

Part 3

Domains and topics

Topics

HAZ – Hazards and risks

NH – Natural hazards

Objectives

NH-O1 Natural hazards [RP, RCP, DP]

The objective for this chapter is **SRMR-HAZ-01 Natural hazards**.

The risk to Whakatū Nelson's people (including tangata whenua) from natural hazards, including the effects of climate change, is recognised and managed to ensure that subdivision, use and development do not increase significant risks from natural hazards.

Policies

Flood hazard

NH-P1 Flood hazard: Identifying the Annual Exceedance Probability Event [RP, RCP, DP]

Identify the 1% Annual Exceedance Probability Event (AEP), including the likely effects of climate change, over at least 100 years, using the most up-to-date recognised national guidance, for areas of flooding within Whakatū Nelson.

NH-P2 Flood hazard: Subdivision, use and development in the Flood hazard overlays [RP, RCP, DP]

Flood hazard overlays are pending community engagement, technical development and review of flood hazard analysis.

Ensure that subdivision, use and development within the Flood hazard overlay, High flood hazard overlay, and the North Nelson flood hazard overlay consider:

1. the building, land use or activity being proposed and its vulnerability to significant risk from the flood hazard;
2. the type, frequency and scale of projected flooding, and likely damage and effects, both temporary and permanent;

3. the significant risk of adverse effects to people, property, infrastructure and the natural environment, including social and cultural effects, from the flood hazard;
4. the design, location and construction of buildings and structures to mitigate the projected effects of the flood hazard, including the opportunity to utilise an adaptive management approach that allows for the adaptation and/or relocation of buildings;
5. the ground and/or floor levels required to mitigate adverse effects associated with a 1% AEP flood event, including the likely effects of climate change;
6. the site layout, including placement of any buildings and structures, infrastructure and access in relation to the flood risk;
7. any proposed storage and use of hazardous substances and the management of these substances in relation to the flood hazard;
8. the ability to maintain access (ingress and egress) in a flood event;
9. any identified evacuation routes or refuges above flood levels;
10. the effects on and the potential to enhance the function of the floodplain, including flood storage capacity and conveyance; and
11. any effects beyond the subject site, including:
 - a. effects on character and amenity values of neighbouring sites and the surrounding environment, in particular, adjoining residential land use;
 - b. any likelihood of flooding or erosion being aggravated;
 - c. any additional water being directed onto adjacent sites; and
 - d. drainage of other sites.

NH-P3 Flood hazard: Habitable areas and sensitive uses [RP, RCP, DP]

Require buildings to be designed so that any habitable areas and sensitive uses are located outside any flood hazard area, or are designed in a way that avoids an increase in significant flood hazard risk and mitigates the potential effects from the flood hazard.

NH-P4 Flood hazard: Floor and ground levels [RP, RCP, DP]

When proposing to raise floor levels or alter ground levels to mitigate the risk associated with the flood hazard:

1. encourage raising the floor level in preference to altering the ground level, where this will not result in adverse urban design outcomes and the dispersal of flood waters; and
2. discourage raising the ground level where this will result in adverse urban design outcomes on the streetscape and neighbouring properties or the dispersal of flood waters.

NH-P5 Flood hazard: Hard protection structures [RP, RCP, DP]

Hard protection structures for flood mitigation purposes are used in preference to natural features and

processes only where:

1. there is no natural defence option;
2. the hard protection structure does not create or exacerbate flooding upstream or downstream, or otherwise increase flood hazards;
3. the hard protection structure is located, designed, built and maintained to withstand natural processes and the effects of climate change;
4. there are no cumulative adverse effects on the natural character and processes of the river, including natural morphological form and flow; and
5. significant adverse effects on people, property, infrastructure (including regionally significant infrastructure) and the natural environment from the hard protection structure are avoided, and any other adverse effects are avoided, remedied or mitigated.

NH-P6 Flood hazard: Adaptive management [RP, RCP, DP]

Encourage subdivision, use and development that implements an adaptive management approach that increases resilience to flood hazards and the effects of climate change.

NH-P7 Flood hazard: North Nelson: Activities and development [RP, RCP, DP]

Flood hazard overlays are pending community engagement, technical development and review of flood hazard analysis.

Enable activities and development in the Flood hazard overlay and the North Nelson flood hazard overlay, where the activity does not increase significant risks of adverse effects from flood hazards to people, property, infrastructure and the natural environment.

