effects are avoided, remedied or mitigated. This is considered to be an appropriate approach.
<i>Restricted Discretionary Activities</i>	
<p>a. <i>Erection of any building or structure, in the Safety Buffer or High-Moderate Risk Area.</i></p> <p>aa. <u><i>Erection of any non-habitable building or structure, in the High - Moderate Risk Area</i></u></p> <p>b. <i>Extension/alteration to, any building or structure, in the Safety Buffer or High - Moderate Risk Area.</i></p> <p>c. <i>Demolition of a building or structure in the High-Moderate Risk Area.</i></p> <p>d. <i>Earthworks or vegetation clearance.</i></p> <p>e. <i>Subdivision of land in the Safety Buffer Area and or partly within the High-Moderate Risk Area other than allowed by a Controlled Activity for the Kai Iwi Beach Coastal Hazard zone (Overlay zone).</i></p> <p>f. <i>The installation, alteration or removal of works designed to mitigate the effects of coastal hazards.</i></p> <p>g. <i>The erection, maintenance or construction of any network utility in the Safety Buffer Area and the High-Moderate Risk Area.</i></p>	
Comment	The zone is intended to only consider issues related to coastal hazard. All other matters are addressed in the underlying zone.
Benefits	<p>Environmental – specifically addresses the hazard issues only and avoids unsafe development. The restricted discretionary activities are those which have identified potential impact on hazard risks or affect the impact of hazard events. The process is targeted and clear for plan users, and provides opportunity to consider how effects might be remedied or mitigated.</p> <p>Economic – There are no employment/growth potential benefits to be addressed, as this is a continuation of an existing situation.</p> <p><u>Revised Evaluation:</u> A restriction is imposed on development, but this will not impact on growth as the subject area is small in relation to the district.</p>
Costs	Social & Cultural – continuation of the clear message about development in this hazard prone area.
Effectiveness	Specifying activities which are impacted by or impact on the hazard risk is effective. This enables a targeted consideration of the effects of particular proposals. This is highly effective as it is well understood and accepted by the affected parties and the community having been in place for a number of years. Updating the information ensures the retention of credible

	accurate zone boundaries and facilitates community support and acceptance.
Efficiency	Specifying activities which are impacted by or impact on the hazard risk is efficient and avoids unnecessary consent processes and ensures that resources are efficiently targeted to the activities with implications for sustainable management.
Appropriateness	The rules allow for development ensuring that environmental effects are avoided, remedied or mitigated. This is considered to be an appropriate approach.
Principal Alternative	The principal alternative would be to increase or reduce the level of restriction. However no parties have indicated that the current regulation is less than effective or should be improved. <u>Revised evaluation:</u> Consideration of the NZ Coastal Policy Statement has resulted in the increase in the level of restriction.

Prohibited Activities–	
<ul style="list-style-type: none"> a. The erection of or extension to, any building or structure other than structures for coastal management in the Extreme Risk Area aa. <u>Erection of any occupied building or structure, in the High - Moderate Risk Area.</u> b. Subdivision of land in the Extreme Risk Area <u>or fully within the High – Moderate Risk Area</u> other than allowed by Controlled Activity for the Kai Iwi Beach Coastal Hazard zone (Overlay zone). c. Installation of septic tanks or soakage pits in the High-Moderate Risk Area and the Extreme Risk Area d. Construction of any new network utility in the Extreme Risk Area. 	
Comment	Covers activity in the extreme risk area and the intention is to avoid risk or increase of risk. <u>Revised Evaluation:</u> Covers activity in the Extreme Risk Area and High to Moderate Risk Area and the intention is to avoid risk or increase of risk.
Benefits	<p>Environmental – The current list of prohibited activities has proven effective in avoiding any worsening of the hazard risk or impact of the hazard on people and property. <u>Revised Evaluation:</u> The extension of the list of prohibited activities will be more effective in avoiding any increase in hazard risk.</p> <p>Economic – The Plan is clear and enables people to make clear decisions based on an established set of development constraints affecting portions of sites within the ERZ. <u>Revised Evaluation:</u> The Plan is clear and enables people to make clear decisions based on a set of development constraints affecting portions of sites within the Extreme Risk Area and High to Moderate Risk Area.</p> <p>Social & Cultural - continuation of a clear message in the Plan about development in this hazard prone area.</p>

