



Tauranga City Council

CHEPA Guidelines

October 2009



Taurangacityplan

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CHEPA Guidelines

1 Introduction to the Guidelines

1.1 Background

The nature and extent of coastal hazards experienced in Tauranga City have a number of implications for the planning and implementation of development in the area. The potential impacts of coastal hazards along the open coast at Mount Maunganui and Papamoa include:

- (a) Damage to property and infrastructure through coastal erosion
- (b) Damage to property and infrastructure through flooding from the sea.

Because of the above, coastal hazard management has been applied in some form to the coastline between Mauao and Papamoa since 1980. Under the Resource Management Act, 1991, the New Zealand Coastal Policy Statement (NZCPS), the Regional Policy Statement (RPS) and the Regional Coastal Environment Plan (NZCEP), Councils are required to undertake research to quantify the extent of coastal hazard in their jurisdiction and then apply a management approach to that hazard. Tauranga City Council has undertaken several coastal erosion studies to quantify and map the potential risks associated with coastal processes and form an appropriate management regime.

The research, applying the methodology required by the Bay of Plenty Regional Council in the RPS and the RCEP, has used a combination of geomorphic (landform forming), historic, cultural and mathematical data to determine the extent of the CHEPA and the zones that make up the CHEPA. The studies were primarily undertaken by the Centre for Environmental and Research Studies (CEARS) 1994; Coastal Management Consultancy Ltd 1995 and 1996; and Tonkin and Taylor Ltd 1999, 2000 and 2009.

1.2 Purpose of the Guidelines

These guidelines have been developed to provide a means of compliance, or “Acceptable Solution”, for Permitted Activities undertaken within the Coastal Hazard Erosion Plan Area (CHEPA) in the Tauranga City Council area. The Guidelines also provide guidance for activities not permitted by the Tauranga City Plan, but require resource consent, such as a Restricted Discretionary Activity.

The purpose of the Guidelines is to outline the requirements that need to be met when undertaking activities, or the construction of buildings and structures within the CHEPA.

These guidelines must be read in conjunction with the Tauranga City Plan, particularly Chapter 8 – Natural Hazards, which sets out the objectives, policies and rules relating to subdivision, use and development within the CHEPA. Before any activity is undertaken within the CHEPA, the activity should be discussed with the Tauranga City Council.

Compliance with these guidelines does not override the requirement that the activity or development must comply with the Tauranga City Plan or obtain resource consent before being undertaken. Further approvals from the Tauranga City Council or Environment Bay of Plenty may be required before the activity or construction can start. Compliance with these Guidelines does not mean that approval for any activity that is required from the Tauranga City Council will be given.

These guidelines do not replace any requirement to obtain a building consent and/or resource consent before undertaking the activity.

Acceptable Solutions are provided for activities or activity components involving the following:

- (a) Stormwater Disposal;
- (b) Decks;
- (c) Fences;
- (d) Retaining Walls;
- (e) Paving and Sealed Surfaces;
- (f) Steps; and
- (g) Foundations.

1.3 Alternative Solutions

For Permitted Activities in the CHEPA, as identified in the Tauranga City Plan, Alternative Solutions certified by a Coastal Processes Engineer as meeting the Key Principles identified within these Guidelines shall also be deemed to comply with the Guidelines.

1.4 Key Principles

The Key Principles to be adhered to when undertaking work within the CHEPA are:

- (a) Natural Buffering Ability - The natural shape and volume of the foredune, between the toe of the foredune and any building or structure, shall not be reduced to less than that existing prior to the commencement of the activity;
- (b) Re-vegetation – Areas disturbed by any activity shall be re-vegetated with native dune species¹;
- (c) Relocatability – Buildings and structures placed, constructed or erected within the CHEPA shall be able to be relocated (or easily removed);
- (d) Materials – Buildings and structures shall be constructed from timber, or similar lightweight material approved and certified by a Coastal Processes Engineer as being appropriate in the CHEPA;
- (e) Reduction in Risk - No activity shall result in an increased risk to the environment, people, property or structures from coastal erosion and inundation.

¹ For advice and approval of appropriate native dune plants and their sourcing, contact either the Tauranga City Council – Coastal Ranger, or a Coastcare representative from the Bay of Plenty Regional Council (Environment Bay of Plenty).

