

**33****RULES FOR FLOODING  
AND FAULT BAND HAZARDS****Activities Table**Policies 14.4.1, 14.4.2, 14.4.3, 14.4.4, 14.4.5, 14.4.6, 14.4.7.

<b>33.1</b>	<b>Activities</b>	<b>All Zones</b>
	Flood mitigation works undertaken or approved by a local authority	<b>P</b>
	Buildings and structures to be erected within the 1% (1 in 100 year) flood extent of the Hutt River, as shown on the Planning Maps.	<b>D</b>
	Any new habitable building or structure to be erected within the fault band identified on the Planning Maps.	<b>D</b>
<b>Pinehaven Flood Hazard Extent and Pinehaven Catchment Overlay</b>		
	<u>Within the ponding area of the Pinehaven Flood Hazard Extent the alteration and addition to existing buildings, or construction of accessory buildings are a Permitted Activity provided the gross floor area is less than 20m<sup>2</sup> and the proposal complies with the relevant zone standards for permitted activities.</u>	<b>P</b>
	<u>Driveways and bridges over the Pinehaven Stream</u>	<b>C</b>
	<u>Within the ponding area of the Pinehaven Flood Hazard Extent the construction of new buildings, or alteration and addition to existing buildings, including accessory buildings over 20m<sup>2</sup>, that are not Permitted Activities.</u>	<b>RD</b>
	<u>Visitor accommodation or residential accommodation activities within the Commercial Business Zone of the Pinehaven Flood Hazard Extent.</u>	<b>RD</b>
	<u>Any part of a fence within an overflow path of the Pinehaven Flood Hazard Extent.</u>	<b>RD</b>
	<u>Any building within the Pinehaven Catchment Overlay must achieve hydraulic neutrality for stormwater runoff.</u>	<b>RD</b>
	<u>Any part of a building within an overflow path of the Pinehaven Flood Hazard Extent.</u>	<b>D</b>
	<u>Within the Pinehaven Flood Hazard Extent, any Permitted, Controlled or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity conditions, Controlled or Restricted Discretionary Activity Standards or Terms and is not identified as a Discretionary Activity, is a Non-Complying Activity.</u>	<b>NC</b>
	<u>Any building, structure or fence within the stream corridor of the Pinehaven Flood Hazard Extent (except where provided for under the rule for driveways and bridges as a Controlled Activity).</u>	<b>NC</b>

<b>Mangaroa Flood Hazard Extent</b>	
Within the Ponding Area of the Mangaroa Flood Hazard Extent (outside the Erosion Hazard Area), the construction of a new, or alteration and addition to an existing, accessory building is a Permitted Activity where the proposal complies with the relevant zone standards for permitted activities.	<b>P</b>
Within the Ponding or Erosion Hazard Area within the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the dwelling is a Permitted Activity.	<b>P</b>
Within either the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, where one or more of the following occurs: <ul style="list-style-type: none"> <li>• the construction of new dwellings</li> <li>• the alteration and addition to existing dwellings,</li> <li>• construction of accessory buildings in the Erosion Hazard Area</li> <li>• construction of otherwise permitted non-residential buildings</li> <li>• residential accommodation for caretaker activities in the Business Industrial Zone</li> </ul>	<b>RD</b>
Within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the dwelling where below the 1 in 100 year flood level.	<b>RD</b>
Within either the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, where one or more of the following occurs: <ul style="list-style-type: none"> <li>• the construction of new dwellings</li> <li>• the alteration and addition to existing dwellings</li> <li>• construction of otherwise permitted non-residential buildings;</li> <li>• residential accommodation for caretaker activities in the Business Industrial Zone</li> </ul> which have a FFL below the 1 in 100 year flood level	<b>D</b>
Within the Overflow Path of the Mangaroa Flood Hazard Extent, where one or more of the following occurs: <ul style="list-style-type: none"> <li>• the construction of new dwellings</li> <li>• the alteration and addition to existing dwellings</li> <li>• construction of accessory buildings</li> <li>• construction of otherwise permitted non-residential buildings;</li> </ul>	<b>D</b>
Within an Overflow Path of the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the dwelling	<b>D</b>
Within the River Corridor of the Mangaroa Flood Hazard Extent, where one or more of the following occurs: <ul style="list-style-type: none"> <li>• The primary driveway or vehicle access serving the dwelling is located in the River Corridor;</li> <li>• the construction of new dwellings</li> <li>• the alteration and addition to existing dwellings,</li> <li>• construction of accessory buildings</li> <li>• construction of otherwise permitted non-residential buildings;</li> <li>• residential accommodation for caretaker activities in the Business Industrial Zone</li> </ul>	<b>NC</b>

