

Draft Nelson Plan – Frequently asked questions

Liquefaction hazard

Why has the Council produced Liquefaction hazard maps?

Councils are required by Government legislation to manage natural hazard risks. Relevant legislation includes the Resource Management Act (RMA), Building Act, Local Government Act, and the Civil Defence and Emergency Management Act.

Our liquefaction hazard maps have been prepared to identify areas which may be subject to liquefaction during an earthquake. The maps help inform decision-making under the Resource Management Act.

What is a liquefaction hazard?

Liquefaction is a type of earthquake hazard that involves the ground level settling and the water table rising.

What does the Liquefaction overlay show?

The Liquefaction overlay identifies an area where land may settle (and where the water table may rise) in the event of a strong local earthquake. This could cause serious damage to houses built on foundations that weren't designed to deal with that type of effect.

What information is used to map the Liquefaction overlay area?

The liquefaction maps are based on technical assessments and geotechnical investigations by geological engineers. The area of liquefaction occurs along fault lines which have been identified by GNS Science. The technical documents that have informed the maps are available here: <http://www.nelson.govt.nz/environment/nelson-plan/research-and-technical-documents/>.

Why is my property included in the Liquefaction overlay when it has never been affected like that in an earthquake?

Councils are required to look at long term future risk to help inform decisions regarding future development and land uses. The mapping shows a zone where there is a risk of liquefaction in the future. It may be an unlikely event, but since the risk has been identified, we should make sure that future buildings and structures are designed to reduce the risk to people and property.

What would it mean if my property were located in a Liquefaction overlay?

The Draft Nelson Plan proposes that new building work within the overlay would not need resource consent in relation to this hazard if:

- it was a small, non-habitable building, or
- it was assessed by, and found to be suitable by an engineer, or
- if the liquefaction hazard has been recognised and addressed through the building consent or subdivision process.

If a resource consent was required, the assessment would focus on the location and type of foundations, the purpose of the building, and the risk to people, property, infrastructure and the environment from liquefaction.

Will this information go onto my property file?

Yes. Property files have been updated with this natural hazard information.

What will this mean for my property?

Until the Nelson Plan is publically notified in 2022, the Nelson Resource Management Plan (NRMP) rules still apply, but applications for resource consent or building consent may need to consider if the proposal may be affected by this hazard information.

Land Information Memorandums (LIMs) also include information about this Liquefaction overlay, as Council is required to include the natural hazard information it holds.

Will this information affect my property value or insurance?

We cannot advise you about any effect this information may have on your property values or insurance. We recommend you seek professional advice from a property valuation or insurance expert about any concerns you may have regarding these matters.

Will I be covered by the EQC if my property is affected by an earthquake?

The Earthquake Commission advises that the EQC covers homes, contents and land for earthquake damage. Your insurer will cover house and contents damage for flood and storm damage, according to the terms of your policy.

Links to the Draft Nelson Plan

This 'frequently asked questions' sheet addresses a few of the key provisions in the Draft Nelson Plan. It should not be used as a definitive representation of content. To view actual Draft Nelson Plan content, please go to shape.nelson.govt.nz.