
Recommended Changes to the NH Chapter as notified

Below shows the changes to the notified Natural Hazards chapter as recommended by the s42A report. The changes in **red** are the changes that were recommended in the Natural Hazards Section 42A report. The changes in **blue** are those recommended in the Coastal Hazards Section 42A Report. **Blue bold underline** identifies new changes recommended under Variation 2, while **blue** identifies the reinstatement of wording as notified, that was previously recommended to be deleted by the s42A report for the Natural Hazards Chapter. Also included are changes recommended in the Rebuttal Evidence for the Natural Hazards Chapter in **purple**, the Right of Reply for the Natural Hazards Chapter in **orange**, and the Rebuttal Evidence for Variation 2 – Coastal Hazards in **green**.

NH

Natural Hazards - Ngā Mōreareatanga Aotūroa

The West Coast/Te Tai o Poutini region is subject many natural hazards; river flooding, coastal erosion, coastal inundation and land instability; the impact of these natural hazards is likely to be exacerbated by climate change including sea level rise over the lifetime of this Plan. There is also natural hazard risk from earthquakes and tsunami (coastal and lake).

A natural hazard is defined in the RMA as "any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment".

The risks associated with natural hazards vary on the West Coast/Te Tai o Poutini, with its sparse population and low level of development in some areas, compared with discrete areas of larger populations in the towns and settlements. In the larger populated and developed areas the consequences of natural hazards are considerably greater - hence the risk is higher. A risk-based approach to natural hazards has been taken in Te Tai o Poutini Plan and means that the focus of the natural hazard provisions is in the areas where there is greatest risk.

- Coastal Hazard Overlays – ~~“Coastal Severe Coastal Hazard Erosion and Inundation Overlay”~~ where risk from coastal erosion and inundation **over the next 100 years with 1m of sea level rise** have been modelled and mapped, ~~“Coastal Alert Coastal Hazard Inundation Overlay 1”~~ where risk from coastal inundation **in a 1% AEP coastal storm event with 1m of sea level rise** has been modelled and mapped. ~~“Coastal Setback Coastal Hazard Inundation Overlay 2”~~ where modelling has not been undertaken **which is a 30m wide buffer from the edge of the active shoreline to capture seasonal changes in the shoreline and the corresponding inundation hazard.**¹ ~~“Coastal Tsunami” is where the most significant risk from coastal tsunami has been mapped and is different from coastal tsunami evacuation areas.~~
- Hokitika Coastal Overlay – applies to parts of Hokitika where the design and consent process for planned upgrades have not yet occurred, and a significant risk remains.

¹ Te Tai o Poutini Plan Committee (S171.033), Robert Burdekin (S378.006*)

- Flood Hazard Overlays – “Flood Severe” and “Flood Susceptibility” where risk from flooding has been modelled, and due to depth and speed of water, mapped as either severe/ or susceptibility. ~~“Floodplain” are areas where modelling has not been undertaken and this is a precautionary approach.~~
- Westport Hazard Overlay - specific provisions managing flooding and coastal inundation. This applies to the area identified in the West Coast Regional Council Long Term Plan as to be protected. Design and consent work is underway.
- Earthquake Hazard Overlays – These overlays apply ~~ies 200m~~ either side of the active fault traces for the Alpine, Hope, Clarence and Awarere Faults. A large earthquake on these faults will result in ground shaking outside of these areas. The Earthquake Hazard Overlay should not be considered the total extent of the hazard but are considered to reflect the likely extent of the most significant hazard.
- Land Instability Overlay – This overlay applies to areas where there is risk from slope instability, landslide, debris flow and rockfall.
- ~~Lake Tsunami / Seiche – This applies to the land proximate to lakes.~~

The impacts of climate change have been included in the technical work underlying the development of the ~~coastal severe, coastal alert,~~ Coastal Hazard Erosion and Inundation Overlay, Coastal Hazard Inundation Overlay 1, Coastal Hazard Inundation Overlay 2, and Hokitika Coastal Overlay., ~~Westport Hazard, flood severe and flood susceptibility overlays.~~

The spatial extent of the overlays is where rules apply. Some properties may have more than one natural hazard overlay, the rules from all overlays apply.

~~There are no land use rules for the flood plain overlay and this overlay relates to the subdivision rules.~~

Natural Hazard Mitigation Structures

Where Natural Hazard Mitigation Structures are located or proposed in the Coastal Environment or Riparian Areas of Waterbodies, the rules for these are to be found in the relevant Coastal Environment and Natural Character and Margins of Waterbodies Chapters.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to this chapter, a number of General District-wide Matters chapters also contain provisions that may be relevant for natural hazards and in particular the specific provisions around the construction of natural hazard mitigation structures such as seawalls, flood walls and stop banks.

In particular the Coastal Environment Chapter, Natural Character and Margins of Waterbodies Chapter, Earthworks Chapter, Ecosystems and Indigenous Biodiversity and Natural Features and Landscapes Chapters may be relevant.

Natural Hazards Objectives	
NH - O1	To use a regionally consistent, risk-based approach to natural hazard management.

	<u>Subdivision, use and development within the Severe Natural Hazard and the Coastal Hazard Erosion and Inundation² Overlays reduces or does not increase the existing risk from natural hazards to people, buildings, and regionally significant infrastructure.</u>
NH - O2	To reduce the risk to life, property and the environment from natural hazards, thereby promoting the well-being of the community and environment. <u>Subdivision, use and development within all other Natural Hazard Overlays minimises the risk from natural hazards to people, buildings, and regionally significant infrastructure.</u>
NH - O3	To only locate critical-regionally significant infrastructure within areas of significant natural hazard risk the Severe Natural Hazard and the Coastal Hazard Erosion and Inundation Overlays³ where there is no reasonable alternative an operational or functional need to be located within this overlay, and to design infrastructure so as not to exacerbate natural hazard increase the risk to people and property other buildings.
NH - O4	To ensure the role of hazard mitigation played by natural features that minimise impacts of hazards including wetlands and dunes is recognised and protected. <u>Natural systems and features Green Infrastructure that reduce the susceptibility of people, buildings, and regionally significant infrastructure to damage from natural hazards are created, retained, or enhanced and protected.</u>
NH - O5	To recognise and provide for the <u>effects impacts</u> of climate change, and its influence on the frequency and severity of natural hazards.
NH - O6	Measures taken to mitigate natural hazards do not create or exacerbate adverse effects on other <u>increase the risks to</u> people, property, buildings and regionally significant <u>infrastructure</u> and the environment.

