

# Chapter 20 – Kai Iwi Beach Coastal Hazard Zone (Overlay Zone)

## Table of Contents

20.1 Introduction ..... 3

20.2 Application of Rules..... 4

20.3 Precedence of Rules where there is a Conflict ..... 4

20.4 Permitted Activities ..... 4

20.5 Controlled Activities ..... 4

20.6 Restricted Discretionary Activities..... 5

20.7 Prohibited Activities ..... 6

20.8 Regional Council Consents ..... 6



# Chapter 20

## Kai Iwi Beach Coastal Hazard Zone (Overlay Zone)

### 20.1 Introduction

*This chapter contains the rules which 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.*

*Section 5.2 (g) – page 5.4 states that the potential for coastal erosion in some coastal areas is severe. At Mowhanau, the cliffs have been subject to significant erosion.*

*Hazards Issue 2 in Chapter 5 – page 5.6 discusses the reduction of hazard potential and notes the need 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*

*Hazards Policy 1 – page 5.7 notes that 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.*

*Methods have been developed to implement Hazards Policy 1, those relevant to the hazard identified at Kai Iwi are HM2.10 and HM2.11 – page 5-11*

*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.*

## **20.2 Application of Rules**

The rules in this chapter 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 chapter 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)

## **20.3 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.

## **20.4 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.

## **20.5 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 (Chapter 26) for standards, terms and areas of control relating to subdivision in this zone.**

## 20.6 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.
- 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 High-Moderate Risk Area other than allowed by a Controlled Activity for the Kai Iwi Beach Coastal Hazard Zone (Overlay Zone), Chapter 20.
- 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 Chapter 5 of this Plan.
- 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.

## **20.7 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
- b. Subdivision of land in the Extreme Risk Area other than allowed by Controlled Activity for the Kai Iwi Beach Coastal Hazard Zone (Overlay Zone), Chapter 20.
- 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.

## **20.8 Regional Council Consents**

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