



Coastal Hazard Information FAQ's

1. How will the 50 and 100 year Coastal Erosion Prediction Lines impact on my property value?

Coastal erosion risk is not a new phenomenon, with most property owners and potential buyers already aware that a coastal location carries with it a level of risk.

The inclusion of Coastal Hazard Prediction Line data on the Council LIM reports will formally notify this risk to owners and potential buyers.

How Council and insurance agencies respond to this new information will influence the impact on future property values.

2. How will the property market respond if I can't subdivide, build or add to my existing property?

For existing properties, the impacts are not considered substantial as the property owner enjoys existing use rights which are expected to continue for the future life of the buildings.

For vacant or redevelopment-type properties, the value impact will be more significant as development potential will be diminished.

3. How much will my vacant property value decrease if the Coastal Hazard Prediction Line data is reflected in the building set-back lines of the District Plan?

This will vary on a case by case basis but vacant land that is fully located behind a building set-back line will essentially only be marketable to an adjoining owner or as a site for temporary occupation (such as a caravan). This will have a considerable impact on the property value and in some cases value reductions will be severe.

Vacant properties only partially affected by a building set-back line will still be able to build and renovate so the value impacts will be less severe.

4. Part of my property is crossed by the 100 year Coastal Hazard Prediction Line. How will this impact on my property value?

The impacts will be determined largely by Council policy in regards to both future management and development of protection infrastructure, as well as policy around subdivision and building within these lines. Where a buildings site still exists beyond the Coastal Hazard Prediction Lines, the value impacts are likely to be minimal.

5. What happens to my property value if I can't gain insurance for my house?

Financial institutions using the property as lending security will likely look for other forms of security (income and other assets), to provide a level of comfort that their loan to a property owner is a safe investment. This could have a flow on affect to the property values in the medium term.

6. What will happen to the rating value of my property as a result of the Coastal Hazard Prediction Lines?

This will be determined by Kapiti Coast District Council as they work through the impacts of the Coastal Hazard Prediction Lines on future Town Planning and Infrastructure Management policy including the District Plan Review being notified in November for public submissions.