Policies	
NH - P1	Identify in areas subject to <u>natural hazards overlays areas at significant risk from natural hazards within the District Plan and take a risk-based approach to the management of subdivision, use and development based on:</u> <ul style="list-style-type: none"> a. <u>The sensitivity of the activities to the impacts of natural hazards;</u> b. <u>The hazard risk⁴ posed to people's lives and wellbeing, buildings and regionally significant infrastructure, by considering the likelihood and consequences of natural hazard events; and</u>

² Te Tai o Poutini Plan Committee (S171.033)

³ Te Tai o Poutini Plan Committee (S171.033)

⁴ Administrative change

	<p><u>c. The operational or functional need for some activities to locate within the Natural Hazard Overlays.</u></p>
NH - P2	<p>Where a natural hazard has been identified and the natural hazard risk to people and communities is unquantified but evidence suggests that the risk is potentially significant, apply a precautionary approach to allowing <u>subdivision, use and</u> development or use of the area.</p>
NH - P3	<p>When managing natural hazards:</p> <ul style="list-style-type: none"> a. Promote the use of natural features, natural systems <u>Green Infrastructure</u> and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; and b. Avoid increasing risk to people, property and the environment and buildings; while c. Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting existing communities and <u>critical regionally significant infrastructure</u>; <u>d. Enabling planned and funded natural hazard mitigation works within the Natural Hazard Overlays where these works are being undertaken by a Statutory Agency or their nominated contractor acting on their behalf and these will decrease the existing risk to people's lives and wellbeing, buildings and regionally significant infrastructure.</u>
NH - P4	<p>Natural hazard assessments, managed retreat locations and resource consent applications <u>for subdivision, development or use</u> will consider the impacts of climate change. In particular the following matters will be considered:</p> <ul style="list-style-type: none"> a. Change in sea level <u>over the next 100 years</u>; b. Altering of coastal processes; c. Increased inundation of low lying areas; d. Changes in local temperatures; <u>eb. Changes in rainfall patterns and any resulting change to flood events over the next 100 years</u>; and f. Increase in cyclonic storms <u>c. Changes in the magnitude, frequency and duration of severe weather events.</u>
NH - P5	<p>When assessing areas suitable for managed retreat, the following matters will be considered:</p> <ul style="list-style-type: none"> a. That the natural hazard risk of the area is less than the existing location, and

	b. The potential future need to protect the community and associated infrastructure by hazard mitigation works.
NH - P6	In the Earthquake Hazard Overlay avoid: a. Development of critical response facilities; b. Community facilities, educational facilities and health facilities within 150m of the faultline; c. Commercial and industrial buildings within 100m of the faultline; and d. Residential activities within 50m of the faultline.
NH - P75	Allow unoccupied structures and buildings within the Earthquake Hazard Overlay for subdivision, use and development for Less Hazard Sensitive Activities in all Natural Hazard Overlays.
NH - P8	Avoid locating critical response facilities within the Coastal Tsunami Hazard overlay.
NH - P9	Restrict further development of sensitive activities in the Lake Tsunami Hazard overlay.
NH - P106	Avoid <u>subdivision, use and development of for Potentially Hazard Sensitive and Hazard Sensitive Activities within the Coastal Severe Hazard and Flood Severe and Earthquake Severe Hazard and the Coastal Hazard Erosion and Inundation⁵ Overlays unless it can be demonstrated that where:</u> a. The <u>activity-subdivision, use or development</u> has an operational <u>and or</u> functional need to locate within the hazard area; and b. <u>That the activity-subdivision, use or development</u> incorporates mitigation <u>measures that minimise the of reduces or does not increase the existing</u> -risk to life, property and the environment, and there is significant public or environmental benefit in doing so <u>people, buildings and regionally significant infrastructure; and</u> c. <u>In the Flood Severe Overlay the risk to people, and buildings and regionally significant infrastructure on adjacent sites is not increased as a result of the activity proceeding.</u>
NH - P117	Allow-Provide for subdivision, use and development for Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Land Instability, Alert, Coastal Alert and Coastal Hazard Inundation Overlay 1, Coastal Hazard Inundation Overlay 2,⁶ Flood Susceptibility and Earthquake Susceptibility Hazard overlays where:

⁵ Te Tai o Poutini Plan Committee (S171.033)

⁶ Te Tai o Poutini Plan Committee (S171.033)

	<p>a. Mitigation measures avoid risk to life and <u>are incorporated to</u> minimise <u>the risk to property and the environment</u> <u>people, buildings and regionally significant infrastructure</u>; and</p> <p>b. <u>In the Flood Susceptibility and Land Instability Overlays</u> the risk to adjacent properties, activities and <u>people and buildings on adjacent sites</u> is not increased as a result of the activity proceeding.</p>
NH - P128	<p>When assessing the <u>actual and potential</u> effects of activities <u>subdivision, use and development</u> in n<u>Natural</u> h<u>Hazard</u> e<u>Overlays</u> consider:</p> <p>a. The effects of level of risk posed by natural hazards on to <u>people, property and the environment</u> <u>buildings and regionally significant infrastructure</u>;</p> <p>b. <u>Existing and proposed</u> T<u>technological and engineering</u> mitigation measures and other non-engineered options;</p> <p>c. The location and design of proposed sites, buildings, vehicle access, earthworks and <u>regionally significant on-site</u> infrastructure in relation to <u>the</u> natural hazard risk;</p> <p>d. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk;</p> <p>e. The timing, location, scale and nature of any earthworks in relation to <u>the</u> natural hazard risk;</p> <p>f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site;</p> <p>g. The functional or operational need to locate in these areas; and</p> <p>h. Any significant adverse effects on the environment of any proposed mitigation measures.</p>
NH - P139	<p>Allow subdivision, use and development within the Westport Hazard Overlay where <u>the risk to people and buildings is minimised from the</u> :</p> <p>a. 1% annual exceedance probability flood event is mitigated; and <u>the</u></p> <p>b. 1% annual recurrence interval plus 1m sea level rise coastal event, are mitigated; and</p> <p>c. Where mitigation is not achieved, further subdivision, use and development is avoided.</p>
NH - P1410	<p>Allow subdivision, use and development within the Hokitika Coastal Hazard Overlay where <u>the risk to people and buildings is minimised from the</u> 1% annual recurrence interval exceedance probability coastal storm event plus 1m sea level rise coastal event risks are mitigated; and where mitigation is not achieved, further subdivision, use and development is avoided.</p>

<p><u>NH-P11</u></p>	<p><u>Only allow for hard engineering natural hazards mitigation works for the reduction of the risk from coastal hazards where:</u></p> <ol style="list-style-type: none"> a. <u>The engineering measures are needed to protect existing nationally and regionally significant infrastructure and it can be demonstrated that there is no practicable alternative;</u> b. <u>There is a demonstrable risk to existing nationally and regionally significant infrastructure, life or private property from the coastal hazard;</u> c. <u>The construction of the hard engineering measures will not increase the risk from Coastal Hazards on adjacent properties that are not protected by the hard engineering measures;</u> d. <u>Hard engineering structures are designed to minimise adverse effects on the coastal environment</u> e. <u>Adverse effects on significant natural features and systems and their function as natural defences are avoided, remedied or mitigated; and</u> f. <u>It can be demonstrated that green infrastructure measures would not provide an appropriate level of protection in relation to the significance of the risk.⁷</u>
<p>NH – P12</p>	<p><u>Only allow for the construction of a single residential unit on an existing vacant site located within the Flood Severe Overlay, Earthquake Severe Overlay or Coastal Hazard Erosion and Inundation Overlay, where:</u></p> <ol style="list-style-type: none"> a. <u>Locating a residential unit on a site outside of the Flood Severe Overlay, Earthquake Severe Overlay or Coastal Hazard Erosion and Inundation Overlay is not a practicable option; and</u> b. <u>Mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building in the event of a natural hazard that relates to the overlay.</u>
<p>NH – P13</p>	<p><u>Only allow for the construction of buildings associated with Hazard Sensitive Activities and Potentially Hazard Sensitive Activities within the Scenic Visitor Zone and within the Coastal Hazard Erosion and Inundation Overlay, where:</u></p> <ol style="list-style-type: none"> a. <u>Locating a building on the site outside of the Coastal Hazard Erosion and Inundation Overlay is not a practicable option; and</u> b. <u>Mitigation measures are incorporated into the building to minimise the risk to life of the occupants and maintain the structural integrity of the building from coastal erosion or coastal inundation.</u>

⁷ Te Tai o Poutini Plan Committee (S171.031), Jane Whyte & Jeff Page (S467.046, S467.049, S467.050)

Advice Notes:

1. There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.
2. Regional rules relating to the diversion of water are contained with the West Coast Regional Land and Water Plan. Resource consents may also be required under this Plan.
3. ~~Reconstruction or replacement~~ **Repair** of a lawfully established building or structure may be subject to existing use rights. In these instances increasing the finished floor level in flood or coastal inundation overlays is strongly encouraged.
4. Any new buildings or additions to existing buildings will still be subject to the bulk and location provisions, including recession planes, for the underlying zone of site subject to the new building or additions.