Costs	<p>Environmental - As no new structures or subdivision can occur, the environment status quo is largely protected and this is considered sustainable.</p> <p>Economic – Existing costs for landowners in the form of loss of development potential are retained with the Plan Change. However in reality the ERZ land is not safe for development so little loss of economic value occurs.</p> <p><u>Revised Evaluation:</u> The extension of development potential loss into the High to Moderate Risk Area, in which there were very few sites with theoretical development potential, is minor relative to the risks associated with those sites.</p> <p>Social & Cultural - Risks to people and property are avoided as there is no provision for development or subdivision in the most hazard prone areas.</p>
Effectiveness	<p>Prohibiting activities which cannot ever occur safely or sustainably under any imaginable circumstance sends a clear message to the owners and the public about the risks and the value of the land. It is effective as once accepted, as in this case, it avoids costs associated with consent applications designed to test the limits of development potential for such land.</p>
Efficiency	<p>Avoiding activities that have effects in relation to natural hazards that cannot be remedied or mitigated provides certainty for land owners. It avoids unnecessary consent processes and ensures that resources are efficiently targeted to the activities with implications for sustainable management.</p>
Appropriateness	<p>This is the only use of Prohibited activities in the Plan. All other options were explored (both now and in 2004 when first implemented), before making the decision to use this extreme level of regulation. Prohibited status has been deemed appropriate since 2004, and nothing has materially changed to alter the perceived risk to people and property. This approach is still considered to be the most appropriate way to achieve sustainable management of our natural and physical resources in this hazard prone area.</p>
Principal Alternative	<p>To provide for activities as non-complying and assess each proposal on its own merits. However this sends the wrong signal about the potential for safe development within the ERZ, especially given that such activities are presently prohibited by the Plan.</p> <p><u>Revised Evaluation:</u> To provide for activities as non-complying and assess each proposal on its own merits. However this sends the wrong signal about the potential for safe long-term development within the Extreme Risk Area and High to Moderate Risk Area.</p>

APPENDIX ONE

Proposed Plan Maps

**(updated following the 2013 report Mowhanau Cliff Line Retreat
Review by eCoast Ltd)**

APPENDIX TWO

(Extract of relevant text from the District Plan)

Shaded text is provided for information only as it has been reviewed in 2013 as part of Plan Change 25.

All other text is part of the current proposed Plan Change 34

Text that is proposed to be deleted is shown with ~~strikethrough~~ and new text is underlined.

8 RECOGNITION AND REDUCTION OF HAZARD POTENTIAL

Wanganui District is affected by a number of natural hazards. Parts of the urban area are particularly prone to flooding, while the coast and hill country are affected by land instability and erosion. The District is also dissected by fault lines and is vulnerable to sea level rise and tsunami. The natural hazards occurring within the District have an impact on current and future development. They can cause loss of human life and significant damage to private property, roads and other District assets. They can also cause damage to the natural environment.

In addition to natural events, hazards are associated with hazardous facilities, ie the storage, use and transportation of hazardous substances. These facilities are commonly found in both the rural and urban parts of the District. Hazardous substances, like agricultural sprays, industrial chemicals or fuel, have properties which are, or when in contact with air or water are, potentially flammable or explosive, and toxic. If hazardous facilities are not located appropriately or managed properly, the accidental release of, or loss of control of, hazardous substances can cause short or long term damage to human health and contamination of land, water, air, or damage to ecosystems.

It is recognised that while a hazard may be present, the hazard potential is only realised when there are land use activities, buildings or structures and important natural values in the vicinity of the hazard. It is not possible to eliminate hazards, but it is possible to manage the location, design and operation of land use activities and hazardous facilities to avoid, remedy or mitigate the potential adverse effects of hazards on human life, property and the environment.

The Resource Management Act requires both the Regional and the District Councils to share responsibility for the natural hazards of flooding, subsidence, and seismic, volcanic and tsunami hazards; and for hazardous substances. The Regional Policy Statement further defines the appropriate management responsibilities of local authorities for natural hazards and hazardous substances

8.1 ISSUES

8.1.1 Variety of natural hazards

The Wanganui District is affected by a number of natural hazards*. The most significant ones are flooding, storms, tsunami, erosion and earthquakes. Knowledge of the location and characteristics of natural hazards* and their impacts on surrounding development *and the environment* is far from comprehensive. This along with lack of public awareness hinders the avoidance and mitigation of those hazards.

8.1.2 Inappropriate land use in areas at risk of natural hazards

Inappropriate land use and occupation of areas at risk from earthquake, flooding, ponding land instability can cause unnecessary risks for people and property

8.2 OBJECTIVES

8.2.1 Informed community of natural hazard risks

A community informed about the potential risks of natural hazards to people and property in the Wanganui District.

8.2.2 Avoiding and mitigating natural hazards

The risks of natural hazards through inappropriate subdivision and development are avoided or mitigated whilst minimising adverse effects on natural, cultural and ecological values.

8.3 POLICIES

8.3.1 Promote improved understanding of natural hazards

Promote improved understanding of natural hazards as development constraints and better knowledge and awareness of the risks to people and property in the Wanganui district.

8.3.2 Protection from Natural Hazards

Avoid or minimise risk of loss of life or injury or environmental damage due to use or development in hazard prone areas.

8.3.3 Natural Hazard precautionary approach

Adopt a precautionary approach in relation to use or development affected by potential natural hazards, especially where hazards are not well understood or the effects of natural processes are difficult to assess or where the effect of activities on natural hazards are not well understood.