NH-P8 Flood hazard: North Nelson: Redevelopment [RP, RCP, DP]

Encourage redevelopment in the Flood hazard overlay and the North Nelson flood hazard overlay to reduce significant flood hazard risks to people, property, infrastructure and the natural environment, through adaptation, built mitigation and infrastructure improvements.

NH-P9 Flood hazard: North Nelson: Adverse effects [RP, RCP, DP]

Flood hazard overlays are pending community engagement, technical development and review of flood hazard analysis.

Require subdivision, use and development in the Flood hazard overlay and North Nelson flood hazard overlay to avoid, remedy or mitigate significant risks of adverse effects resulting from flood hazards, by:

1. providing building platforms, vehicle access and infrastructure to be located to respond to the severity of the hazard and proposed use of the site;
2. implementing measures to maintain the function of the flood plain so ensuring that significant flood risks are not increased either on or off-site; and

3. ensuring significant flood hazard risks to other properties or activities would not be increased and the function of the floodplain would be maintained.

NH-P10 Flood hazard: Rural areas [RP, RCP, DP]

Ensure that subdivision, use and development in rural areas avoids, reduces, or mitigates adverse effects resulting from the flood hazard through location, design and management, and reduces significant risks where practicable.

NH-P11 High flood hazard: Subdivision, use and development [RP, RCP, DP]

Flood hazard overlays are pending community engagement, technical development and review of flood hazard analysis.

Provide for subdivision, use and development, including redevelopment, in existing urban areas to locate in the High flood hazard overlay only where it can be demonstrated that:

1. risks to people, property, infrastructure and the natural environment are adequately mitigated, having particular regard to human life, and emergency management;
2. significant flood hazard risks to other properties or activities would not be increased, and the function of the floodplain would be maintained; and
3. they are resilient to the effects of climate change.

Fault Hazard

NH-P12 Fault hazard: Subdivision, use and development [RP, RCP, DP]

Ensure that subdivision use and development within the Fault rupture overlay consider:

1. the need for a site-specific assessment to confirm the location of the fault trace where it is not specifically defined;
2. the proposed land use or activity;
3. the location, size and design of the development in relation to fault rupture risk;
4. the anticipated use of the site;
5. risk to people, property, infrastructure and the natural environment from the fault rupture; and
6. geotechnical recommendations.

NH-P13 Fault hazard: Setbacks from fault rupture [RP, RCP, DP]

Encourage new buildings and additions to existing buildings, structures and network utilities within the Fault rupture overlay, to be set back from the fault trace to mitigate significant risks of damage from a fault rupture.

NH-P14 Fault hazard: Fault trace [RP, RCP, DP]

Discourage any building or additions to existing buildings within 10 metres of the fault trace, unless it can be demonstrated that any adverse effects on the following can be avoided, remedied or mitigated:

1. risk to life;
2. likelihood of damage;
3. ability to recover; and
4. damage to property.

Liquefaction Hazard

NH-P15 Liquefaction hazard: Subdivision, use and development [RP, RCP, DP]

Ensure subdivision, use or development within the Tahunanui liquefaction overlay consider:

1. the proposed land use or activity;
2. the location, size and design of the development in relation to the liquefaction risk;
3. the anticipated use of the site;
4. risk to people, property, infrastructure and the natural environment from the liquefaction hazard; and
5. geotechnical recommendations.

NH-P16 Liquefaction hazard: Assessment of risk [RP, RCP, DP]

Subdivision, use and development is discouraged in the Tahunanui liquefaction overlay where the risk of liquefaction to people, property, infrastructure and the natural environment is assessed as being significant.

NH-P17 Liquefaction hazard: Single residential units and network utilities [RP, RCP, DP]

Enable single residential units and network utilities within the Tahunanui liquefaction overlay, provided they are designed to mitigate significant liquefaction risks.

Coastal hazard

NH-P18 Coastal hazards: Identification [RP, RCP, DP]

The coastal and flood sections propose a broad approach to hazard management.

Identify areas that are currently subject to coastal hazards and that may potentially be affected by coastal hazards in the future, including sea level rise over at least a 100 year time period, under a 1% Annual Exceedance Probability (AEP) Event.

NH-P19 Coastal hazards: Interim measure [RP, RCP, DP]

The coastal and flood sections propose a broad approach to hazard management.