Rules - All Natural Hazard Overlays

Permitted Activities

NH- R1

Reconstruction and Replacement of Lawfully Established Buildings for ~~Less Hazard Sensitive Activities~~, ~~Potentially Hazard Sensitive Activities~~ and Hazard Sensitive Activities in ~~all~~ Natural Hazard Overlays

Activity Status Permitted

Where:

1. This is the ~~reconstruction~~/replacement of a ~~building~~ lawfully established ~~building at the time of notification of the Plan;~~ and
2. The building has been destroyed or substantially damaged due to fire, ~~natural disaster or Act of God~~ or a natural hazard event and is located in the Flood Susceptibility, Earthquake Susceptibility, Land Instability, Coastal Hazard Inundation Overlay 1, Coastal Hazard Inundation Overlay 2,⁸ Hokitika Coastal or Westport Hazard Overlay; and
3. ~~The destroyed/damaged building is reconstructed or replaced within 2 years in the Westport Hazard, Coastal Severe and Flood Severe Overlays. If the building is to contain a Potentially Hazard Sensitive or Hazard Sensitive Activity and is within the Flood Susceptibility, Coastal Hazard Inundation Overlay 1, Hokitika Coastal, or Westport Hazard Overlay, then the replacement building~~

Activity status where compliance not achieved:

Refer to specific Natural Hazard Overlay Rules ~~where standards 1-3 are not complied with.~~

~~Discretionary where standards 4 or 5 are not complied with.~~

⁸ Te Tai o Poutini Plan Committee (S171.033)

<p><u>complies with the minimum floor level requirement of the specific Natural Hazard Overlay Rules; and</u></p> <p>4. The destroyed/damaged building is reconstructed or replaced within 5 <u>3</u> 4 years after the date of the natural hazard event which caused the damage or destruction to the building in all other natural hazard overlays; and</p> <p>5. The reconstructed/replaced building is similar in character, intensity and scale to the building that it replaces <u>The gross floor area of the replacement building is the same, or smaller than the building that was destroyed.</u></p>	
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NH - R2	Repairs, Maintenance and Operation of any Upgrades to Existing Natural Hazard Mitigation Structures
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<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The structure has been lawfully established; Earthworks and land disturbance is the minimum required to undertake the activity; There is no change to the design, texture, or form of the structure; The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure; and 2. There is no reduction in public access; The works are being undertaken by a Statutory Agency or their nominated contractor acting on their behalf; or There is no change of more than 10% to the overall dimensions, orientation, height or length of the structure from the originally lawfully established structure; and Where the change is greater than 10% It is accompanied by an assessment undertaken by a suitably qualified Chartered Professional Engineer, confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, is provided to the relevant District Council 10 working days prior to works commencing. <p>Advice Notes:</p> <ol style="list-style-type: none"> Where any natural hazard mitigation structure is also located in another Overlay Chapter area as identified on the planning maps and in the Schedules 1-8 then resource 	<p>Activity status where compliance not achieved:</p> <p>Discretionary</p>
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<p>consent may be required under the relevant Overlay Chapter rules.</p> <p>2. A West Coast Regional Council resource consent may be required under the West Coast Regional Land and Water Plan and/or Regional Coastal Plan.</p>		
<p>NH- R3 Upgrades to Existing Natural Hazard Mitigation Structures</p>		
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The structure has been lawfully established; 2. Earthworks and land disturbance is the minimum required to undertake the activity; 3. There is no reduction in public access; 4. There is no change to more than 10% to the overall dimensions, orientation or outline of structure from that originally consented structure; and 5. It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided to the relevant District Council 10 working days prior to works commencing. <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Where any natural hazard mitigation structure is also located in another Overlay Chapter area as identified on the planning maps and in the schedules then resource consent may be required under the relevant Overlay Chapter rules. 2. A West Coast Regional Council resource consent may be required under the West Coast Regional Land and Water Plan and/or Regional Coastal Plan. 		<p>Activity status where compliance not achieved:</p> <p>Discretionary</p>
<p>NH - R43 New Natural Hazard Mitigation Structure</p>		
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The structure is located outside of any Overlay Chapter area identified in Schedules 1-8;⁹ 2.1. Earthworks and land disturbance is the minimum required to undertake the activity The structure is constructed by a 		<p>Activity status where compliance not achieved:</p> <p>Refer to relevant Overlay Chapter rules</p>

⁹ Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620.431)

<p><u>Statutory Agency or their nominated contractor acting on their behalf;</u></p> <p>3.2. There is no reduction in public access.;</p> <p>4. 3. <u>It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided to the relevant District Council 10 working days prior to works commencing.</u></p> <p>Advice Note:</p> <ol style="list-style-type: none"> 1. A West Coast Regional Council resource consent may be required under the West Coast Regional Land and Water Plan and/or Regional Coastal Plan. 2. Natural Hazard Mitigation Structures constructed in the Coastal Environment, or within the Riparian Margins of Waterbodies or within areas identified in Schedules 1 - 8 will be subject to the provisions in the relevant Overlay Chapters. 3. If the Overlay Chapters don't provide for this activity then NH-R4³ prevails. 	<p>Where standard 1 is not complied with.</p> <p>Discretionary</p> <p>Where standard 2-4³ 1 or 2 is not complied with</p>
<p>NH – R4 <u>Demolition and Removal of a Natural Hazard Mitigation Structure within all zones and Overlay Areas</u></p>	
<p><u>Activity Status Permitted</u></p> <p><u>Advice Note:</u></p> <ol style="list-style-type: none"> <u>1. A West Coast Regional Council resource consent may be required under the West Coast Regional Land and Water Plan and/or Regional Coastal Plan.</u> <u>2. Natural Hazard Mitigation Structures constructed in the Coastal Environment, or within the Riparian Margins of Waterbodies or within areas identified in Schedules 1 - 8 will be subject to the provisions in the relevant Overlay Chapters.¹⁰</u> 	<p><u>N/A</u></p>
<p><u>Restricted Discretionary Activities</u></p>	
<p>NH - RXX</p>	<p><u>The construction of buildings that will contain a residential unit within the Flood Severe Overlay, Earthquake Severe Overlay or Coastal Hazard Erosion and Inundation Overlay</u></p>

¹⁰ Department of Conservation (S602.045, S602.00250)