1.5 Exemptions for Activities in Areas Zoned Open Space

The following minor public recreational facilities and activities, when located in Open Space Zones, are exempt from the requirement to comply with these Guidelines to be considered a Permitted Activity under the Tauranga City Plan:

- (a) Freestanding showers;
- (b) Park furniture including bollards, playgrounds and play equipment, gates, stiles, seating, memorials, picnic tables, barbeques, sculptures, artworks, interpretative and directional signage, and shade-sails;
- (c) Access roads and carparks.

2 Acceptable Solutions

Note: All activities shall adhere to the Key Principles set out in Section 1.4 of these Guidelines.

2.1 Stormwater Disposal

- (a) Any stormwater soakage system (either soak rings or soakage trenches) within the CHEPA shall:
- (i) Not be located within the CERZ and
 - (ii) Be located as far landward of the CERZ as practically possible.
- (b) Stormwater soakage systems shall:
- (a) Be constructed in accordance with the Council's current Infrastructure Development Code; and
 - (b) Comply with the requirements of the Tauranga City Plan, Chapter 12 – Subdivision, Infrastructure and Services.

2.2 Decks

- (a) Any deck shall be constructed from timber bearers, joists and timber decking materials. They shall be supported on isolated timber piles and be constructed in accordance with *Figure 1 - Standard Detail for Deck Construction*.
- (b) Deck foundations shall be driven timber poles or piles cast in concrete.
- (c) All decks shall be constructed so that they are easily removable.

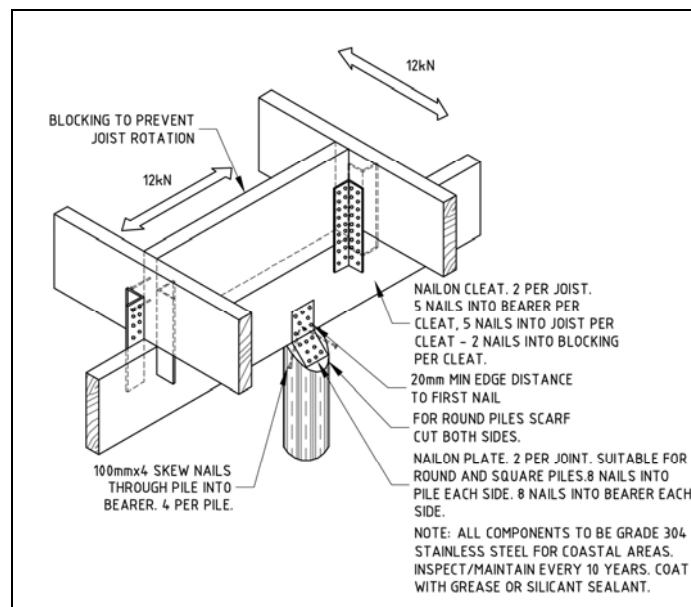


Figure 1: Standard Detail for Deck Construction

2.3 Fences

- (a) Fences shall be constructed using timber piles or posts. Piles or posts can either be driven or cast in concrete.
- (b) Cladding shall be timber. Where an alternative lightweight cladding is proposed it shall be certified by a Coastal Processes Engineer.

2.4 Retaining Walls

- (a) Retaining walls shall be constructed in accordance with *Figure 2 – Example of Timber Retaining Wall*.
- (b) Piles shall be timber and may be either:
 - (i) Driven; or
 - (ii) Cast in concrete, in accordance with *Section 2.8.1 – Cast in Concrete Foundation*.
- (c) Cladding shall be timber. Where an alternative lightweight cladding is proposed it shall be certified by a Coastal Processes Engineer.

