Natural Hazards and Te Tai o Poutini Plan

What is Te Tai o Poutini Plan?

Te Tai o Poutini Plan (TTPP) is the new combined district plan for Westland, Grey, and Buller district councils. It replaces the individual district plans and provides Objectives, Policies, Rules and Maps for how activities and resources are managed across the three districts.

What natural hazards are managed in TTPP?

The West Coast/Te Tai o Poutini has many natural hazards, TTPP has rules to manage the risk of some of these – specifically: coastal erosion, storm surge and coastal flooding, river flooding, land instability and rockfall, and earthquake hazards.
Some parts of the region are more at risk from natural hazards than others. Areas at high risk of natural hazards are shown as mapped overlays in the Plan. These maps are based on where detailed science studies have shown the risks from the particular hazard are the greatest.

The types of Natural Hazard Overlays shown in TTPP and the hazard they are managing are described in the table below:

Severe hazard overlays	Severe Hazard Overlays manage the most serious risks to life and property. These are areas where TTPP discourages new development through stringent rules. In Severe Hazard Overlays additions to buildings that increase the risk to people, and subdivision, are also significantly restricted. There are three severe hazard overlays. A Non-complying Activity resource consent is required for all new buildings, and for additions that could increase the risk to life of people in the buildings.
Flood Severe Hazard Overlay	This overlay manages the most serious flood hazards on the West Coast. The maps are based on detailed hydro-dynamic flood modelling of a 1% Annual Exceedance Probability (AEP) flood event, informed by the size and extent of past flood events. The natural hazard risk is considered severe because of the depth and speed of water experienced in the 1% AEP flood. This overlay is found at the Grey, Hokitika, Buller and Waiho rivers.
Coastal Erosion and Inundation Overlay	This overlay manages the most serious coastal hazards on the West Coast – coming from a combination of coastal erosion and coastal flooding and inundation from storm surges. These areas have generally been identified as significant coastal hazard areas for some decades. The extent of hazard in a 1% Annual Exceedance Probability (AEP) coastal flooding event + 1m sea level rise has been mapped alongside the extent of coastal erosion. This overlay is found across the West Coast – in Buller on the coastline from Westport to Hector and at Punakaiki - in Grey at Rapahoe - in Westland on the coastline from Haast Beach to Hannah's Clearing and from Neil's Beach to Jackson Bay village
Earthquake Severe Hazard Overlay	This overlay manages the Alpine Fault in the areas where it is very accurately identified and mapped. The main locations where this overlay is found are in the following areas: -In Westland: Haast, Paringa, Fox Glacier, Franz Josef, Whataroa, Kowhitirangi, Kokatahi, Milltown, Otira Highway/Taramakau River valley around Giffen Creek to Rocky Point -In Grey: Inchbonnie, Poerua, Haupiri, -In Buller: Upper Grey River/Palmer Road, Blue Grey River, Springs Junction