<p><u>Activity Status Restricted Discretionary</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>It involves the construction of one residential unit on an existing vacant site that existed prior to 1 July 2022 where the residential unit is located within the Flood Severe Overlay, Earthquake Severe Overlay or Coastal Hazard Erosion and Inundation Overlay.</u> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> a. <u>The location of the residential unit on the site and whether there are any other practicable locations on the site to locate the residential unit outside of the natural hazard overlay;</u> b. <u>The mitigation measures incorporated into the residential unit to minimise the risk to life to the occupants and maintain the structural integrity of the building from the natural hazard which relates to the overlay; and</u> c. <u>Within the Flood Severe Overlay and the Coastal Hazard Erosion and Inundation Overlay the incorporation of mitigation measures into the residential unit to allow for the building to be relocated due to the future risk presented to the building from natural hazards.</u> 	<p><u>Activity status where compliance not achieved:</u></p> <p><u>Non-complying</u></p>
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<p><u>NH - RXX</u></p>	<p><u>The construction of buildings, and additions to buildings, that will contain Hazard Sensitive Activities or Potentially Hazard Sensitive Activities and are within the Scenic Visitor Zone and within the Coastal Hazard Erosion and Inundation Overlay</u></p>
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<p><u>Activity Status Restricted Discretionary</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>This is accompanied by a natural hazard risk assessment prepared by a suitably qualified and experienced person.</u> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> a. <u>The risk from coastal hazards on people and property and any measures to reduce or mitigate this risk;</u> b. <u>The management of vegetation or other natural features to mitigate natural hazard risk;</u> c. <u>The potential for there to be an increase in the risk of coastal erosion to either neighbouring properties or Regionally Significant Infrastructure from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings.</u> 	<p><u>Activity status where compliance not achieved:</u></p> <p><u>Non-complying</u></p>
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<p>d. <u>Any potential impacts on the natural environment or changes in natural processes as a result of any natural hazard mitigation measures use to reduce the risk to the building.</u></p> <p>e. <u>In respect to Community Facilities, Retirement Homes, Healthcare Facilities, Childcare Services and Educational Facilities the ability for people to be able to safely evacuate from the site in a coastal hazard event;</u></p> <p>f. <u>In respect to Emergency Facilities the ability for emergency vehicles and services to be able to operate during and after a coastal hazard event.</u></p>	
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Discretionary Activities

NH - R5	Repairs, Maintenance, Operation, Upgrade of Existing Natural Hazard Mitigation Structures and New Natural Hazard Mitigation Structures not meeting Permitted Activity Standards
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<p>Activity Status Discretionary</p> <p>Advice Notes:</p> <p>1. Where any natural hazard mitigation structure is also located in another Overlay Chapter area as identified on the planning maps and in the Schedules 1-8 then resource consent may be required under the relevant Overlay Chapter rules.</p> <p>2. A West Coast Regional Council resource consent may be required under the West Coast Regional Land and Water Plan and/or Regional Coastal Plan.</p>	<p>Activity status where compliance not achieved:</p> <p>N/A</p>
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Rules - Flood Severe Overlay and Flood Susceptibility Overlay

Permitted Activities

NH - R6	Repairs and Maintenance of Existing Buildings in the Flood Severe and Flood Susceptibility Overlays
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<p>Activity Status Permitted</p> <p>Where:</p> <p>1. Repairs and maintenance do not increase the net floor area of the building used for sensitive activities.</p>	<p>Activity status where compliance not achieved:</p> <p>Discretionary</p> <p>For Flood Susceptibility Overlay</p> <p>Non-complying</p> <p>For Flood Severe Overlay</p>
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NH - R7	New Unoccupied Buildings in the Flood Severe and Flood Susceptibility Overlays	
Activity Status Permitted		Activity status where compliance not achieved: N/A
NH - R8	Additions and Alterations to Existing Buildings for Critical Response Facilities, and New Buildings and Additions and Alterations to Existing Buildings for Commercial and Industrial Activities in the Flood Severe and Flood Susceptibility Overlays	
Activity Status Permitted Where: 1. There are no increases in net floor area of the building used for sensitive activities; and 2. Any new buildings or additions and alterations have a finished floor level of 300mm above a 1% annual exceedance probability (AEP) flood event.		Activity status where compliance not achieved: Restricted Discretionary
NH - R9	Flood Severe Overlay - Additions and Alterations to Existing Buildings used for Sensitive Activities	
Activity Status Permitted Where: 1. There is no increase in net floor area for sensitive activities		Activity status where compliance not achieved: Non-complying
NH - R10	Flood Susceptibility Overlay - New Buildings used for Sensitive Activities and Additions and Alterations to Existing Buildings used for Sensitive Activities	
Activity Status Permitted Where: 1. Any new buildings or additions and alterations have a finished floor level of 500mm above the 1% AEP flood event.		Activity status where compliance not achieved: Discretionary
<u>NH - R45</u>	<u>Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Flood Susceptibility and Flood Severe Hazard Overlay</u>	

<u>Activity Status Permitted</u>	<u>Activity status where compliance not achieved:</u> N/A
<u>NH - R56</u>	<u>Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Flood Susceptibility Hazard Overlay</u>
<u>Activity Status: Permitted</u> <u>Where:</u> 1. <u>Any new buildings or additions for Potentially Hazard Sensitive Activities have a minimum finished floor level of 300mm above a 1% annual exceedance probability flood event.</u> 2. <u>Any new buildings or additions for Hazard Sensitive Activities have a minimum finished floor level of 500mm above a 1% annual exceedance probability flood event.</u>	<u>Activity status where compliance not achieved:</u> <u>Restricted Discretionary</u>
<u>Restricted Discretionary Activities</u>	
<u>NH - RXX</u>	<u>Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities not meeting Permitted Activity Standards in the Flood Susceptibility Hazard Overlay</u>
<u>Activity Status Restricted Discretionary</u> <u>Discretion is restricted to:</u> a. <u>The risk to people and buildings on the site from the 1% Annual Exceedance Probability Flood and the mitigation measures to reduce this risk.</u> b. <u>The risk to people and buildings on adjacent properties from the 1% Annual Exceedance Probability Flood, and the mitigation measures to reduce this risk.</u> c. <u>The impacts of the building on the conveyance of flood waters, including any potential for flood waters to be blocked or diverted onto adjacent properties</u>	<u>Activity status where compliance not achieved:</u> N/A
<u>NH - R11</u>	<u>New Critical Response Facilities and Additions and Alterations to Existing Critical Response Facilities not meeting Permitted Activity Standards in the Flood Severe and Flood Susceptibility Overlays</u>