As an interim measure, ensure subdivision, use and development in low-lying areas with a Reduced Level (RL) of less than 4 metres RL considers the risk of adverse effects from coastal hazards, including the effects of sea level rise over at least a 100 year time period, in a 1% Annual Exceedance Probability (AEP) Event, to people, property, infrastructure and the natural environment from coastal hazards, including:

1. the proposed development and its vulnerability to coastal hazards;
2. the frequency of the hazard and likely damage and effects, both temporary and permanent;
3. significant risk to people, property, infrastructure and the natural environment from the hazard(s);
4. ground and/or floor levels required to give protection from coastal hazard events;
5. proposed mitigation measures, including any need or future demand for the construction and continued maintenance of natural and/or hard protection structures;
6. site layout, including placement of any buildings and structures, infrastructure and access in relation to coastal hazards, and access and evacuation routes or refuges; and
7. effects beyond the subject site.

NH-P20 Coastal hazards: Adaptive pathways approach [RP, RCP, DP]

The coastal and flood sections propose a broad approach to hazard management.

Develop provisions for the management of subdivision, use and activities in areas potentially at risk from coastal hazards using a dynamic adaptive pathways approach.

NH-P21 Coastal hazards: Hard protection structures [RP, RCP, DP]

The coastal and flood sections propose a broad approach to hazard management.

Hard protection structures to mitigate the effects of coastal hazards and the effects of climate change are used in preference to natural features and processes only where:

1. there is no natural defence option; and
2. the structure:
 - a. does not adversely affect any other existing lawfully established structure or activity;
 - b. avoids the modification or alteration of natural systems in a way that would compromise their function as natural defences to coastal hazards;
 - c. will not create an unsustainable physical and/or economic demand for continued maintenance; and
 - d. will not create a future need for hard protection structures or reclamations as defences against coastal hazards.

NH-P22 Coastal hazards: Adverse environmental effects of hard protection structures [RP, RCP, DP]

The coastal and flood sections propose a broad approach to hazard management.

Ensure that hard protection structures and associated works to mitigate coastal hazards and the effects of climate change avoid, remedy or mitigate adverse environmental effects by:

1. locating hard protection structures as far landward as possible; and
2. considering the following matters when locating and designing hard protection structures:
 - a. any likely increase in the coastal hazard, including increased rates of erosion, accretion, subsidence or slippage;
 - b. undermining of the foundations at the base of the structure;
 - c. erosion in front of, behind or around the ends or down-drift of the structure;
 - d. settlement or loss of foundation material;
 - e. movement or dislodgement of individual structural elements;
 - f. offshore or long-shore loss of sediment from the immediate vicinity;
 - g. their ability to withstand the effects of climate change, including sea level rise and increased storm events;
 - h. long-term adverse visual effects on coastal landscape and amenity values; and
 - i. effects on public access.

NH-P23 Infrastructure in all hazard overlays [RP, RCP, DP]

The coastal and flood sections propose a broad approach to hazard management.

Provide for the operation, maintenance, upgrading and construction of infrastructure (including regionally significant infrastructure) in hazard areas, only where:

1. that infrastructure is functionally or operationally required to locate in a hazard area or there is no reasonable alternative;
2. the infrastructure is designed, maintained and managed to be resilient to the hazard event and the effects of climate change; and
3. any potential adverse effects on people, property, infrastructure or the natural environment, including exacerbation of flood hazards, are avoided, remedied or mitigated.

Rules

Rule interpretation and application

All flooding and coastal hazard rules are pending community engagement, technical development and review of flood hazard analysis.

NH-R1 [RP, RCP, DP]

The rules that **apply** to natural hazards are contained in the activity status table as follows:

1. Flood hazard overlay: NH-R5, NH-R6, NH-R7, NH-R8, NH-R9, NH-R10, NH-R23 and NH-R24; and
2. High flood hazard overlay: NH-R11, NH-R12, NH-R13, NH-R14, NH-R15, NH-R16, NH-R23 and NH-R24; and
3. North Nelson flood hazard overlay: NH-R17, NH-R18, NH-R19, NH-R20, NH-R21, NH-R22, NH-R23 and NH-R24; and
4. Fault rupture overlay: NH-R25; and
5. Tahunanui liquefaction overlay: NH-R26; and
6. coastal hazards above Mean High Water Springs: NH-R27, NH-R28, NH-R29, NH-R30, NH-R31.

NH-R2 [RP, RCP, DP]

1. The rules that **apply** to activities in response to coastal hazards below Mean High Water Springs are located in CMA – Coastal marine area.
2. Small portions of the Flood hazard overlay and High flood hazard overlay **apply** below Mean High Water Springs in the vicinity of Port Nelson, where wharves are cantilevered over the CMA – Coastal marine area.

