

19.1 Significant Issues

High incidences of flooding and ponding threaten parts of the District.

Areas of coastal development are threatened by a variety of coastal hazards, including uncertainty of sea level rise and the [effects](#) of tropical storms.

The risk of fire is an issue in the District, particularly to stands of either native bush and grasslands or forestry, and within areas of residential development that are located in close proximity to stands of forestry and other fire-prone areas.

Inappropriately located activities and development increase the likelihood of significant property damage from [natural hazard](#) events.

Areas of [land](#) instability can pose a significant threat to development and [subdivision](#).

19.2 Overview

Risks from [natural hazards](#) include [land](#) instability, flooding, coastal hazards and fire. The Plan must have regard to these hazards and the threat to human health and safety, and property. Drought is a [natural hazard](#) that is common in the District, but the management of this hazard is not best achieved through the Plan.

Generally, where there are steep slopes, little vegetation and high rainfall, [land](#) is likely to be subject to erosion and movement. Some [land](#) formations, including caves and sinkholes, are inherently unstable and constitute a major hazard. [Land](#) instability issues also arise from inappropriate earthwork activities and the removal of vegetative cover. Control of [land](#) use and development, in relation to areas of unstable [land](#), has been left to the statutory controls within the Resource Management [Act](#) 1991 and the Building Act 2004.

Coal mining was formerly a major industry in Northland with over five million tonnes extracted. Major coalfields were located at Kamo and Hikurangi which are now urbanised. Hazards such as subsidence and sink hole formation arise from the existence of old mines. Potential development in these areas is constrained by these possible hazards. Areas of cut and fill also present a hazard risk where the fill may be unstable and therefore unsuitable for use and development. Potential erosion and [land](#) instability hazards present a number of issues that require attention, as the [effects](#) of these processes not only result in property damage and risk to human health and safety, but can also affect [water](#) quality, natural functioning of [water](#) bodies and sediment control.

The high rainfall intensities and the occurrence of tropical storms in the District expose many areas to flooding hazards. There are obvious floodway areas plus areas that are susceptible to ponding. Traditional residential development has centred around the alluvial plains and the coastal foreshore, where the probability of flooding or ponding is high.

Coastal hazards pose a significant threat to a high number of communities in the District. Coastal erosion, landslip and flooding from the sea are the dominant natural coastal hazards along both sheltered and open-exposed coasts.

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Coastal erosion exists as either a long-term trend or a significant short-term shoreline fluctuation, especially on sand dune-backed coasts. Landslip is directly associated with coastal erosion where the coastal geology is relatively weak and prone to slope failure.

Flooding from the sea occurs from either severe coastal storms or tsunami that result in waves overtopping the coast and temporarily flooding low-lying coastal hinterland. The identified coastal hazards are forecast to be increased by the [effects](#) of climate change from an enhanced greenhouse [effect](#), including rising sea levels at rates generally exceeding those of the last 6,500 years.

Coastal [land](#) that is, or is likely to be, subject to the [effects](#) of the identified coastal hazards over planning horizons of 50 to 100 years, (adopted widely for hazard assessment) is identified on the Planning Maps by [Coastal Hazard Areas](#) 1 and 2 lines, respectively. The [Coastal Hazard Areas](#) were first identified in 1988 by the Northland Regional Council but the area of these zones has been reviewed and updated in 1998 and 1999.

Traditional methods of foreshore stabilisation may, in fact, exacerbate, not mitigate, the impact of these coastal hazards. Policy 3.4.5 of the New Zealand Coastal Policy Statement 1994 (NZCPS) requires that new [subdivision](#), use and development near the coast should be so located and designed that the need for hazard protection is avoided. The intent of this policy is to avoid having to implement hazard protection, and should guide where [subdivision](#) use and development is appropriate.

Policy 3.3.1 of the New Zealand Coastal Policy Statement requires that a precautionary approach is adopted towards activities involving the [subdivision](#), use or development of areas of the coastal [environment](#). The Objectives and Policies of this part of the District Plan reflect this requirement.

The warming of the earth's surface and atmosphere, caused by increases in greenhouse gases is predicted to result in a rise in sea level, higher local temperatures and changes in rainfall patterns and 'storminess'. The New Zealand Coastal Policy Statement Policies 3.4.2 and 3.4.4 state that plans must recognise the [effects](#) of possible sea level rise and that there are natural defence systems within the coastal [environment](#) that will mitigate the associated environmental [effects](#). [Subdivision](#), use and development will be discouraged from locating in areas that form natural defence systems. A copy of the NZCPS is available at Whangārei District Council's offices for perusal by the public.