- Key**
- P** Permitted activity which complies with standards for permitted activities specified in the Plan
  - C** **Controlled activity which complies with standards for controlled activities specified in the Plan**
  - RD** **Restricted Discretionary Activity**
  - D** Discretionary activity
  - NC** **Non-Complying Activity**

**Standards for Permitted and Controlled Activities**

**33.2**

Policies 14.4.2.

***Within the ponding area of the Pinehaven Flood Hazard Extent the alteration and addition to existing buildings, or construction of accessory buildings are a Permitted Activity provided the gross floor area is less than 20m<sup>2</sup> and the proposal complies with the relevant zone standards for permitted activities.***

- Additions and alterations are not below the floor level of the existing building, and do not exceed 20m<sup>2</sup> in area.
- Must not be within the stream corridor or overflow path.
- Only one addition to the existing building following the date of notification of this plan change.

**33.3**

Policy 14.4.6

***Driveways and bridges over the Pinehaven Stream***

- Only one crossing per property
- No fences (excluding required support rails) are to be constructed along the bridge crossing.

***Council may impose conditions over the following matters***

- Design of the crossing to avoid obstructing the stream corridor from conveying flood water.

**33.4**

Policy 14.4.9

***Within the Ponding Area of the Mangaroa Flood Hazard Extent (outside the Erosion Hazard Area), the construction of a new, or alteration and addition to an existing, accessory building is a Permitted Activity where the proposal complies with the relevant zone standards for permitted activities.***

- The construction or additions and alterations are not within the river corridor, overflow path or Erosion Hazard Area

- The construction or additions and alterations comply with the relevant zone standards for permitted activities.

**33.5**

**Within the Ponding or Erosion Hazard Area within the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the dwelling is a Permitted Activity.**

Policy 14.4.8

- The access is above the 1 in 100-year flood level, and
- Does not cross an overflow path or river corridor

**Restricted Discretionary Activities**

**33.6**

Policy 14.4.4.

**Within the ponding area of the Pinehaven Flood Hazard Extent the construction of new buildings, or alteration and addition to existing buildings, including accessory buildings over 20m<sup>2</sup>, which are not Permitted Activities, are a Restricted Discretionary Activity.**

Standards:

- The Finished Floor Level must be above the 1 in 100-year event level for residential activities, or;
- The Finished Floor Level above the 1 in 25-year event level if a commercial activity within the Business Commercial Zone.
- The buildings, additions or alterations must not be within the stream corridor or an overflow path.

Council will restrict its discretion to, and may impose conditions on:

- Building floor level.
- Building location within the site.
- Building floor area.
- Effect of displacement of flood waters from the site.

**33.7**

**Visitor accommodation or residential accommodation activities within the Business Commercial Zone of the Pinehaven Flood Hazard Extent are a Restricted Discretionary Activity.**

Policy 14.4.4

Standard:

- Activities must be in buildings with a Finished Floor Level above

the 1 in 100-year event level.

Council will restrict its discretion to, and may impose conditions on:

- Where residential accommodation is proposed, the susceptibility of the activity to flood hazards and whether appropriate mitigation can be achieved

**33.8**

Policy 14.4.6

**Any part of a fence within an overflow path of the Pinehaven Flood Hazard Extent.**

Standard:

- The design of the fence must not obstruct the direction or route of the overflow path.

