

DISTRICT-WIDE MATTERS

NH – Natural Hazards

This draft chapter has been prepared as part of Council's District Plan Review Project. The structure and layout of this chapter reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards. Council is intending to publish the District Plan in the new structure prior to PCA being publicly notified.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing process.

This new Natural Hazards Chapter will replace the existing Natural Hazards chapter in its entirety, including the extent of the Flood Channel Zone 1 and 2.

Other consequential changes are required throughout the remainder of the District Plan as a result of PCA. The substantive changes can be found in the Consequential Changes Chapter. Details of all consequential changes will be identified when PCA is publicly notified.

Document status: Working Draft

Plan Change: Draft Plan Change A: Rural and Flood Channel Review

Date: October 2023

NOTE: Text in grey highlighter has not been reviewed as part of PCA; and will be reviewed in a subsequent plan change.

Introduction

The term natural hazards cover situations where water, air and ground movement have the potential to adversely affect human life and property. They can also have adverse effects upon structural assets and the natural values of areas. The hazards most relevant to the Manawātū District are flooding, earthquakes, land slippage, coastal erosion/deposition, liquefaction, fault lines and tsunamis (tidal waves).

This chapter must be read alongside the underlying chapter for the Zone that applies. The flood hazard overlays identify different hazard risk areas. The rules within this chapter will override the zone provisions where they relate to buildings and structures within flood hazard overlays.

Objectives – Natural Hazards

NH-O1	Subdivision, use and development within an area at risk of a natural hazard does not increase the risk to life, property, infrastructure or community wellbeing.
NH-O2	Activities and buildings do not create new flood hazards or exacerbate the risk of existing flood hazards on adjacent properties.
NH-O3	Buildings, structures and activities are designed and located to minimise the risk to people's life and wellbeing, and the potential for property damage from flooding.

Policies – Natural Hazards

NH-P1	Flood hazard areas will be identified through overlays based on a risk based approach recognising the sensitivity of the activity to loss of life, damage from a flood event and ability for the community to recover.
NH-P2	Restrict hazard sensitive activities locating within identified natural hazards areas or areas which have significant potential to be affected by natural hazards in a 0.5% Annual Exceedance Probability (1 in 200 year) flood event, unless the resulting risk to people, property, infrastructure and the wellbeing of communities can be managed by a specific design that includes avoidance or mitigation measures for people's life and wellbeing and buildings.

NH-P3	Allow less hazard sensitive activities within flood hazard areas only where	
	NH-P3.1	Effects can be mitigated or avoided; and
	NH-P3.2	Activities do not result in the diversion or transfer of flood water onto or increase the potential impact of a 0.5% Annual Exceedance Probability (1 in 200 year) flood event on any adjoining site.
NH-P4	Any building or structure in a flood hazard area does not result in the diversion or transfer of flood water onto, or increase the potential impact of a flood event on, any adjoining site in a 0.5% AEP flood event.	
NH-P5	Manage the effects of flood hazards, taking into account more site specific information, including longer term shifts in climate and changes in sea-level, by:	
	NH-P5.1	Setting minimum floor levels; and
	NH-P5.2	requiring the implementation of flood avoidance or mitigation measures
NH-P6	Avoid, where practicable, the siting of infrastructure of regional and national importance within flood hazard areas except where the applicant has demonstrated that there is a functional and operational need to be located within the flood hazard areas.	
NH-P7	To take the potential effects of tsunamis, coastal erosion / deposition processes, and the possibility of sea level rise into account when planning for the beach settlements and coastal areas.	
NH-P8	To identify areas which are especially prone to damage from earthquakes, and consider special standards for buildings in these areas. ¹	

¹ Note NH-P7 and NH-P8 are existing policies that have not been reviewed as part of PCA: Rural and Flood Channel Review.

Rules

Guidance Notes:

1. Manawātū District Council and Horizons Regional Council hold regional-scale information on natural hazards (liquefaction, ground shaking, active fault lines, unmapped flooding (areas which have not been modelled) and landslide) which are not shown on District Plan Maps. These are freely available upon request. Plan users should consult Horizons Regional Council to identify any potential hazards on a particular site. The presence of such hazards may not necessarily preclude development on a site, but may indicate that geotechnical and/or other engineering reports may be required in support of a building consent application.
2. For the avoidance of doubt, information supplied by Horizons Regional Council which identifies that the proposed activity is not subject to a natural hazard will override the information on the District Plan hazard overlays in a consenting process.
3. While the underlying Zone rules still apply, rules in this chapter relating to buildings and structures will override the underlying zone provisions where they relate to hazard sensitive and less hazard sensitive activities.