Other hazard overlays	While the natural hazard risk in these locations is significant, the immediate threat to life is generally less than the severe overlays. In addition, the extent of the hazard (e.g. depth of flooding) is less so that it is easier to find ways to build which manage the risks from these hazards.
Coastal Inundation Hazard Overlay 1	This overlay covers areas where there is a hazard from coastal inundation and storm surge. The maps are based on modelling of the extent of hazard in a 1% Annual Exceedance Probability (AEP) coastal flooding event + 1m sea level rise. This overlay is found the length of the West Coast from Hector to Jackson Bay, as coastal inundation is a widespread risk.
Coastal Inundation Hazard Overlay 2	This overlay covers areas where there is a seasonal hazard from coastal inundation and storm surge, though the risk is not as serious as in Coastal Inundation Hazard 1. This overlay extends from the active shoreline to 30m inland and is found the length of the West Coast, as coastal inundation is a widespread risk.
Flood Susceptibility Hazard Overlay	This overlay manages the flood hazards on the Grey, Hokitika and Buller Rivers where detailed hydro-dynamic flood modelling has been undertaken. The maps identify areas subject to a 1% Annual Exceedance Probability (AEP) flood event, informed by the size and extent of past flood events. The natural hazard risk is more able to be managed through measures such as building minimum floor levels than the "Flood Severe" overlay, as the depth and speed of water in the 1% AEP event is less.
Land Instability Hazard Overlay	This overlay manages land instability hazards that have been well known by West Coast councils for decades. The hazard managed in this overlay is a combination of landslides and rockfall. The main locations of this overlay are - Buller: Punakaiki, Ngakawau and Little Wanganui - Grey: Greymouth - Paroa and Cobden – North Beach - Westland: Otira
Westport Hazard Overlay	This is a combined multi-hazard overlay in areas at risk of both river flooding and coastal inundation. The area within this overlay is generally within, and expected to be protected by, the future Westport flood and coastal protection scheme. For this reason, the main restriction on buildings is the requirement to meet minimum floor levels (providing "freeboard" above the flood risk). Provided minimum floor levels are met, no resource consents are required.
Subdivision – only Overlay	Subdivision is managed in all the hazard overlays, but in the case of the Flood Alert Overlay, the only rules that apply are in relation to subdivision. This means the hazard is assessed when any subdivision occurs and appropriate mitigation measures can be put in place at the subdivision scale.
Flood Alert Overlay	This overlay covers areas where there is a known flood hazard, but detailed hydro-dynamic modelling has not been undertaken to very accurately identify the depth and speed of flooding.

Please note that relevant zone standards will still be required to be met.

What are types of activities are regulated within natural hazard areas?

Hazard Sensitive Activity

Means buildings accommodating:

a. Residential activity, including residential units, respite care, sleep outs and rehabilitation housing
b. Visitor accommodation and worker accommodation
c. Retirement village
d. Healthcare and medical activities
e. Community facility
f. Critical response facility

Potentially Hazard Sensitive Activity

Means buildings accommodating:

a. Commercial activity
b. Crematoriums and funeral homes
c. Entertainment facility
d. Food and beverage activity
e. Industrial activity
f. Stadium activity
g. Retail activity
h. Rural industrial

Less Hazard Sensitive Activity

Means

i. Buildings used for non-habitable purposes
j. Fences
k. Minor storage facilities
l. Parks facilities
m. Parks furniture
n. Buildings associated with primary production, including intensive indoor primary production
o. West Coast Regional Council monitoring structures
p. Buildings associated with port activities
q. Buildings associated with quarrying and mining activities
r. Decks
s. Buildings and structures associated with any other activity that is not identified as a Hazard Sensitive Activity or Potentially Hazard Sensitive Activity

Overview of which rules apply for buildings

Natural Hazard Overlay	Less Hazard Sensitive Activity - New	Less Hazard Sensitive Activity - Additions	Potentially Hazard Sensitive Activity - New	Potentially Hazard Sensitive Activity - Additions	Hazard Sensitive Activity - New	Hazard Sensitive Activity - Additions
Flood Severe Hazard Overlay	Permitted	Permitted	Non - complying	Non - complying	Non - complying	Non - complying
Flood Susceptibility Hazard Overlay	Permitted	Permitted	Permitted with minimum floor levels	Permitted with minimum floor levels	Permitted with minimum floor levels	Permitted with minimum floor levels
Flood Alert Overlay	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Earthquake Severe Hazard Overlay	Permitted	Permitted	Non - complying	Restricted Discretionary	Non - complying	Restricted Discretionary
Earthquake Susceptibility	Permitted	Permitted	Restricted Discretionary	Restricted Discretionary	Restricted Discretionary	Restricted Discretionary
Land Instability Hazard Overlay	Permitted	Permitted	Restricted Discretionary	Restricted Discretionary	Restricted Discretionary	Restricted Discretionary
Coastal Erosion and Inundation Overlay	Permitted	Permitted	Restricted Discretionary	Permitted with minimum floor levels	Non - complying	Non - complying
Coastal Inundation Hazard Overlay 1	Permitted	Permitted	Restricted Discretionary	Permitted with minimum floor levels	Restricted Discretionary	Restricted Discretionary
Coastal Inundation Hazard Overlay 2	Permitted	Permitted	Permitted	Permitted	Restricted Discretionary	Permitted
Westport Hazard Overlay	Permitted	Permitted	Permitted with minimum floor levels	Permitted with minimum floor levels	Permitted with minimum floor levels	Permitted with minimum floor levels
Hokitika Coastal Hazard Overlay	Permitted	Permitted	Permitted with minimum floor levels	Permitted with minimum floor levels	Permitted with minimum floor levels	Permitted with minimum floor levels