<p>Activity Status Restricted Discretionary</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Whether there is a functional or operational need for the facility to be located in a Flood Severe or Flood Susceptibility Overlay area; b. The effects of natural hazards on people and property; c. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; d. Any freeboard requirements to be included; e. The management of vegetation or other natural features to mitigate natural hazard risk; f. The timing, location, scale and nature of any earthworks in relation to natural hazard risk; g. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.; h. How the activity incorporates mitigation of risk to life, property and the environment; and i. Any adverse effects on the environment of any proposed natural hazard mitigation measures. 	<p>Activity status where compliance not achieved:</p> <p>N/A</p>
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<p>NH - R12</p>	<p>New Commercial and Industrial Buildings and Additions and Alterations to Existing Commercial and Industrial Buildings not meeting Permitted Activity Standards in the Flood Severe and Flood Susceptibility Overlays</p>
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<p>Activity Status Restricted Discretionary</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The effects of natural hazards on people and property; b. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; c. Any freeboard requirements to be included; d. The management of vegetation or other natural features to mitigate natural hazard risk; e. The timing, location, scale and nature of any earthworks in relation to natural hazard risk; f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site; and 	<p>Activity status where compliance not achieved:</p> <p>N/A</p>
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g. Any adverse effects on the environment of any proposed natural hazard mitigation measures.	
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Discretionary Activities	
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NH - R13	Flood Susceptibility Overlay - Additions and Alterations to Existing Buildings used for Sensitive Activities not meeting Permitted Activity standards and New Buildings used for Sensitive Activities not meeting Permitted Activity standards
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Activity Status Discretionary	Activity status where compliance not achieved: N/A
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Non-complying Activities	
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NH - R14	Flood Severe Overlay - Additions and Alterations to Existing Buildings used for Sensitive Activities not meeting Permitted Activity standards and New Buildings used for Sensitive Activities
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Activity Status Non-complying	Activity status where compliance not achieved: N/A
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<u>NH - R67</u>	<u>Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Flood Severe Hazard Overlay</u>
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<u>Activity Status Non-complying</u>	<u>Activity status where compliance not achieved:</u> <u>N/A</u>
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Rules - Earthquake <u>Susceptibility and Earthquake Severe</u> Hazard Overlays -- All	
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Permitted Activities - All Earthquake Hazard Overlays	
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Permitted Activities	
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NH - R15	Repairs, Maintenance, Additions and Alterations to Existing and New Unoccupied Buildings in the Earthquake Hazard Overlays - all buffer widths
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Activity Status Permitted Where:	Activity status where compliance not achieved: Non-complying
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<p>1. These are lawfully established or a Permitted Activity for the zone; and</p> <p>2. Any unoccupied building does not form part of the buildings for critical response facilities.</p>	
<p><u>NH - R78</u> <u>Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Earthquake Susceptibility and Earthquake Severe Hazard Overlays</u></p>	
<p><u>Activity Status Permitted</u></p>	<p><u>Activity status where compliance not achieved:</u></p> <p>N/A</p>
<p>Restricted Discretionary Activities</p>	
<p><u>NH - R89</u> <u>Additions to Existing Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Earthquake Susceptibility and Earthquake Severe Hazard Overlays</u></p>	
<p><u>Activity Status Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>1. <u>The additions are not to a Critical Response Facility.</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>The location of the addition or building in relation to the fault trace; and</u></p> <p>b. <u>Consideration of the mitigation measures incorporated into the addition to minimise the risk to life to the occupants and maintain the structural integrity of the building in the event of a fault rupture.</u></p>	<p><u>Activity status where compliance not achieved:</u></p> <p><u>Non-Complying</u></p>
<p><u>NH - R910</u> <u>New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Earthquake Susceptibility Hazard Overlay</u></p>	
<p><u>Activity Status Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>1. <u>A hazard risk assessment undertaken by a suitably qualified and experienced geotechnical or geological specialist is provided; and</u></p> <p>2. <u>The new building is not a Critical Response Facility.</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>The recommendations of the hazard risk assessment;</u></p>	<p><u>Activity status where compliance not achieved:</u></p> <p><u>Non-complying</u></p>

<p>b. <u>The location, design and construction materials of the building, vehicle access and regionally significant on-site infrastructure in relation to the likely fault deformation area.</u></p> <p>c. <u>Consideration of the mitigation measures incorporated into the addition to minimise the risk to life to the occupants and maintain the structural integrity of the building in the event of a fault rupture.</u></p>	
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Non-complying Activities

<u>NH - R1011</u>	<u>New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Earthquake Severe Hazard Overlay</u>
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<p><u>Activity Status Non-complying</u></p> <p><u>Where:</u></p> <p>1. <u>The new building is not a Critical Response Facility on a Greenfield site.</u></p>	<p><u>Activity status where compliance not achieved:</u></p> <p><u>Prohibited</u></p>
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<u>NH - R16</u>	<u>Additions and Alterations to Existing Buildings and New Buildings Used for Critical Response Facilities in Brownfield areas in the Earthquake Hazard Overlays - all buffer widths</u>
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<p><u>Activity Status Non-complying</u></p>	<p><u>Activity status where compliance not achieved:</u></p> <p><u>N/A</u></p>
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Prohibited Activities

<u>NH - R17</u>	<u>New Buildings Used for Critical Response Facilities in Greenfield areas in the Earthquake Hazard Overlays - all buffer widths</u>
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No application for resource consent will be accepted for this activity

Rules - Earthquake Hazard Overlay - 20m

Permitted Activities

<u>NH - R18</u>	<u>Repairs and Maintenance to Existing Occupied Buildings in the Earthquake Hazard Overlay - 20m</u>
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<p><u>Activity Status Permitted</u></p> <p><u>Where:</u></p> <p>1. <u>There is no increase in the net floor area of the building used for a Critical Response Facility.</u></p>	<p><u>Activity status where compliance not achieved:</u></p> <p><u>Non-complying</u></p>
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Non-complying Activities

NH - R19	Repairs and Maintenance and Additions and Alterations to Existing Occupied Buildings not meeting Permitted Activity Standards and New Occupied Buildings in the Earthquake Hazard Overlay - 20m
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Activity Status Non-complying	Activity status where compliance not achieved: N/A
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Rules - Earthquake Hazard Overlay - 50m

Permitted Activities

NH - R20	Repairs and Maintenance to Existing Occupied Buildings in the Earthquake Hazard Overlay - 50m
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Activity Status Permitted Where: 1. There is no increase in the area of the building used for a Critical Response Facility.	Activity status where compliance not achieved: Non-complying For critical response facilities in brownfield areas under Rule NH - R16 Prohibited For critical response facilities in greenfield areas under Rule NH - R17.
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Restricted Discretionary Activities

NH - R21	Additions and Alterations to Existing Residential Buildings and New Residential Buildings in the Earthquake Hazard Overlay - 50m
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Activity Status Restricted Discretionary Where: 1. These are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced natural hazards practitioner. Discretion is restricted to: a. Implementation of recommendations in accompanying hazard risk assessment; b. Risk to life, property and the environment from the proposal and any measures to mitigate those risks;	Activity status where compliance not achieved: Discretionary
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<p>c. The location and design of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk; and</p> <p>d. Any adverse effect on the environment of any proposed natural hazard mitigation measures.</p>	
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Discretionary Activities

NH - R22	Additions and Alterations to Existing Residential Buildings and New Residential Buildings not meeting Restricted Discretionary Standards, Additions and Alterations to Existing Commercial and Industrial Buildings and New Commercial and Industrial Buildings in the Earthquake Hazard Overlay - 50m
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Activity Status Discretionary	Activity status where compliance not achieved: N/A
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Non-complying Activities

NH - R23	Additions and Alterations to Existing Community Facilities, Education Facilities and Health Facilities and New Community Facilities, Education Facilities and Health Facilities in the Earthquake Hazard Overlay - 50m
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Activity Status Non-complying	Activity status where compliance not achieved: N/A
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Rules - Earthquake Hazard Overlay - 100m

Permitted Activities

NH - R24	Repairs and Maintenance to Existing Occupied Buildings in the Earthquake Hazard Overlay - 100m
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<p>Activity Status Permitted</p> <p>Where:</p> <p>1. There is no increase in the area of the building used for Critical Response Facility</p>	<p>Activity status where compliance not achieved:</p> <p>Non-complying</p> <p>For critical response facilities in brownfield areas under Rule NH - R16</p> <p>Prohibited</p>
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	For critical response facilities in greenfield areas under Rule NH-R17
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Restricted Discretionary Activities

NH-R25	Additions and Alterations to Existing Residential Buildings, and New Residential Buildings in the Earthquake Hazard Overlay - 100m
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<p>Activity Status Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. These are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced natural hazards practitioner. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Implementation of recommendations in accompanying hazard risk assessment; b. Risk to life, property and the environment from the proposal and any measures to mitigate those risks; c. The location, design and construction materials of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk; and d. Any adverse effect on the environment of any proposed mitigation measures. 	<p>Activity status where compliance not achieved:</p> <p>Discretionary</p>
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Discretionary Activities

NH-R26	Additions and Alterations to and New Residential Buildings not meeting Restricted Discretionary Standards, Additions and Alterations to and New Commercial and Industrial Buildings, Community Facilities, Educational Facilities and Health Facilities in the Earthquake Hazard Overlay - 100m
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Activity Status Discretionary	Activity status where compliance not achieved: N/A
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Rules - Earthquake Hazard Overlay - 150m