NH-R1 – New Hazard Sensitive Activities

NH-R1.1

Activity Status: Non-Complying

Where: New Hazard Sensitive Activities within the Floodway Overlay, Flood Hazard Avoidance Overlay or Flood Hazard Mitigation Overlay

NH-R2 – Less Hazard Sensitive Activities

NH-R2.1

Activity Status: Permitted

Where: New Less Hazard Sensitive activities within the Flood Hazard Mitigation Overlay

Where: compliance is achieved with:

NH-S1 – Minimum Floor Level

NH-S2 – Access Mitigation

NH-S3 – Building Size

NH-S4 – Impact on adjacent property

NH-S5 – Management of flood flow

NH-R2.2	Activity Status: Restricted Discretionary	
	Where: New Less Hazard Sensitive activities within the Flood Hazard Mitigation Overlay	
	Where: Compliance is not achieved with any of the Standards in NH-R2.1	
	Matters of Discretion	
	NH-MD1	Flood hazard avoidance or mitigation
	NH-MD2	Impact of the location and design that impedes or diverts the flow of flood waters, especially as it relates to nearby existing structures and activities
	NH-MD3	Minimum floor level
NH-R2.3	Activity Status: Non-Complying	
	Where: New Less Hazard Sensitive Activities within the Floodway Overlay and the Flood Hazard Avoidance Overlay	

NH-R3 – Alterations and Extensions to existing Hazard Sensitive Activities

NH-R3.1	Activity Status: Restricted Discretionary	
	Where: Within the Floodway Overlay and the Flood Hazard Avoidance Overlay	
	Where: the size of addition does not increase the building footprint by more than 20m ² .	
	Matters of Discretion	
	NH-MD4	Flood hazard avoidance or mitigation
	NH-MD5	Minimum floor level
	NH-MD6	Access mitigation
NH-R3.2	Activity Status: Non-Complying	
	Where: Does not comply with NH-R3.1	

NH-R4 – Alterations and Extensions to existing Less Sensitive Activities

NH-R4.1

Activity Status: Permitted

Where: Within the Flood Hazard Mitigation Overlay

Where: the size of addition does not increase the building footprint by more than 20m².

Where: compliance is achieved with:

NH-S1 – Minimum Floor Level

NH-S2 – Access Mitigation

NH-S3 – Building Size

NH-S4 – Impact on adjacent property

NH-S5 – Management of flood flow

NH-R4.2

Activity Status: Discretionary

NH-R4.2.1

Does not comply with NH-R4.1

NH-R4.2.2

Within the Floodway Overlay or Flood Hazard Avoidance Zone

NH-R5 – Flood Protection and Drainage Works

NH-R5.1

Activity Status: Permitted

Where: Within the Floodway Overlay, Flood Hazard Avoidance Overlay, or Flood Hazard Mitigation

Where: the work is done by or on behalf of Manawatū District Council or Horizons Regional Council

NH-R5.2

Activity Status: Non-Complying

Where: works are not done by or on behalf of Manawatū District Council or Horizons Regional Council