Specific rule for properties in a severe hazard overlay where there is no residential dwelling on the site
Where there is an existing vacant site that existed prior to 1 July 2022 within the Coastal Erosion and Inundation, Flood Severe or Earthquake Severe Overlays, then a specific rule provides for the construction of a residential unit on that site as a Restricted Discretionary (rather than Non-complying) Activity.

Specific rule for properties at Punakaiki in the Scenic Visitor Zone
At Punakaiki within the Scenic Visitor Zone and within the Coastal Erosion and Inundation Overlay, a specific rule provides for additions and new buildings that will contain Potentially Hazard Sensitive and Hazard Sensitive Activities as a Restricted Discretionary (rather than Non-complying) Activity.

Existing use rights
The Natural Hazards rules in TTPP do not affect the ability to continue existing lawfully established activities. Where there are existing lawfully established buildings within a natural hazard (or other) overlay at the time of notification of the Plan, these will have existing use rights under the Resource Management Act. Existing use rights mean that the building can continue to be maintained and occupied without the need to get a resource consent under TTPP. If the building was established by a resource consent, then it can be rebuilt subject to the same requirements of that resource consent.

If you are seeking to rely on existing use rights in relation to works that would otherwise be a breach of TTPP, then you will need to prove the required elements to your district council (i.e., that it was lawfully established, and the effects of the use are the same or similar in character, intensity and scale). If you would like the council to confirm whether you have existing use rights for an existing building or activity, you can apply for an Existing Use Certificate. An Existing Use Certificate has the same effect as a resource consent.

What happens if a building is destroyed by fire or natural disaster?
Under existing use rights, if a building is destroyed, then, provided the work is done within 12 months, it can be replaced/reconstructed with a building of a similar size, location and purpose without any need for a resource consent, provided that the replacement building does not increase the degree to which the building fails to comply with the rules in TTPP.

An additional rule is included within TTPP that extends the period that a building can be rebuilt/replaced in the following natural hazard overlays as a Permitted Activity to 5 years, provided the minimum floor levels set in the Plan are met. This applies to the following natural hazard overlays:

- Flood Susceptibility
- Earthquake Susceptibility
- Land Instability
- Coastal Hazard Inundation Overlay 1
- Coastal Hazard Inundation Overlay 2
- Hokitika Coastal Hazard Overlay
- Westport Hazard Overlay

Glossary – types of resource consents
Many activities are proposed to be subject to a resource consent requirement under the Natural Hazard Rules. A short description of these is as follows:

Restricted Discretionary Activity
This is a type of resource consent where there are specific identified matters considered. These are listed in the Rule as the "Matters of Discretion". In relation to natural hazards, a hazard risk assessment by a suitability qualified person is generally required to accompany the resource consent application.

Discretionary Activity
This is a type of consent where there are a wide range of matters, as outlined in the Objectives and Policies of the Plan which are considered in the assessment of the resource consent. An application will need to specifically address the matters identified in the objectives and policies relevant to the rule. A natural hazard risk assessment would be expected to accompany this but there may be other technical reports and information required.

Non-complying Activity
These are a type of consent, where the activity is not expected to comply with the plan. The applicant would need to provide a lot of technical information with the consent application and demonstrate that it is not inconsistent with the policies and objectives of the plan in order for it to be approved.

Where to get more information
You can read the TTPP online and the view the maps at https://ttpp.nz/
Talk to your local Council about how the natural hazards overlays and rules might affect you:
Buller District Council: planning@bdc.govt.nz
Grey District Council: GDC_Planning@greydc.govt.nz
Westland District Council: planning@westlanddc.govt.nz