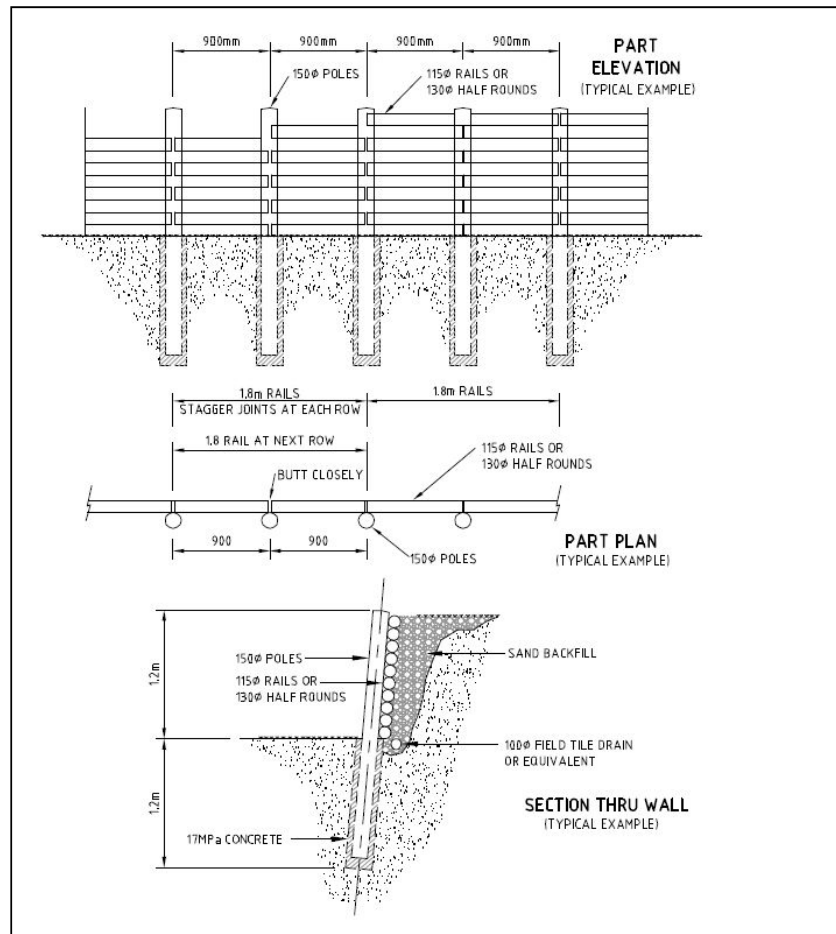


Figure - 2: Example of Timber Retaining Wall

2.5 Paving and Permanent Surfaces

- (a) Paved or Permanent Surfaces shall be formed with shell, pebble or segmented components (for example, cobblestones, concrete or clay pavers). Mass concrete or asphalt is **not** an acceptable solution for the purposes of this guideline, except when associated with a minor public recreational facilities and activities.
- (b) Paving Edging or Edge Support shall be formed from timber in accordance with *Figure 3 – Paving System or Surface Material*, which identifies how Paving Edging and Edge Support for paved surfaces can be achieved from 250 x 50 H6 rails supported by 50 x 50 stakes driven at regular intervals.

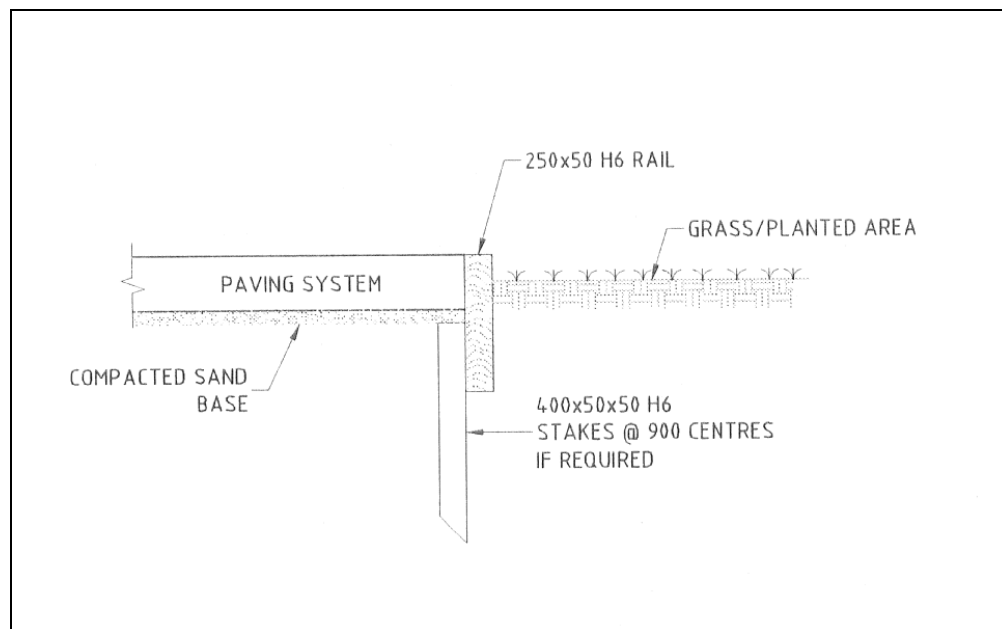


Figure 3 – Paving System or Surface Material, Edging and Edge Support

2.6 Steps

- (a) Steps constructed within the CHEPA shall be at ground level or above ground level.
- (b) Steps shall be constructed from timber in accordance with *Figure 4 – Typical Detail for Timber Steps*.