Permitted Activities

NH-R27	Repairs and Maintenance to Existing Occupied Buildings in the Earthquake Hazard Overlay - 150m
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<p>Activity Status Permitted</p> <p>Where:</p> <p>1. There is no increase in the area of the building used for Critical Response Facility purposes</p>		<p>Activity status where compliance not achieved:</p> <p>Non-complying</p> <p>For critical response facilities in brownfield areas under Rule NH-R16</p> <p>Prohibited</p> <p>For critical response facilities in greenfield areas under Rule NH-R17</p>
<p>Restricted Discretionary Activities</p>		
<p>NH-R28</p>	<p>Additions and Alterations to New and Existing Residential, Commercial and Industrial Buildings in the Earthquake Hazard Overlay - 150m</p>	
<p>Activity Status Restricted Discretionary</p> <p>Where:</p> <p>1. These are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced natural hazards practitioner.</p> <p>Discretion is restricted to:</p> <p>a. Recommendations in accompanying hazard risk assessment;</p> <p>b. Risk to life, property and the environment from the proposal and any measures to mitigate those risks;</p> <p>c. The location, design and construction materials of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk; and</p> <p>d. Any adverse effect on the environment of any proposed mitigation measures.</p>		<p>Activity status where compliance not achieved:</p> <p>Discretionary</p>
<p>Discretionary Activities</p>		
<p>NH-R29</p>	<p>Additions and Alterations to and New Community Facilities, Educational Facilities and Health Facilities in the Earthquake Hazard Overlay - 150m</p>	
<p>Activity Status Discretionary</p>		<p>Activity status where compliance not achieved:</p>

		N/A
Rules – Earthquake Hazard Overlay – 200m		
Permitted Activities		
NH – R30	Repairs and Maintenance to Existing Occupied Buildings in the Earthquake Hazard Overlay – 200m	
Activity Status Permitted Where: a. Repairs and maintenance do not increase the area of a building used for Critical Response Facility purposes.		Activity status where compliance not achieved: Non-complying For critical response facilities in brownfield areas under Rule NH – R16 Prohibited For critical response facilities in greenfield areas under Rule NH – R17
Restricted Discretionary Activities		
NH – R31	Additions and Alterations New and Existing New Residential, Commercial and Industrial Buildings and Community Facilities, Educational Facilities and Health Facilities in the Earthquake Hazard Overlay – 200m	
Activity Status Restricted Discretionary Where: 1. These are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced natural hazards practitioner. Discretion is restricted to: a. Implementation of recommendations in the accompanying hazard risk assessment; b. Risk to life, property and the environment from the proposal and any measures to mitigate those risks; c. The location, design and construction materials of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk; and d. Any adverse effect on the environment of any proposed natural hazard mitigation measures.		Activity status where compliance not achieved: Discretionary

Discretionary Activities

NH – R32

Additions and Alterations to Existing Buildings and New Buildings not meeting Restricted Activity Standards in the Earthquake Hazard Overlay – 200m

Activity Status Discretionary

Where:

1. ~~These are not Critical Response Facilities.~~

Activity status where compliance not achieved:

Non-complying

For critical response facilities in brownfield areas under Rule NH – R11

Prohibited

For critical response facilities in greenfield areas under Rule NH – R12

Rules - Land Instability Overlay

Permitted Activities

NH – R4112

Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Land Instability Hazard Overlay

Activity Status Permitted

Activity status where compliance not achieved:

N/A

Restricted Discretionary Activities

NH - R33123

Additions to Existing Buildings and New Buildings ~~for~~ containing Potentially Hazard Sensitive and Hazard Sensitive Activities in the Land Instability Overlay

Activity Status Restricted Discretionary

Where:

1. ~~These are accompanied by a A~~ geotechnical assessment prepared by a suitably qualified and experienced geotechnical engineer is provided.

Discretion is restricted to:

- a. Requirements for measures in relation to building location, design or construction that, if carried out, will be adequate to avoid any damage to the proposed building, or additions work or to any adjoining or downslope property, arising from

Activity status where compliance not achieved:

Non-complying

<p>slope instability during the useful life of the building or structure; and</p> <p>b. Requirements for geotechnical certification that subject to those measures specified:</p> <p>i. The proposed building or structure will not be likely to be subject to damage from slope instability during its useful life; and</p> <p>ii. The proposed works will not be likely to result in or contribute to damage to any adjoining or downslope property within or adjoining the natural hazard overlay – land instability alert.</p>		
<p>Non-complying Activities</p>		
<p>NH - R34</p>		<p>New buildings for Sensitive Activities in the Land Instability Overlay not meeting Restricted Discretionary Activity Standards</p>
<p>Activity Status Non-complying</p>		<p>Activity status where compliance not achieved:</p> <p>N/A</p>
<p>Rules – Lake Tsunami Hazard Overlay</p>		
<p>Permitted Activities</p>		
<p>NH - R35</p>		<p>Repairs, Maintenance, Additions and Alterations to Existing Buildings and Structures, or New Buildings and Structures in the Lake Tsunami Hazard Overlay</p>
<p>Activity Status Permitted</p> <p>Where:</p> <p>1. There is no increase in the area of the building used for sensitive activities.</p>		<p>Activity status where compliance not achieved:</p> <p>Restricted Discretionary</p>
<p>Restricted Discretionary Activities</p>		
<p>NH - R36</p>		<p>Buildings for Sensitive Activities not meeting Permitted Activity Standards in the Lake Tsunami Hazard Overlay</p>
<p>Activity Status Restricted Discretionary</p> <p>Where:</p> <p>1. This is accompanied by a hazard assessment prepared by a suitably qualified and experienced natural hazard practitioner.</p> <p>Discretion is restricted to:</p>		<p>Activity status where compliance not achieved:</p> <p>Non-complying</p>

<p>a. The level of risk as assessed by suitably qualified and experienced person;</p> <p>b. The location and design of proposed sites, buildings, structures and vehicle access in relation to natural hazard risk;</p> <p>c. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk;</p> <p>d. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site; and</p> <p>e. Any adverse effect on the environment of any proposed natural hazard mitigation measures.</p>	
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Non-complying Activities

NH - R37	Buildings for sensitive activities in the Lake Tsunami Hazard Overlay not meeting Restricted Discretionary Standards
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Activity Status Non-complying	Activity status where compliance not achieved: N/A
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Rules for the Coastal Severe and Coastal Alert Overlays Rules for the Coastal Hazard Erosion and Inundation Overlay, Coastal Hazard Inundation Overlay 1.