Scrub and bush fires are a potential hazard. Grassland, dune lands, stands of native bush and exotic forestry blocks are included in the areas considered to be at risk, as is residential development where it is in close proximity to such areas.

There is a risk of volcanic activity in Northland, but because of the difficulty of defining exactly where and when an eruption will occur, it is not practicable to provide for hazard avoidance in the District Plan. A risk of damage from earthquakes also exists but is provided for by the [building](#) standards required by the Building Act 2004.

19.3 Objectives

19.3.1

The adverse effects of natural hazards on people, property and the environment are avoided, as far as practicable, or otherwise remedied or mitigated.

19.3.2

Existing natural buffers against natural hazard effects are protected, maintained and enhanced.

Explanation and Reasons: Natural hazards can rarely be fully understood or controlled by humans. The avoidance and mitigation of the effects of natural hazards are the better management approaches, with avoidance being preferred to reduce the risk to property and the health and safety of people. Natural buffers against natural hazards, such as coastal dunes, need to be protected so as to maintain their ability to protect people and property from natural hazards.

Note that coastal hazards exist only when activities occur too close to the active coastal zone, remove natural defence systems (such as the dunes) and interfere with natural and physical processes.

The commentary to Policy 3.4.3 of the New Zealand Coastal Policy Statement states that “the obligation to ‘enhance’ is directed at developers not at local authorities in their regulatory capacity. Local authorities can ensure such enhancement through conditions attached to resource consents”.

19.4 Policies

19.4.1 Natural Hazard Effects

To ensure that subdivision, use and development do not increase the risk from, occurrence of, or the adverse effects of natural hazards.

Explanation and Reasons: Certain uses and development may initiate or intensify the adverse effects of natural hazards on the site and beyond. The activity will be restricted if the effects cannot be mitigated to an acceptable level. This will be assessed on a case-by-case basis.

19.4.2 Location of Activities

To avoid subdivision, use and development in identified natural hazard areas where the natural hazard is likely to impact adversely upon human health and safety, property and infrastructure.

Explanation and Reasons: The difficulty of managing the adverse effects of natural hazards highlights the need to avoid development in identified-hazard prone areas where substantial potential risk to human life exists. If mitigation of the natural hazard can be proved to reduce the potential risk to human health and safety to an acceptable level, activities will be considered. Natural hazards have

the potential to cause damage, by a range of degrees, to property and infrastructure. Activities may be acceptable if mitigation of the natural hazard reduces risk to human life and property to an acceptable level. This will be assessed on a case-by-case basis.

19.4.3 Natural Protection

To ensure that existing natural processes and features, such as sea cliffs, beaches, coastal dune systems and vegetation, which provide a buffer against natural hazards, are recognised, protected and enhanced in order to maintain their functioning and integrity.

Explanation and Reasons: Natural processes, such as coastal erosion, can involve such powerful forces that human intervention is futile. There should be protection of existing natural processes and features that have the potential to minimise the effects of natural hazards.

19.4.4 Sea Level Rise

To ensure that all buildings or structures in the coastal environment should be located so as to avoid the effects of a forecast 50 centimetre rise in global sea level this century.

Explanations and Reasons: A rise in global sea level of about 50 centimetres by the year 2100, as forecast by the Intergovernmental Panel on Climate Change (1996) , will exacerbate both erosion and flooding from the sea, providing a cumulative threat to buildings or structures situated within close proximity to the sea. The policy adopts a precautionary approach to this hazard by ensuring that sea level rise is considered for all development in close proximity to the sea.

19.4.5 Coastal Hazards

To avoid the need to implement hazard protection works when locating new subdivision, use and development in the coastal environment.

Explanation and Reasons: In many instances, the use of coastal hazard protection works is futile and does not achieve acceptable environmental outcomes. Effective hazard management would be to avoid the hazard. In the coastal environment this can usually be achieved easily by setting back subdivision and development from the beach, thus allowing natural processes to continue without endangering people and property.

19.4.6 Mitigation measures

To ensure that mitigation measures in response to natural hazards do not, themselves, produce adverse effects on the environment and are designed and located to achieve their purpose.