NH-R3 [RP, RCP, DP]

The activity status tables and standards in the following chapters **also apply** to natural hazards:

1. Part 3 – Domains and topics – all chapters:
 - a. AIR – Air; and
 - b. CMA – Coastal marine area; and
 - c. CMAR – Coastal margins; and
 - d. NCFLC – Natural character, features and landscapes in the coastal environment; and
 - e. LF – Land and freshwater; and
 - f. EIT – Energy, infrastructure and transport; and
 - g. CON – Contaminated land; and
 - h. HAZS – Hazardous substances; and
 - i. NH – Natural hazards; and
 - j. HH – Historic heritage; and
 - k. TREE – Notable trees; and

- l. SASM – Site and areas of significance to Māori; and
 - m. ECO – Ecosystems and indigenous biodiversity; and
 - n. NATC – Natural character; and
 - o. NFL – Natural features and landscapes; and
 - p. PA – Public access; and
 - q. SUB – Subdivision; and
 - r. UFD – Urban form and development; and
 - s. ASW – Activities on the surface of water; and
 - t. EW – Earthworks; and
 - u. LIGHT – Light; and
 - v. NOISE – Noise; and
 - w. SIGN – Signs; and
 - x. TEMP – Temporary activities; and
2. Part 4 – Area specific matters – all chapters:
- a. GRZ – General residential zone; and
 - b. MRZ – Medium density residential zone; and
 - c. GRUZ – General rural zone; and
 - d. RLZ – Rural lifestyle zone; and
 - e. NCZ – Neighbourhood centre zone; and
 - f. LCZ – Local centre zone; and
 - g. MUZ – Mixed use zone; and
 - h. CCZ – City centre zone; and
 - i. LIZ – Light industrial zone; and
 - j. GIZ – General industrial zone; and
 - k. NOSZ – Natural open space zone; and
 - l. OSZ – Open space zone; and
 - m. SARZ – Sport and active recreation zone; and
 - n. HOSZ – Hospital zone; and
 - o. PORTZ – Port zone; and
 - p. PREC19 – Marina precinct; and
 - q. DEV2 – Saxton development area.

NH-R4 [RP, RCP, DP]

The National Environmental Standards for Plantation Forestry **apply** to plantation forestry.

Activity status

Rule	Use/Activity
Flooding	
<i>[Placeholder: All flooding rules are pending community engagement, technical development and review of flood hazard analysis.]</i>	
NH-R5	Flood hazard overlay: Underlying zone permitted activities
NH-R6	Flood hazard overlay: Storage and use of a hazardous substance
NH-R7	Flood hazard overlay: Building or structure
NH-R8	Flood hazard overlay: Fence, retaining wall and outside storage
NH-R9	Flood hazard overlay: Network utility
NH-R10	Flood hazard overlay: On-site wastewater system
NH-R11	High flood hazard overlay: Flood tolerant activities
NH-R12	High flood hazard overlay: Storage and use of a hazardous substance
NH-R13	High flood hazard overlay: Building or structure
NH-R14	High flood hazard overlay: Fence, retaining wall and storage
NH-R15	High flood hazard overlay: Network utility
NH-R16	High flood hazard overlay: On-site wastewater system
NH-R17	North Nelson flood hazard overlay: Activities
NH-R18	North Nelson flood hazard overlay: Storage and use of a hazardous substance
NH-R19	North Nelson flood hazard overlay: Building or structure
NH-R20	North Nelson flood hazard overlay: Fence, retaining wall and outside storage
NH-R21	North Nelson flood hazard overlay: Network utility
NH-R22	North Nelson flood hazard overlay: On-site wastewater system
NH-R23	Flood hazard overlay, North Nelson flood hazard overlay, and High flood hazard overlay: Earthworks

NH-R24	Flood hazard overlay, North Nelson flood hazard overlay, and High flood hazard overlay: Flood mitigation and protection works
Fault rupture	
NH-R25	Fault rupture overlay: Building, structure, or network utility
Liquefaction	
NH-R26	Tahunanui liquefaction overlay: Building or network utility
Coastal	
<i>[All coastal rules are pending community engagement, technical development and review of flood hazard analysis.]</i>	
NH-R27	Coastal hazards: Maintenance of hard protection structure on land (above MHWS)
NH-R28	Coastal hazards: Construction of hard protection structure or wave attenuation device on land (above MHWS): PORTZ – Port zone
NH-R29	Coastal hazards: Construction of hard protection structure or wave attenuation device on land (above MHWS): RESZ – Residential zones, CMUZ – Commercial and Mixed use zones and INZ – Industrial zones
NH-R30	Coastal hazards: Construction of hard protection structure or wave attenuation device on land (above MHWS): RURZ – Rural zones, and OSRZ – Open space and recreation zones
NH-R31	Coastal hazards: Beach nourishment, beach contouring and dune stabilisation (above MHWS)