8.8 RULES – KAI IWI COASTAL HAZARD ZONE

This section contains the rules that apply to activities in the Kai Iwi Beach Coastal Hazard Zone, which is an “overlay” zone along the coast at Kai Iwi. The two underlying zones along this stretch are Rural and Reserves and Open Spaces. See the Rural Settlements map for the location of this zone.

This zone stems from the knowledge that it is not possible to control the occurrence of natural hazards, however it is possible to reduce the hazard potential to protect human life, property and the environment.

The potential for coastal erosion in some coastal areas is severe. At Mowhanau, the cliffs have been subject to significant erosion.

The reduction of hazard potential needs to address:

- the location and operation of new land use activities in areas affected by natural hazards.
- protection of existing developments in high risk areas.
- land instability

Traditionally there is a reluctance to identify and recognise hazards as development constraints as there is a concern that the identification will alarm people and reduce the value of properties. However, not recognising the presence of hazards can also lead to increased risks of environmental damage, property damage or loss of life.

The purpose of this zone is to recognise the coastal landslip hazard risk at Kai Iwi and to ensure that any future development in this area occurs in a way that minimises risks to both people and property.

8.8.1 Application of Rules

The rules in this section apply where structures in the Kai Iwi Beach Coastal Hazard zone are being constructed, extended or altered or when earthworks or subdivision of land is proposed.

The rules in this section apply in addition to all the rules which apply in the underlying zone, including:

- a. general rules,
- b. financial contributions rules,
- c. activity status rules (lists of permitted, controlled, restricted discretionary, discretionary and non-complying activities)

8.8.2 Precedence of Rules where there is a Conflict

Where there is a conflict between rules of the underlying zone and the rules of this overlay zone, the more stringent activity status applies.

8.8.3 Permitted Activities

Any activity other than a prohibited, controlled or discretionary activity is permitted within the Kai Iwi Beach Coastal Hazard zone (Overlay zone) subject to the provisions of the underlying zone.

8.8.4 Controlled Activities

The following are controlled activities in the Kai Iwi Beach Coastal Hazard zone (Overlay zone):

- a. Subdivision for the purpose of minor boundary adjustments and alterations or vesting of reserves.

Refer to the section on Subdivision for standards, terms and areas of control relating to subdivision in this zone.

8.8.5 Restricted Discretionary Activities

The following shall be restricted discretionary activities for which a resource consent application must be made and consent may be granted subject to conditions, or declined.

- a. Erection of any building or structure, in the Safety Buffer ~~or High-Moderate Risk Area~~.
 - aa. Erection of any non-habitable building or structure, in the High - Moderate Risk Area.
- b. Extension/alteration to, any building or structure, in the Safety Buffer or High - Moderate Risk Area.
- c. Demolition of a building or structure in the High-Moderate Risk Area.
- d. Earthworks or vegetation clearance.
- e. Subdivision of land in the Safety Buffer Area ~~and~~ or partly within the High-Moderate Risk Area other than allowed by a Controlled Activity for the Kai Iwi Beach Coastal Hazard zone (Overlay zone).
- f. The installation, alteration or removal of works designed to mitigate the effects of coastal hazards.
- g. The erection, maintenance or construction of any network utility in the Safety Buffer Area and the High-Moderate Risk Area.

Council's discretion is restricted to:

- i. whether the proposal would be consistent with the objectives and policies relating to the Recognition and Reduction of Hazard Potential ~~as set out in Topic T7~~.
- ii. The extent to which activities and buildings and structures can be relocated or demolished with minimal disturbance to the site or adjacent site.
- iii. The degree to which the proposal is likely to:

- Accelerate, worsen or result in further damage to that land, other land, or structures or buildings caused either directly or indirectly by erosion.
 - Be subject to erosion or cliff failure.
 - Reduce the net risk of coastal hazards.
 - Provide for the disposal of stormwater and wastewater including discharges from septic tanks.
- iv. Whether, within the High-Moderate Risk Area or Safety Buffer Area, consent should be granted for a limited duration.

8.8.6 Prohibited Activities

The following are prohibited activities for which no resource consent shall be granted:




- a. The erection of or extension to, any building or structure other than structures for coastal management in the Extreme Risk Area.
 - aa. Erection of any occupied building or structure, in the High - Moderate Risk Area.
- b. Subdivision of land in the Extreme Risk Area or fully within the High – Moderate Risk Area other than allowed by Controlled Activity for the Kai Iwi Beach Coastal Hazard zone (Overlay zone).
- c. Installation of septic tanks or soakage pits in the High-Moderate Risk Area and the Extreme Risk Area.
- d. Construction of any new network utility in the Extreme Risk Area.

8.8.7 Regional Council Consents

Note: Consents may also be required from the Manawatu-Wanganui Regional Council for activities involving soil disturbance or vegetation clearance.



LEGEND

-  Kai Iwi Safety Buffer Zone 2013
-  Kai Iwi High to Moderate Risk Zone 2013
-  Kai Iwi Extreme Risk Zone 2013