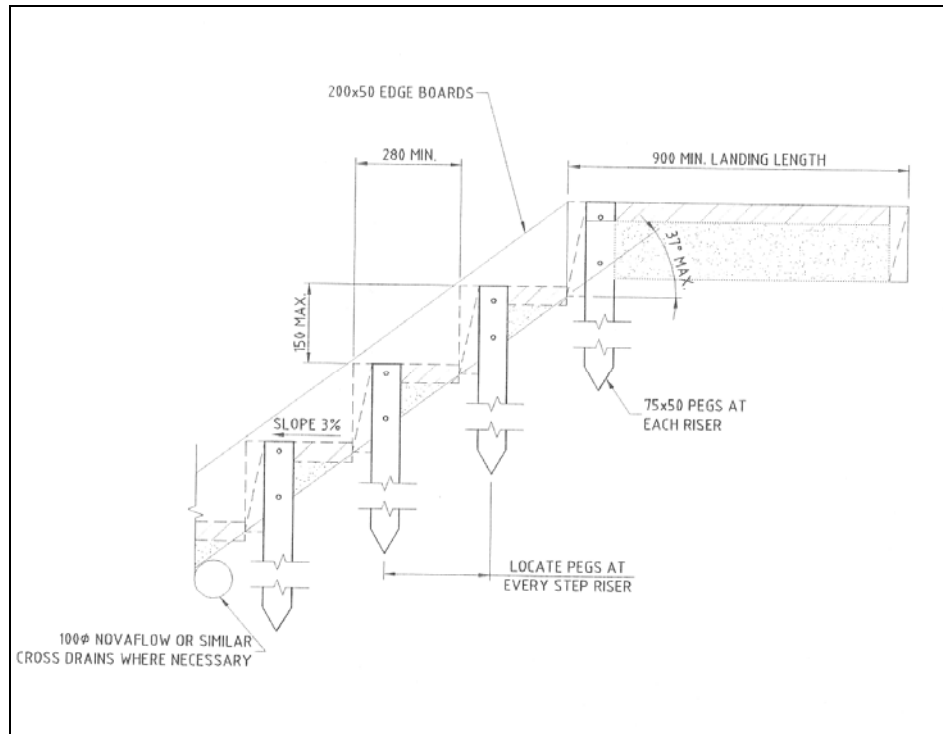


Figure 4: Typical Detail for Timber Steps

2.7 Garden Structures

- (a) Garden structures excluding steps and fences, including, but not limited to, pergolas, shade sails, barbeque areas, clotheslines and letterboxes, shall be supported on timber piles, or cast in concrete in accordance with *Figure 5 – Typical Foundation for a Garden Structure* (Section 2.8 – Foundations).
- (b) Framing used to support Garden Structures shall be timber. Where an alternative lightweight framing is proposed it shall be certified by a Coastal Processes Engineer.
- (c) Garden “art”, such as sculptures, shall only be placed where their support is not reliant on concrete foundations or is in accordance with *Figure 5 – Typical Foundation for a Garden Structure* (Section 2.8 – Foundations).

2.8 Foundations

2.8.1 Cast in Concrete Foundation

An example of a cast in concrete pile or post foundation for Garden structures identified in Section 2.7 is outlined in *Figure 5 – Typical Foundation for a Garden Structure*.