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Flooding			
NH-R5 Flood hazard overlay: Underlying zone permitted activities [RCP, DP] Legal effect on notification: No	1. <i>[Placeholder pending community engagement, technical development and review of flood hazard analysis.]</i>	2. <i>[Placeholder pending community engagement, technical development and review of flood hazard analysis.]</i> .	3. <i>[Placeholder pending community engagement, technical development and review of flood hazard analysis.]</i>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
NH-R6 Flood hazard overlay: Storage and use of a hazardous substance [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R7 Flood hazard overlay: Building or structure [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R8 Flood hazard overlay: Fence, retaining wall and outside storage [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R9 Flood hazard overlay: Network utility [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R10 Flood hazard overlay: On-site wastewater system [RCP, DP]	1. [Placeholder pending community engagement, technical development and	2. [Placeholder pending community engagement, technical development and	3. [Placeholder pending community engagement, technical development and

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Legal effect on notification: No	review of flood hazard analysis.]	review of flood hazard analysis.]	review of flood hazard analysis.]
NH-R11 High flood hazard overlay: Flood tolerant activities [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R12 High flood hazard overlay: Storage and use of a hazardous substance [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R13 High flood hazard overlay: Building or structure [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R14 High flood hazard overlay: Fence, retaining wall and storage [RCP, DP]	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Legal effect on notification: No			
NH-R15 High flood hazard overlay: Network utility [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R16 High flood hazard overlay: On-site wastewater system [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R17 North Nelson flood hazard overlay: Activities [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R18 North Nelson flood hazard overlay: Storage and use of a hazardous substance [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
NH-R19 North Nelson flood hazard overlay: Building or structure [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R20 North Nelson flood hazard overlay: Fence, retaining wall and storage [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R21 North Nelson flood hazard overlay: Network utility [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R22 North Nelson flood hazard overlay: On-site wastewater system [RCP, DP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
NH-R23	1. [Placeholder pending community	2. [Placeholder pending community	3. [Placeholder pending community

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Flood hazard overlay, North Nelson flood hazard overlay and High flood hazard overlay: Earthworks [RCP, DP, RP] Legal effect on notification: No	engagement, technical development and review of flood hazard analysis.]	engagement, technical development and review of flood hazard analysis.]	engagement, technical development and review of flood hazard analysis.]
NH-R24 Flood hazard overlay, North Nelson flood hazard overlay and High flood hazard overlay: Flood mitigation and protection works [RCP, DP, RP] Legal effect on notification: No	1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]	3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]
Fault rupture <i>[These Fault rupture provisions are a first draft and will be developed further to give effect to legislative changes as proposed to Schedule 1 of the Building Act and through community engagement.]</i>			
NH-R25 Fault rupture overlay: Building, structure, or network utility [DP] Legal effect on notification: No	1. A new building, structure or network utility, or addition to an existing building, structure or network utility is a permitted activity , provided that: <ol style="list-style-type: none"> a. it is set back at least 10 metres from the fault trace, where the fault has been identified and 	2. Not applicable.	3. A new building, structure or network utility, or addition to an existing building, structure or network utility that contravenes NH-R25.1.b., NH-R25.1.c., NH-R25.1.d. and NH-R25.1.e. is a restricted discretionary activity , provided