Permitted Activities

Permitted Activities

NH - R38	Repairs and Maintenance to Existing Buildings in the Coastal Severe and Coastal Alert Overlays
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<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. For repairs and maintenance there is no increase in the area of the building; 2. For reconstruction of a building lawfully established at the time of notification of the Plan where: <ol style="list-style-type: none"> a. The building has been destroyed or substantially damaged due to fire, natural disaster or Act of God; b. The destroyed/damaged building is reconstructed within 5 years in the Coastal Alert overlay and 2 years in the Coastal Severe overlay; 	<p>Activity status where compliance not achieved:</p> <p>NA</p>
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c. The reconstructed building is similar in character, intensity and scale to the building it replaces. ¹¹		
NH - R3914	New Unoccupied Buildings and Structures in the Coastal Severe and Coastal Alert Overlays <u>Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Coastal Hazard Erosion and Inundation Overlay, or Coastal Hazard Inundation Overlay 1.</u> ¹²	
Activity Status Permitted		Activity status where compliance not achieved: N/A
NH - R4015	Additions and Alterations for Commercial and Industrial to Existing Buildings and Critical Response Facilities containing Potentially Hazard Sensitive Activities in the Coastal Severe and Coastal Alert Overlays in the Coastal Hazard Erosion and Inundation Overlay or Coastal Hazard Inundation Overlay 1.	
Activity Status Permitted Where: <u>1. There is no increase to the net floor area used for any sensitive activity; and</u> <u>2.1. Where Any increase in net floor area of any building meets a minimum finished floor level of 300mm above a 1% annual exceedance probability (AEP) event plus 1m sea level rise coastal event.</u> ¹³		Activity status where compliance not achieved: Restricted Discretionary
NH - R4116	Additions and Alterations of Existing Buildings used for Sensitive Activities in the Coastal Severe and Coastal Alert Overlays <u>Additions to Existing Buildings containing Hazard Sensitive Activities in the Coastal Hazard Inundation Overlay 1.</u>	
Activity Status Permitted Where: 1. There is no increase in net floor area used for a sensitive activity. <u>Activity Status Restricted Discretionary Activity</u> <u>Discretion is restricted to:</u>		Activity status where compliance not achieved: <u>Discretionary</u> <u>for Coastal Alert</u> <u>Non-complying</u> <u>for Coastal Severe</u>

¹¹ Robert Burdekin (S378.004*, S378.005*), Jane Whyte & Jeff Page (S467.026*), Scoped Planning and Design Limited (S617.016*)

¹² Administrative change

¹³ Consequential changes

<p>a. <u>The risk from coastal hazards on people and property and any measures to reduce or mitigate this risk;</u></p> <p>b. <u>The management of vegetation or other natural features to mitigate natural hazard risk;</u></p> <p>c. <u>The potential for there to be an increase in the risk of coastal erosion to neighbouring properties or Regionally Significant Infrastructure from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings.</u></p> <p>d. <u>Any potential impacts on the natural environment or changes in natural processes as a result of any natural hazard mitigation measures use to reduce the risk to the building.</u>¹⁴</p>	<p>N/A</p>
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<p>NH - R<u>4217</u></p>	<p>New Commercial, Industrial, or Critical Response Facilities Buildings, containing Potentially Hazard Sensitive Activities and Additions and Alterations to Existing Commercial, Industrial or Critical Response Facilities Buildings containing Potentially Hazard Sensitive Activities not meeting Permitted Activity Standards in <u>Coastal Hazard Erosion and Inundation Overlay, or Coastal Hazard Inundation Overlay 1.</u></p>
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<p>Activity Status Restricted Discretionary</p> <p>Where:</p> <p>1. There is no increase in net floor area for use by a sensitive activity.</p> <p>Discretion is restricted to:</p> <p>a. The effects of natural hazards on people and property;</p> <p>b. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk;</p> <p>c. Any freeboard requirements to be included;</p> <p>d. The management of vegetation or other natural features to mitigate natural hazard risk;</p> <p>e. The timing, location, scale and nature of any earthworks in relation to natural hazard risk;</p>	<p>Activity status where compliance not achieved:</p> <p>Discretionary for Coastal Alert</p> <p>Non-complying for Coastal Severe</p> <p>N/A</p>
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¹⁴ John Brazil (S360.010*), Leonie Avery (S507.017*), Jared Avery (S508.017*), Kyle Avery (S509.017*), Avery Bros (S510.017*), Bradshaw Farms (S511.017*), Paul Avery (S512.017), Brett Avery (S513.017*), Steve Croasdale (S516.013*, S516.014*), Neil Mouat (S535.006*), Chris & Jan Coll (S558.046*), Chris J Coll Surveying Limited (S566.046), William McLaughlin (S567.132*), Avery Brothers (S609.016), Scenic Hotel Group (S483.032), Buller District Council (S538.154*), and Grey District Council (S608.595*)

<p><u>f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site and adjacent properties;</u></p> <p><u>g. Any adverse effects on the environment of any proposed natural hazard mitigation measures:</u></p> <p><u>a. The risk from coastal hazards on people and property and any measures to reduce or mitigate this risk;</u></p> <p><u>b. The management of vegetation or other natural features to mitigate natural hazard risk;</u></p> <p><u>c. The potential for there to be an increase in the risk of coastal erosion to neighbouring properties or Regionally Significant Infrastructure from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings.</u></p> <p><u>d. Any potential impacts on the natural environment or changes in natural processes as a result of any natural hazard mitigation measures use to reduce the risk to the building.¹⁵</u></p>	
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Discretionary Activities

<u>NH - R43</u>	<u>Coastal Alert Overlay: New Buildings for Sensitive Activities and Additions and Alterations of existing Buildings that increase the net floor area for Sensitive Activities</u>
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<u>Activity Status Discretionary</u>	<u>Activity status where compliance not achieved:</u>
<p><u>Where:</u></p> <p><u>1. These are located in the Coastal Alert Overlay</u></p>	<p><u>N/A</u></p>

<u>NH - R4318</u>	<u>New Buildings Containing Hazard Sensitive Activities in the Coastal Hazard Inundation Overlay 1.</u>
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<p><u>Where:</u></p> <p><u>1. This is accompanied by a natural hazard risk assessment prepared by a suitably qualified and experienced person.</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. The risk from coastal hazards on people and property and any measures to reduce or mitigate this risk;</u></p> <p><u>b. The management of vegetation or other natural</u></p>	<p><u>Activity status where compliance not achieved:</u></p> <p><u>Non-Complying</u></p>
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¹⁵ Chris & Jan Coll (S558.047*), Chris J Coll Surveying Limited (S566.047*), William McLaughlin (S567.133*)

<p><u>features to mitigate natural hazard risk;</u></p> <p>c. <u>The potential for there to be an increase in the risk of coastal erosion to neighbouring properties or Regionally Significant Infrastructure from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings.</u></p> <p>d. <u>Any potential impacts on the natural environment or changes in natural processes as a result of any natural hazard mitigation measures use to reduce the risk to the building.</u>¹⁶</p>		
Non-complying Activities		
NH - R4419	<u>Coastal Severe Overlay: Additions to Existing Buildings and New Buildings for containing Hazard Sensitive Activities and Additions and Alterations of Buildings that increase the net floor area for Sensitive Activities in the Coastal Hazard Erosion and Inundation Overlay.</u>	
Activity Status Non-complying <u>Where:</u> 1. These are located in the Coastal Severe Overlay ¹⁷		Activity status where compliance not achieved: N/A
Coastal Setback Overlay		
Permitted Activities		
NH – R20	<u>Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive and Potentially Hazard Sensitive Activities in the Coastal Hazard Inundation Overlay 2</u>	
Activity Status Permitted		Activity status where compliance not achieved: <u>N/A</u>
Permitted Activities		
NH – R21	<u>Additions to Existing Buildings containing Hazard Sensitive Activities in the Coastal Hazard Inundation Overlay 2</u>	

¹⁶ Te Tai o Poutini Plan Committee (S171.030), Vance & Carol Boyd (S447.020, S447.021), Scenic Hotel Group (S483.033), Michael Snowden (S492.018*), Hapuka Landing Limited (S514.005*), Biggles Limited (S685.004), MTP Limited (S711.004), P & A Horrell (S715.004), ADT Trust (S785.001)

