

DISTRICT-WIDE MATTERS

Natural Hazards

General Overview

We are reviewing and updating our current District Plan – looking ahead to the next 10 to 15 years. The Kaipara District Plan is essentially the ‘rule book’, which is applied to manage development, activities and the environment within the district.

The District Plan influences the future shape and feel of our district, which is why it’s important for Kaipara communities to be informed and get involved. Its purpose is to protect our environment, historic locations and cultural tāonga for future generations, through sustainable management of our resources, while supporting our communities to develop and grow.

We’re seeking input on the Proposed District Plan from Monday 28 April to Monday 30 June 2025.

Natural hazards are natural processes that become a hazard when they have the potential to affect people, property, infrastructure or the wider environment.

The main natural hazards affecting Kaipara District are flooding, coastal hazards such as erosion or flooding associated with storms and sea level rise and land instability. Other hazards such as tsunami and earthquakes/liquefaction can also occur. The risk of some natural hazards in Northland is likely to increase in the future due to climate change.

Council has responsibilities under the Resource Management Act 1991, the New Zealand Coastal Policy Statement 2010, and the Northland Regional Policy Statement 2016 (Northland RPS) to manage and minimise natural hazard risk to provide for the health and safety of our communities and the resilience of the infrastructure that services them. These documents require that the risks from natural hazards are not increased and, in some cases, specify design and performance requirements for new development.

The Proposed District Plan seeks to manage natural hazards consistent with this high-level direction by enabling land use and subdivision in a way that recognises and manages natural hazard risks. Relevant hazards have been mapped on the Proposed District Plan maps based on the mapping provided by Northland Regional Council. This includes ensuring that new development is not placed in areas where it is susceptible to natural hazards to ensure the risks posed by natural hazards are recognised and appropriately managed. The Proposed District Plan also seeks to manage development to not increase or transfer hazard risks to other properties.

How much is changing?



NOT
MUCH

A LOT





What are we proposing?

While the natural hazards facing the Kaipara District have not changed, the new natural hazards chapter is a significant revision of the equivalent chapter of the Operative Kaipara District Plan 2013 – in part reflecting the national and regional direction that was not present when the Operative Plan was prepared.

The Proposed District Plan takes a risk-based approach. Key aspects to this approach include:

- More stringent assessment and associated requirements for activities that occur in areas of natural hazard risk, particularly in high-risk natural hazard areas.
- Avoiding or limiting the location of activities within high-risk hazard areas, especially 'sensitive activities' that are vulnerable to natural hazard risks.
- Ensuring that the new infrastructure that needs to be located in hazard areas to service our communities is developed in a way that is resilient to natural hazards.

- Seeking to protect and enhance the natural systems (for example dunes) that help protect against natural hazards.

The natural hazards rules and coastal hazard rules include rules that impose design requirements on subdivision and land development within mapped natural hazard areas or for these matters to be assessed through a resource consent process. Subdivision consents are also required to consider natural hazards where relevant, for example land instability and related geotechnical matters.

A greater level of assessment and management will be required for subdivision and development within identified hazard areas. This will benefit the community in the long term by considering and addressing natural hazards at the outset so that new development does not increase or appropriately manages natural hazard risks. The Proposed District Plan also aims to reduce existing hazard risks where there are opportunities to do so through re-development.

Natural Hazards Key FAQs

What are the high-risk natural hazard areas in the plan?

The natural hazards chapter has identified the 1 in 10-year annual recurrence interval (ARI) flood plain area and the 50-year coastal erosion and flood inundation area as high-risk natural hazard areas. This is consistent with the Northland RPS which the Proposed District Plan must give effect to and the Northland Regional Plan.

What natural hazards are mapped in the plan?

The Northland Regional Council has mapped flood hazard areas (10 and 100-year ARI events) and coastal flood hazard areas (50 and 100 years) across the Northland Region. Coastal erosion risk (over 50 and 100 years) has also been mapped in selected areas. This mapping has been incorporated into the Proposed District Plan. Details of this mapping can be found on the NRC website - Hazard maps - Northland Regional Council

What activities are more sensitive and vulnerable to natural hazards?

Under the Proposed District Plan, 'sensitive activities' are defined and these include residential dwellings, retirement villages, healthcare activities, marae and other similar activities. These are considered to be more vulnerable to natural hazards.

Is development prohibited in natural hazard areas?

No. The natural hazard provisions as proposed do not prohibit any activities in hazard areas, including high-risk hazard areas. However, the Proposed District Plan seeks to discourage new subdivision and development in high-risk hazard areas, particularly where this relates to sensitive activities. Development in high-risk areas would need to be supported by a detailed assessment of risks and how they would be appropriately mitigated in the long term.

Summary

- The Proposed District Plan includes a substantial redraft of the natural hazard provisions.
- The new provisions for natural hazards give effect to changes in legislation and national direction and the comprehensive natural hazard provisions and hazard mapping in the Northland RPS.
- The Proposed District Plan has adopted a risk-based approach, that provides more stringent management of activities in high-risk hazard areas (1 in 50-year coastal inundation or erosion and 1 in 10-year river flooding), particularly 'sensitive activities' that are more vulnerable to hazard risks.
- The Proposed District Plan rules specify design and performance requirements and/or require an assessment through a resource consent for certain development and subdivision proposals in mapped coastal inundation and erosion and river flood hazard areas.

**We'd love to hear
your views:**

Freephone: 0800 727 059

Email: districtplanreview@kaipara.govt.nz

www.kaipara.govt.nz