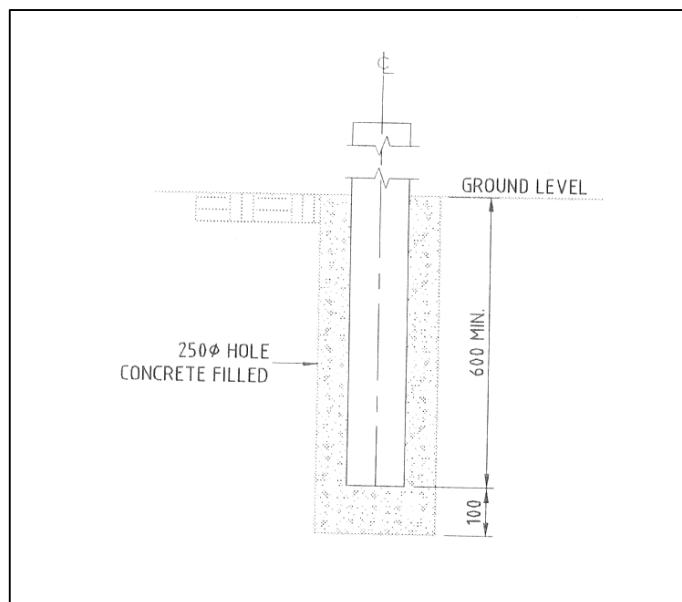


Figure 5: *Typical Foundation for a Garden Structure*

2.8.2 Pile Foundation Design

- (a) Foundations shall be:
- (i) Deep driven or pre-drilled timber piles in accordance with *Figure 6 – Example of Driven Timber Piles and Cross-Bracing* for buildings or structures located within the CERZ; or
 - (ii) Standard Timber Pile Design (in accordance with NZS 3604) with cantilevers extending over the CERZ for buildings or structures located landward of the CERZ in accordance with *Figure 6 – Example of Driven Timber Piles and Cross-Bracing*.
- (b) Foundations for all building or structures requiring a Building Consent in the CERZ shall be designed by a structural or geotechnical engineer and shall extend at least 1.5 metres below the Potential Failure Plane. The purpose of the foundations is to maintain support for the building or structure should erosion occur up to the CERZ boundary until the building is removed or relocated. Foundations for buildings or structures beyond the CERZ may also be required to be designed by a structural or geotechnical engineer.

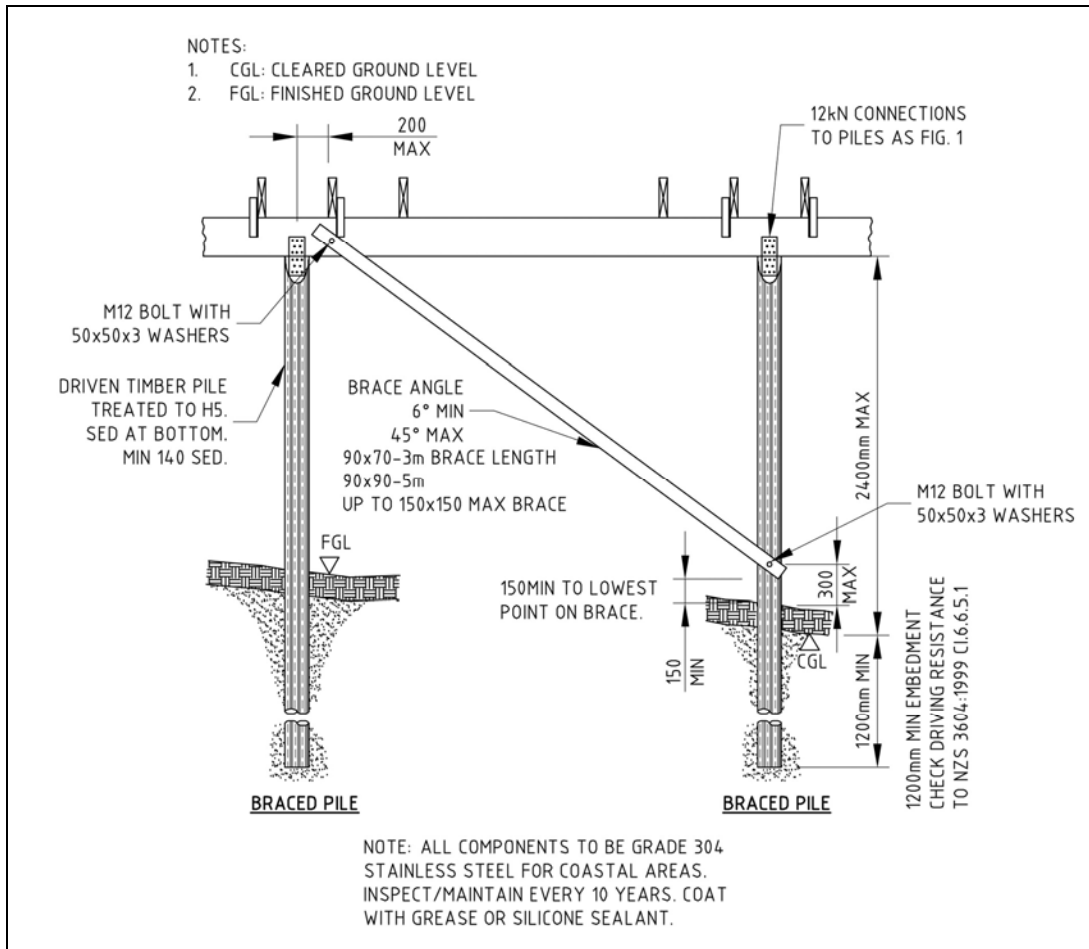


Figure 6: Example of Driven Timber Piles and Cross-Bracing