¹⁷ Administrative and consequential changes

<u>Activity Status Permitted</u>		<u>Activity status where compliance not achieved:</u> <u>N/A</u>
Restricted Discretionary Activities		
NH - R4522	New Buildings for <u>containing Hazard</u> Sensitive Activities in the Coastal Setback Overlay 2 <u>Coastal Hazard Inundation Overlay 2</u>	
Activity Status Restricted Discretionary Where: 1. This is accompanied by a natural hazard risk assessment prepared by a suitably qualified and experienced person. Discretion is restricted to: <ol style="list-style-type: none"> The level of risk as assessed by a suitably qualified and experienced person; The location and design of proposed sites, building, structures, vehicle access in relation to natural hazard risk The modification or retention of vegetation or other natural features to mitigate natural hazard risk; The impact of underlying geology and topography of the site on hazard risk; The potential of the proposal to exacerbate natural hazard risk, including transferring risk to another site; Any adverse effects on the environment of any proposed natural hazard mitigation structures. <ol style="list-style-type: none"> <u>The risk from coastal hazards on people and property and any measures to reduce or mitigate this risk;</u> <u>The management of vegetation or other natural features to mitigate natural hazard risk;</u> <u>The potential for there to be an increase in the risk of coastal erosion to neighbouring properties or Regionally Significant Infrastructure from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings.</u> <u>Any potential impacts on the natural environment or changes in natural processes as a result of any</u> 		Activity status where compliance not achieved: Non - complying

<u>natural hazard mitigation measures use to reduce the risk to the building.¹⁸</u>		
<u>Non-complying Activities</u>		
<u>NH – R46</u>	<u>New Buildings for Sensitive Activities in the Coastal Setback Overlay not meeting Restricted Activity Standards</u>	
<u>Activity Status Non-complying¹⁹</u>		<u>Activity status where compliance not achieved:</u> N/A
Coastal Tsunami Overlay		
Permitted Activities		
NH – R47	Repairs, Maintenance, Additions and Alterations to Existing Buildings within the Coastal Tsunami Overlay	
Activity Status Permitted Where: 1. Any works do not increase the building footprint used for Critical Response Facility purposes; 2. Any works do not increase the area of the building used for Critical Response Facility purposes; and 3. No building used for a Critical Response Facility is reconstructed or replaced in a position that is seaward of the building it replaces.		Activity status where compliance not achieved: Discretionary where Standard 1 is not complied with Non-complying where Standard 2 or 3 is not complied with
Discretionary Activities		
NH – R48	Repairs, Maintenance, Additions and Alterations to Existing Buildings within the Coastal Tsunami Overlay not meeting Permitted Activity Standards	
Activity Status Discretionary Where: 1. Any addition or alteration does not increase the area of the building used for Critical Response Facilities 2. No building used for a Critical Response Facility is reconstructed or replaced in a position that is seaward of the building it replaces.		Activity status where compliance not achieved: Non-complying

¹⁸ Buller District Council (S538.158*), Grey District Council (S608.596*) and Te Tai o Poutini Plan Committee (S171.032)

¹⁹ Consequential change

Non-complying Activities

NH - R49 ~~New Buildings for Critical Response Facilities within the Coastal Tsunami Overlay and Additions and Alterations to existing buildings for Critical Response Facilities not meeting Discretionary Activity Standards~~

~~Activity Status Non-complying~~

~~Activity status where compliance not achieved:~~
N/A

Hokitika Coastal Hazard Overlay

Permitted Activities

NH - R1323 ~~Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Hokitika Coastal Hazard Overlay~~

~~Activity Status Permitted~~

~~Activity status where compliance not achieved:~~
N/A

NH - R50124 ~~Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive and Hazard Sensitive Activities in the Hokitika Coastal Hazard Overlay~~

Activity Status Permitted

Where:

- ~~1. All new buildings are protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event, as certified by the West Coast Regional Council~~
- ~~2.1. Where ~~n~~New buildings or additions to existing buildings are not protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event have a minimum floor level of:~~
 - ~~a. Buildings ~~for~~ or additions containing Hazard sSensitive aActivities have a minimum floor level of - 500mm above the 100-year ARI 1% annual exceedance probability plus 1m sea level rise coastal event;~~
 - ~~b. Commercial and industrial bBuildings have a finished floor level of or additions containing Potentially Hazard Sensitive Activities - 300mm above the 100-year ARI~~

Activity status where compliance not achieved:
Discretionary

<p><u>1% annual exceedance probability</u> plus 1m sea level rise coastal event.</p> <p><u>Advice Note:</u></p> <p>1. <u>The finished floor level required for buildings shall be obtained from West Coast Regional Council.</u></p>		
<p>Discretionary Activities</p>		
<p>NH - R51</p>		<p><u>New Buildings in the Hokitika Coastal Overlay not meeting Permitted Activity standards</u></p>
<p><u>Activity Status Discretionary</u></p>		<p><u>Activity status where compliance not achieved:</u></p> <p>N/A</p>
<p>Westport Hazard Overlay</p>		
<p>Permitted Activities</p>		
<p><u>NH - R1525</u></p>		<p><u>Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Westport Hazard Overlay</u></p>
<p><u>Activity Status Permitted</u></p>		<p><u>Activity status where compliance not achieved:</u></p> <p><u>N/A</u></p>
<p><u>NH - R521626</u></p>		<p><u>Additions to Existing Buildings and New Buildings and Additions and Alterations to Existing Buildings containing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Westport Hazard Overlay</u></p>
<p>Activity Status Permitted</p> <p>Where:</p> <p>1. New occupied buildings and additions and alterations to existing occupied buildings where these are protected by the Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (1%ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP) flood event as certified by the West Coast Regional Council; or</p> <p>2-1. New occupied buildings or additions to existing buildings in areas not protected by the Westport Flood and Coastal Erosion Protection Scheme from a 1% ARI plus 1m sea level rise coastal event and a</p>		<p>Activity status where compliance not achieved:</p> <p>Discretionary</p>

~~1% AEP flood event, where these are have a minimum finished floor level of:~~

- ~~a. Buildings or additions containing for Hazard sSensitive aActivities where the finished floor level is - 500mm above a 1% ARI annual exceedance probability plus 1m sea level rise coastal event and a 1% AEP annual exceedance probability flood event;~~
- ~~b. Commercial and industrial bBuildings or additions containing Potentially Hazard Sensitive Activities where the finished floor level is - 300mm above a 1% ARI annual exceedance probability plus 1m sea level rise coastal event and a 1% AEP annual exceedance probability flood event;~~

~~3. These are new unoccupied buildings or additions or alterations to existing unoccupied buildings; or~~

~~4. These are additions and alterations to critical response facilities, commercial and industrial activities where there is no increase in area of building that does not meet a minimum finished floor level of 300mm above a 1% ARI plus 1m sea level rise event and a 1% AEP flood event;~~

~~5. These are additions and alterations to buildings for sensitive activities in areas not protected by the Westport Flood and Coastal Erosion Protection Scheme from a 1% ARI plus sea level rise coastal event and a 1% AEP flood event, where there is no increase in area of building that does not meet a minimum finished floor level of 500mm above a 1% ARI plus 1m sea level rise event and a 1% AEP flood event.~~

Advice Note:

- ~~1. The finished floor level required for buildings shall be obtained from West Coast Regional Council.~~

Discretionary Activities

NH - R53

New Buildings and Additions and Alterations to Existing Buildings in the Westport Hazard Overlay not meeting Permitted Activity Standards.

Activity Status Discretionary

Activity status where compliance not achieved:

N/A

Method 1: Provide guidance on taking a risk-based approach to natural hazards

Regional Council shall provide guidance to local authorities and the public on the application of the risk-based approach to managing natural hazard risk including the use of mitigation measures.