Council will restrict its discretion to, and may impose conditions on:

- Effect on the overflow path's ability to convey flood water along the identified route shown on the relevant hazard map.

**33.9**

Policy 14.4.7

**Any building within the Pinehaven Catchment Overlay must achieve hydraulic neutrality for stormwater runoff.**

Standards:

- Achieves hydraulic neutrality
- Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the site to achieve hydraulic neutrality in accordance with the requirements of 2.6.9E.

Council will restrict its discretion to, and may impose conditions on:

- To avoid, remedy or mitigate the effects of any increase in risk to people or property as a result of the peak runoff.
- Ability for the proposed development and proposed design to ensure peak flow of stormwater discharge will be no greater than pre-subdivision levels and thus achieve hydraulic neutrality.
- Mitigation measures proposed to achieve hydraulic neutrality.
- Effect on the Pinehaven Flood Hazard Extent.

**33.10**

Policies 14.4.4, 14.4.6

**Within either the Ponding or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, where one or more of the following occurs;**

- **the construction of new dwellings**
- **the alteration and addition to existing dwellings,**
- **construction of accessory buildings in the Erosion Hazard Area**
- **construction of otherwise permitted non-residential buildings**
- **residential accommodation for caretaker activities in the Business Industrial Zone**

Standards

- Finished Floor Level above the 1 in 100-year event level for:
  - the construction of new dwellings
  - the alteration and addition to existing dwellings,
  - construction of otherwise permitted non-residential buildings;
  - residential accommodation for caretaker activities in the Business Industrial Zone
- Building must not be located within an overflow path or river corridor.
- Where the proposal is located within the Erosion Hazard Area, provision of a report by a suitably qualified and experienced person is required to determine the erosion risk in accordance with the requirements of 2.6.9D.

Council will restrict its discretion to, and may impose conditions on:

- assessment of the appropriateness of the proposed building location in terms of area and position in relation to the flood hazard and erosion risk and any recommendations of the report required by 2.6.9D;
- Where residential accommodation is proposed, the susceptibility of the activity and whether appropriate mitigation can be achieved

**33.11**

Policy 14.4.6

**Within the Ponding or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, the primary driveway or vehicle access serving the dwelling where below the 1 in 100-year flood level is a Restricted Discretionary Activity.**

Council will restrict its discretion to, and may impose conditions on:

- The suitability of the proposed access to facilitate evacuation during a 1 in 100 year flood event.

**Matters for Consideration**

**33.212**

Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent include the following:

**Flood hazards**

- Whether the proposed development would increase the level of risk or jeopardise the safety of the occupants and other persons.
- The effects of any earthworks or infilling.
- In addition, where located within the Pinehaven Flood Hazard Extent:
  - Effect on the overflow path's ability to continue conveying flood water.
  - Any increase in risk to people or property as a result of the building location.
- In addition, where located within the Mangaroa Flood Hazard Extent:
  - Assessment of the appropriateness of the proposed building location and floor level in terms of area and position in relation to the flood hazard and erosion risk
  - Where residential accommodation is proposed, the susceptibility of the activity and whether appropriate mitigation can be achieved;
  - Assessment of the effect of the building on the function of the floodplain and whether it would unacceptably obstruct or divert floodwater flows within the Flood Hazard Extent.
- The suitability of the proposed access during a 1 in 100-year flood event, and its effect on obstructing or diverting overflow paths or floodwater flows within the Flood Hazard Extent

**Buildings within the fault band**

- The accuracy of information relating to the location of the fault.
- The potential effects of an earthquake in terms of the nature and scale of use proposed for the building.
- The extent to which the building complies with Clause B1 Structure of the New Zealand Building Code.
- The measures proposed to avoid, remedy or mitigate the effects of an earthquake.