

**6 GENERAL RULE****6.16 NATURAL HAZARDS****6.16.1 ISSUES, OBJECTIVES, POLICIES AND METHODS**

See Part B(4) and relevant zone provisions.

**6.16.2 RULES FOR NATURAL HAZARDS****6.16.2.1 RULES FOR FLOOR HEIGHTS**

- (1) All household units and other residential activities shall be constructed with a floor height such that the risk of flood waters rising to that level shall not exceed 0.5% in any year, except that this rule shall not apply to extensions of existing household units and other residential activities where the extension will not increase the total floor area by more than 20%.
- (2) The 20% referred to in 6.16.2.1(1) shall apply from 7 October 1995. Any subsequent extensions to existing household units shall require a resource consent and shall be required to comply with 6.16.2.1.
- (3) In the Residential 1 Zone at Temuka North West (as set out in Appendix B of Part D 2), household units and other residential buildings shall be constructed with a minimum floor height 150mm above the 0.5% Annual Exceedence Probability flood level. Applications are to be accompanied by a flood hazard assessment from a suitably qualified person.

**6.16.2.2 RESTRICTED DISCRETIONARY ACTIVITIES**

The following shall be Restricted Discretionary Activities provided that they are not listed as a Discretionary, Non-Complying or Prohibited Activities, and they comply with all the relevant Zone standards.

- (1) Household units not in compliance with Section 6.16.2.1 (3). The exercise of the Council's discretion is restricted to flood hazard.

**6.16.2.3 DISCRETIONARY ACTIVITIES**

The following are discretionary activities subject to complying with the other General Rules:

- (1) Other than for non-habitable accessory buildings, public utilities and utility services, and any building or structure within the Washdyke

Flat Road Outline Development Plan area, the erection of a building or structure on the landward side of a Regional Council stopbank within 100 metres of the centreline of that stopbank identified on the District Plan maps.

- (2) The erection of a building or structure other than in the Recreation 1 Zone or the Commercial 2A Large Format Store (Retail Park) zone on land subject to a risk of flooding which exceeds 2.0% in any year. This rule does not apply to:
- (a) The maintenance of existing buildings or structures or to the minor upgrading of existing public utilities, utility services, telecommunication facilities or radiocommunication facilities; or
  - (b) Public utilities, utility services, telecommunication and radiocommunication facilities or non-habitable buildings ancillary to public utilities, utility services, telecommunication facilities and radiocommunication facilities.
- (3) The reconstruction of existing household units at Milford Huts which fail to meet the timeframes specified in section 10 of the Resource Management Act (i.e. existing use rights).

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for the zone.

#### **6.16.2.4 NON-COMPLYING ACTIVITIES**

The following is a non-complying activity:

- (1) Any residential activity with a floor height which does not meet the requirements of 6.16.2.1 except at Milford Huts and Temuka North West (as set out in Appendix B of Part D 2).

#### **6.16.2.5 PROHIBITED ACTIVITIES**

The following are prohibited activities in all zones for which no resource consent shall be granted.

- (1) Household units and other residential activities on the river side of a Regional Council stopbank.
- (2) Household units and other residential activities within any area identified in the planning maps as subject to coastal inundation, except those provided for as discretionary activities in the Recreation 1 Zone at Milford Huts only.

NOTE 1: This applies to either new or replacement household units or huts; existing

dwellings can remain.

NOTE 2: For rules affecting activities seaward of the 100 year Coastal Erosion Line (as marked on the Planning Maps in Volume II) see Rules in the Regional Coastal Environment Plan.

(3) In the Residential 1 Zone at Temuka North West (as set out in Appendix B of Part D 2), the following applies:

- (i) household units are prohibited within the High Hazard Stopbank Setback Area identified on the Outline Development Plan; and
- (ii) all buildings are prohibited within the Stopbank Maintenance Area, being identified as all that land measured 10 metres east of the toe of the stopbank.

