

If however, despite these precautions, new development is undertaken in a flood or erosion-prone area, or existing development is threatened by new hazards and the inevitable occurs, who bears the burden of the damage done? The Environment Court has said in *Mahanga E Tu Inc v Hawkes Bay Regional Council* [2014] NZEnvC 83, at [49] that:

The longer-term effects of coastal erosion cannot be avoided. But the effects, so far as reasonably can be predicted, will be confined to properties the owners of which see what they see as a shorter-term benefit against the virtual certainty of a longer-term loss and its associated expense.