

Chapter 8 – Natural Hazards

Coastal Hazard Erosion Plan Area (CHEPA)



Overview

The existing coastal hazard zone was established in 1996. Tauranga City Council has undertaken regular reviews of these zones to take into account new information and changes in direction from central government.



Current Rules

The Coastal Erosion Zone manages subdivision, use and development in areas subject to Coastal Erosion. The Zone is split into three specific hazard areas.

- CERZ: Current Erosion Risk Zone
- 2050ERZ: The 2050 Erosion Risk Zone (includes the CERZ plus areas predicted to be subject to long term erosion and sea level rise effects until 2050).
- 2100ERZ: The 2100 Erosion Risk Zone (includes the CERZ plus areas predicted to be subject to long term erosion and sea level rise effects until 2100).

Each are subject to varying rule requirements and compliance with the City Plan, including strict controls on developments in the CERZ, and requirements for specific subdivision and building design in the 2050 and 2100ERZ.



Key Changes Proposed

- The existing rules have not been changed, but the coastal hazard erosion risk areas between Mount Maunganui and the southern end of Papamoa have been reviewed and updated. The proposed changes now reflect a new time period (i.e 50 – year to 2060, and the 100 year to 2010).
- New data through the review has allowed Council to amend the hazard lines which has resulted in a reduction in the amount of private land in both the CERZ and 2060 ERZ. There is a small increase in private land areas within the 2110ERZ.
- Council has also reviewed the Coastal Hazard Building Guidelines which support Chapter 8. These guidelines provide acceptable solutions for placing buildings and structures within the CHEPA.



Reason for the Change

- Additional data has since become available since the original zones were developed in 1996. These Include:
 - additional beach profile data (longer data sets and additional survey locations)
 - improved aerial photography
 - updated information on sea levels and climate change risks.

(see detailed image over page)



Coastal Hazard Erosion Plan Area (CHEPA)

The diagram identifies the Coastal Hazard Erosion Plan Area

- CERZ (coastal erosion risk zone)
- 50 year ERZ (erosion risk zone)
- 100 year ERZ (erosion risk zone)



The above aerial photograph shows part of the Open Coast subject to potential Coastal Erosion. The three lines identify the areas subject to the varying planning controls.

Key Contact

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