



NATURAL HAZARDS - RULES

NH3.1 Rule Statement

The Ohura Flood Hazard Overlay identifies restrictions on development within the Ohura Township adjacent to the Mangaroa River and Mangaparare Stream. The Ohura Flood Hazard Overlay will not preclude developments that can meet the assessment criteria. The boundary of the overlay may not necessarily coincide with property boundaries or boundaries of other land use zones.

The Ohura Flood Hazard Overlay identifies potential flooding areas within Ohura, which will in turn minimise the exposure of new activities to this hazard through rules and standards.

A lahar hazard setback for habitable buildings is required from the centreline of the Whangaehu River. This recognises the risk inherent in the Whangaehu catchment from lahar hazards.

The following rules will provide controls over the construction or extension of habitable buildings. Regard shall be had to all Objectives and Policies which may be relevant to any proposed activity subject to the provisions of this Rule. This includes, but shall not be limited to the Natural Hazards - Policy section.

NH3.2 Rules

NH3.2.1 Discretionary Activities

The following activities are Discretionary Activities.

Applications will be assessed against but not limited to, the Assessment Criteria noted below in section NH3.3.

- (a) Any new habitable building, or extensions to an existing habitable building on land which is within an identified Flood Hazard Overlay (see Flood Hazard Areas in the District Plan Maps).
Relevant Objectives and Policies – NH2.2.
- (b) Any new habitable building, or extensions to an existing habitable building on land within 100 metres of the centreline of the Whangaehu River.
Relevant Objectives and Policies – NH2.2.

NH3.2.2 Non-Complying Activities

The following activities are Non-Complying Activities.

Applications will be assessed against but not limited to the Assessment Criteria noted below in section NH3.3.

- (a) Any new critical infrastructure located on land which is identified on the Planning Maps as either a Natural Hazard, or as being within a Flood Hazard Overlay.
Relevant Objectives and Policies: NH2.2.



NH3.3 Assessment Criteria

Discretionary and Non-Complying Activities will be assessed against, but not limited to, the assessment criteria below.

- (a) The extent to which habitable buildings can be located on areas of a site not subject to natural hazards.
- (b) Where a habitable building cannot practicably avoid being located within a flood hazard overlay, consideration will be given to the extent to which any habitable building within the Flood Hazard Overlay:
 - (i) Will or may result in damage to property or harm to people;
 - (ii) Will result in the floor level of any habitable building being less than 0.5 metres above the 1 in 200 (0.5% AEP) flood level.

Critical Infrastructure

- (a) Whether evidence has been provided to show that the critical infrastructure will not be adversely affected by floodwaters or another type of natural hazard.
- (b) Whether evidence has been provided to show that the critical infrastructure will not cause more than minor adverse effects on the environment in the event of a flood or another type of natural hazard.
- (c) Whether evidence has been provided to show that the critical infrastructure is unlikely to cause a significant increase in the scale or intensity of natural hazard events.
- (d) Whether evidence has been provided to show that the critical infrastructure cannot reasonably be located in an alternative location.

Resource Consent Conditions

- (a) In granting a resource consent Council may impose conditions. Conditions may include any one or more of the following matters:
 - (i) Requiring specified mitigation measures.
 - (ii) Specifying the location of habitable buildings or sites.
 - (iii) Specifying the design parameters to be used in the construction of a habitable building.
 - (iv) The imposition of a charge to cover costs of recording and monitoring the Natural Hazard.
 - (v) The imposition of a bond to cover satisfaction of conditions of consent.
 - (vi) Requiring on-site or off-site works and services to avoid, remedy, mitigate or offset adverse effects.
 - (vii) Such other matters provided in Section 108 of the Act.