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>precisely located within the Fault rupture overlay; or</p> <p>b. where the fault trace is outside the Fault rupture overlay, the site has been assessed by a registered professional engineer and a statement by that professional is provided confirming that the building or addition is located at least 10 metres from the fault trace; or</p> <p>c. if a geotechnical report has been approved for an underlying subdivision or resource consent within the two years preceding the new activity or development, or for a building consent prepared for the building or addition; that:</p> <p>i. the geotechnical report has assessed the</p>		<p>that it is set back at least 10 metres from the fault trace.</p> <p>Discretion is restricted to:</p> <p>a. the location, scale and design of the proposed building, structure or network utility in relation to the fault rupture risk; and</p> <p>b. the purpose of the building, structure or network utility and nature of the proposed activity or other likely uses on the site; and</p> <p>c. any risk to people, property, infrastructure and the natural environment from a fault rupture; and</p> <p>d. geotechnical recommendations.</p> <p>4. A new building, structure or network utility, or addition to an existing building, structure or network utility, within 10 metres of the fault</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>fault rupture risk; and</p> <p>ii. the report contains recommendations for new buildings or additions to existing buildings; and</p> <p>iii. those recommendations are to be met; and</p> <p>d. in the portion of the Fault rupture overlay between Seymour Avenue and Cambria Street, NH-R25.1.a. does not apply to a building used for residential purposes that is:</p> <p>i. a maximum of 7.5 metres in height; and</p> <p>ii. designed for the permanent occupation of a maximum of 20 persons; and</p> <p>e. where the building is a non-habitable building it is a maximum of:</p>		<p>trace is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> i. 10m² in area; and ii. 7.5 metres in height. 		
<p>Liquefaction <i>[These Liquefaction provisions are a first draft and will be developed further to give effect to legislative changes as proposed to Schedule 1 of the Building Act and through community engagement.]</i></p>			
<p>NH-R26 Tahunanui liquefaction overlay: Building or network utility [DP] Legal effect on notification: No</p>	<p>1. In the Tahunanui liquefaction overlay a building or network utility is a permitted activity provided that:</p> <ul style="list-style-type: none"> a. the site has been assessed by a registered professional engineer and a statement by that professional is provided confirming the building or network utility is suitable; or b. the activity or development is occurring within two years of an underlying subdivision consent being approved; or c. the building is a non-habitable building less than 36m² and not more than 4.5 metres high that 	<p>2. In the Tahunanui liquefaction overlay a single residential unit that contravenes NH-R26.1. is a controlled activity.</p> <p>Control is reserved over:</p> <ul style="list-style-type: none"> a. building and foundation design; and b. siting and layout of the proposal, including location of buildings and building platforms, earthworks, parking, services, and access in relation to any identified liquefaction hazard; and c. geotechnical recommendation. 	<p>3. In the Tahunanui liquefaction overlay a building, other than a single residential unit, or a network utility that contravenes NH-R26.1. is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. intended use of the building; and b. building and foundation design; and c. proposed remediation or ability of the network utility design to mitigate the liquefaction risk; and d. siting and layout of the proposal, including location of buildings and building

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>is not structurally attached to the primary building/s; or</p> <p>d. a building consent for the building or network utility has:</p> <ul style="list-style-type: none"> i. assessed the liquefaction hazard risk; and ii. contains recommendations for buildings or network utilities; and iii. those recommendations are to be met. 		<p>platforms, earthworks, parking, services, and access in relation to any identified liquefaction hazard; and</p> <p>e. risk to people, property, infrastructure and the natural environment; and</p> <p>f. geotechnical recommendations; and</p> <p>g. resilient to the effects of climate change.</p>
Coastal			
<p>NH-R27</p> <p>Coastal hazards:</p> <p>Maintenance of hard protection structure on land (above MHWS)</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>	<p>2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>	<p>3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>
<p>NH-R28</p> <p>Coastal hazards:</p> <p>Construction of hard</p>	<p>1. [Placeholder pending community engagement, technical</p>	<p>2. [Placeholder pending community engagement, technical</p>	<p>3. [Placeholder pending community engagement, technical</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
<p>protection structure or wave attenuation device on land (above MHWS):</p> <p>PORTZ – Port zone</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>development and review of flood hazard analysis.]</p>	<p>development and review of flood hazard analysis.]</p>	<p>development and review of flood hazard analysis.]</p>
<p>NH-R29</p> <p>Coastal hazards:</p> <p>Construction of hard protection structure on land (above MHWS):</p> <p>RESZ – Residential zones,</p> <p>CMUZ – Commercial and mixed use zones,</p> <p>and</p> <p>INZ – Industrial zones</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>	<p>2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>	<p>3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>
<p>NH-R30</p> <p>Coastal hazards:</p> <p>Construction of hard protection structure on land (above MHWS):</p> <p>RURZ – Rural zones</p> <p>and</p> <p>OSRZ – Open space and recreation zones</p>	<p>1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>	<p>2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>	<p>3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
<p>[DP] Legal effect on notification: No</p>			
<p>NH-R31 Coastal hazard: Beach nourishment, beach recontouring and dune stabilisation (above MHWS) [DP] Legal effect on notification: No</p>	<p>1. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>	<p>2. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>	<p>3. [Placeholder pending community engagement, technical development and review of flood hazard analysis.]</p>