Explanation and Reasons: Engineering measures used to limit the effects of natural hazards might themselves cause adverse effects. An example within the District includes the filling of low-lying land to lessen the risk of flooding. This can change water flow patterns and simply transfer the hazard elsewhere. Due to these

factors, any mitigation measures will be assessed for their impacts on the overall environment, rather than merely on a site-specific basis.

19.4.7 Flood Flow Paths

To ensure that subdivision, use and development does not obstruct the flood flow paths of rivers and the efficient functioning of natural drainage systems.

Explanation and Reasons: Activities located in the flood paths of rivers and streams have the potential to interfere with the flow of floodwater. This may increase the adverse effects of the flooding upon human health and safety, property and infrastructure.

19.4.8 Fire Threat

To ensure that subdivision, use and development in areas where there is a high actual or potential risk of fire, incorporate measures to avoid or mitigate such risk.

Explanation and Reasons: Fire is a significant natural hazard. In some areas, such as forests and coastal grasslands and shrub lands, the risk of fire is higher than in other areas. In high-risk areas the avoidance or mitigation of risk can be achieved through measures such as the creation of firebreaks, provision of adequate on-site water supply or careful choice of building materials.

19.5 Methods

19.5.1 Regulatory Methods

Identification of Natural Hazard Areas on the Planning Maps. These include:

- Flood Susceptible Areas (Policy 19.4.7).
- Mining Hazard Areas (Policy 19.4.1).
- Coastal Hazard Area 1 (Policy 19.4.5).
- Coastal Hazard Area 2 (Policy 19.4.5).
- Subdivision rules relating to ability to subdivide in natural hazard areas (Policy 19.4.1).
- Resource Area rules relating to activities in natural hazard areas (Policy 19.4.1).
- Resource consent conditions (Policies 19.4.1 to 19.4.8).
- Investigate options for minimising flood damage (Policy 19.4.7).
- Prepare and distribute publicity material related to hazard investigations and related monitoring systems (Policies 19.4.1 to 19.4.8).
- In association with the Northland Regional Council, review flood control schemes and investigate options for improved flood control (Policies 19.4.6 and 19.4.7).

19.5.2 Other Plans and Legislation

- The Northland Regional Water and Soil Plan (Policies 19.4.1 to 19.4.8).
- The Building Act 2004 (Policy 19.4.1).
- The New Zealand Coastal Policy Statement (Policies 19.4.1 to 19.4.8).
- The Regional Policy Statement for Northland (Policies 19.4.1 to 19.4.8).
- The Northland Regional Coastal Plan (Policies 19.4.1 to 19.4.8).

19.5.3 Information, Education and Advocacy

- Liaison with the Northland Regional Council (Policies 19.4.1 to 19.4.8).
- Develop a [natural hazard](#) events' register (Policy 19.4.2).
- Educate and inform resource users about areas with known flooding, instability and other [natural hazard](#)-related problems, and the systems in place to monitor these [natural hazards](#) (Policies 19.4.2 and 19.4.6).
- Educate and inform resource users about climate change and sea level rise as new information is made available (Policy 19.4.4).
- Provide guidelines on structural and non-structural mitigation measures (Policy 19.4.6).
- Investigate options for minimising flood damage (Policy 19.4.7).
- Prepare and distribute publicity material related to hazard investigations and related monitoring systems (Policies 19.4.1 to 19.4.8).
- Develop maps showing areas of elevated rural fire risk resulting from factors other than weather (Policy 19.4.8).
- Maintain maps identifying [natural hazard](#) risk areas on Council's Geographic Information System (Policy 19.4.1).

19.5.4 Council Works and Services

- Works and services relating to maintaining existing Council-owned protection works (Policy 19.4.6).
- Catchment Drainage Plans (Policy 19.4.7).

19.6 Anticipated Environmental Results

The following results are expected to be achieved by the foregoing Objectives, Policies and Methods. The means of monitoring whether the Plan achieves the expected outcomes are set out in the Whangārei District Council Monitoring Strategy.

- [Natural hazard](#) areas are identified, assessed, classified and shown on the planning maps in the District Plan.
- [Subdivision](#), use and development is avoided in identified [natural hazard](#) areas and/or the adverse [effects](#) from [natural hazards](#) are adequately avoided, remedied or mitigated.

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- The adverse effects from natural hazards on the environment, people's health and safety and property are avoided, as far as practicable, or otherwise remedied or mitigated.
- Natural buffers relating to natural hazards are protected, maintained or enhanced.