NH-R6 – Network Utilities

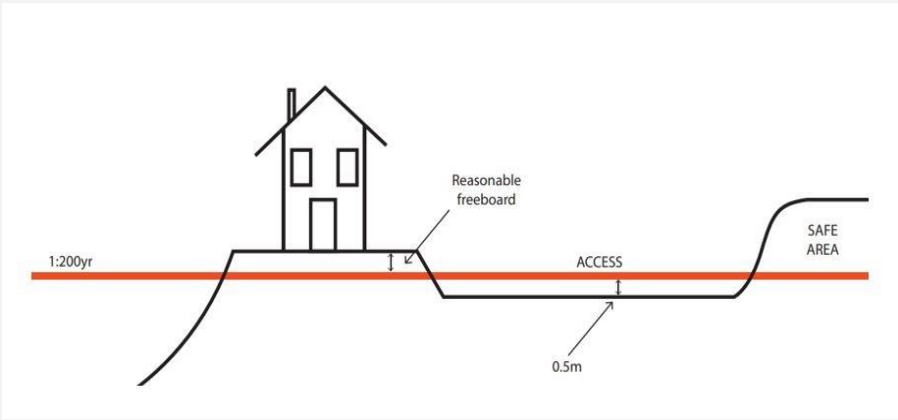
NH-6.1

Activity Status: Permitted

	<p>Where: New network utilities within the Floodway Overlay, Flood Hazard Avoidance Overlay and the Flood Hazard Mitigation Overlay</p> <p>Where: compliance is achieved with:</p> <p>NH-S1 – Minimum Floor Level</p> <p>NH-S2 – Access Mitigation</p> <p>NH-S3 – Building Size</p> <p>NH-S4 – Impact on adjacent property</p> <p>NH-S5 – Management of flood flows</p> <p>NH-S6 – Functional or Operational Need</p>										
NH-6.2	<p>Activity Status: Restricted Discretionary</p> <p>Where: compliance is not achieved with any of the Standards in NH-R6.1</p> <p>Matters of Discretion</p> <table> <tr> <td>NH-MD7</td><td>Flood hazard avoidance or mitigation</td></tr> <tr> <td>NH-MD8</td><td>Functional or operational need</td></tr> <tr> <td>NH-MD9</td><td>Impact of the location and design that impedes or diverts the flow of flood waters, especially as it relates to nearby existing structures and activities</td></tr> <tr> <td>NH-MD10</td><td>Minimum floor level</td></tr> <tr> <td>NH-MD11</td><td>Impeding or diverting flood flows</td></tr> </table>	NH-MD7	Flood hazard avoidance or mitigation	NH-MD8	Functional or operational need	NH-MD9	Impact of the location and design that impedes or diverts the flow of flood waters, especially as it relates to nearby existing structures and activities	NH-MD10	Minimum floor level	NH-MD11	Impeding or diverting flood flows
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Standards – Natural Hazards

NH-ST1	<p>Minimum floor level – Floor levels must be above the flood and stormwater inundation level predicted for a 0.5% annual exceedance probability (AEP) (1 in 200 year) flood event, plus 350mm freeboard for residential units (including attached garages) and minor residential units.</p>
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NH-ST2	<p>Access mitigation – An accessway is provided that would not be covered by more than 0.5m of water in a 0.5% AEP flood event.</p> 						
NH-ST3	<p>Building Size – Less Hazard Sensitive Buildings must be:</p> <table border="1" data-bbox="384 884 1328 1199"> <tr> <td data-bbox="384 884 565 989">NH-ST3.1</td><td data-bbox="565 884 1328 989">No wider than 0.65m in width across the overland flow path if located within 5m of an existing Hazard Sensitive activity;</td></tr> <tr> <td data-bbox="384 989 565 1094">NH-ST3.2</td><td data-bbox="565 989 1328 1094">No wider than 1m in width across the overland flow path if located between 5m and 20m of a Hazard Sensitive activity.</td></tr> <tr> <td data-bbox="384 1094 565 1199">NH-ST3.3</td><td data-bbox="565 1094 1328 1199">No wider than 15m in width across the overland flow path if located more than 20m from a Hazard Sensitive activity.</td></tr> </table>	NH-ST3.1	No wider than 0.65m in width across the overland flow path if located within 5m of an existing Hazard Sensitive activity;	NH-ST3.2	No wider than 1m in width across the overland flow path if located between 5m and 20m of a Hazard Sensitive activity.	NH-ST3.3	No wider than 15m in width across the overland flow path if located more than 20m from a Hazard Sensitive activity.
NH-ST3.1	No wider than 0.65m in width across the overland flow path if located within 5m of an existing Hazard Sensitive activity;						
NH-ST3.2	No wider than 1m in width across the overland flow path if located between 5m and 20m of a Hazard Sensitive activity.						
NH-ST3.3	No wider than 15m in width across the overland flow path if located more than 20m from a Hazard Sensitive activity.						
NH-ST4	<p>Impact on adjacent property – Flood waters will not be displaced onto neighbouring properties and will not increase the risk to people and property.</p>						
NH-ST5	<p>Management of flood flow – Stream and flood water pathways are not blocked or diverted as a result of the building, structure or activity.</p>						
NH-ST6	<p>Functional or operational need – A comprehensive options report confirms that there is a demonstrated functional or operational need to locate the Network Utility within the Floodway Overlay, Flood Hazard Avoidance Overlay or the Flood Hazard Mitigation Overlay.</p>						

NH-APP1 Flood Hazard Overlays

The extent of the flood hazard overlays in the Manawātū District is shown below. A more detailed map can be found here: mdc.govt.nz/dpreview

