

NATURAL HAZARDS - NH

Overview

The Gore District is exposed to a variety of *natural hazards* which can impact on people, property, *infrastructure* and the wider *environment*. These include flooding, liquefaction and earthquakes. Changes in *land* use or intensification of development can exacerbate the risks of hazards by increasing the likelihood or severity of their *effects*. *Climate change* is also likely to influence the frequency and range of some hazards on an on-going basis.

Planning for hazards can reduce the potential for loss of life and injury, damage and destruction of property, and negative impacts to our natural, social, cultural, economic and built *environments* and well-being. A key concept to manage the risk of *natural hazards* are the four “Rs”; Reduction, Readiness, Response, Recovery. Reduction aims to mitigate or avoid the risks of hazards and is the primary outcome sought by the District Plan in respect of *natural hazard* management. A risk-based approach to planning for *natural hazards* includes three key principles:

- Gathering accurate *natural hazard* information.
- Avoiding significant *natural hazard* risks when undertaking greenfield development and *subdivision*.
- Managing and mitigating the risk in areas already developed or subdivided.

Natural Hazards refer to all overlays identified within the District Planning Maps as Natural Hazards

Actual or Potential Inundation refers to all overlays identified under this subheading within the District Planning Maps.

Liquefaction is primarily managed via the Building Act, with the exception of subdivisions, high density developments and critical infrastructure which are addressed through this chapter.

Objectives

- NH-O1 Identify and manage the risks associated with *natural hazards* to human health, property, *infrastructure* and the wider *environment*.
- NH-O2 The risks associated with *natural hazards* and their impact on people, property and the *environment* are recognised and avoided or mitigated, including the likely long-term *effects* of *climate change*.
- NH-O3 Ensure new *subdivision* and development activities are only located in areas where the *natural hazard* risk is:
1. adequately managed; and
 2. not exacerbated on other *sites*.
- NH-O4 Regionally significant *infrastructure* is located outside hazard risk areas where practicable.
- NH-O5 Protect, and where practical enhance, natural features that have the *effect* of reducing *natural hazard* risk.

PROPOSED DISTRICT PLAN PROVISIONS

Policies

- NH-P1 Identify and map areas subject to *natural hazards*, taking into consideration the *effects* of *climate change* and updated information, and apply through zoning and rules, a risk-based approach to the management of *subdivision*, use and development based on the following:
1. the type of *natural hazard* that applies; and
 2. the level and severity of risk from *natural hazards*, preventing risk to people and managing risk to property; and
 3. the sensitivity of activities to loss of life or damage to property from a *natural hazard*; and
 4. the ability for communities to recover after a *natural hazard* event.
- NH-P2 Manage the use, development and *subdivision* of *land* in all mapped Actual or Potential Inundation Areas, with the exception of the Stopbank Protection Areas by:
1. ensuring that the activity is not likely to result in significant damage in a flood event; and
 2. maintaining the functioning of the flood plain, and not displacing *water* onto other properties; and
 3. requiring a minimum floor level for *buildings* above the 0.5% AEP design flood level; and
 4. requiring *hazardous substance* storage to be resilient to inundation; and
 5. ensuring adverse *effects* on people, cultural values, and property are avoided or mitigated; and
 6. ensuring increased risk on other *sites* is avoided; and
 7. requiring the identification of suitable buildable areas, for example via *building* platforms, at the time of *subdivision*.
- NH-P3 Avoid *subdivision*, use and development and *critical infrastructure* within the “Mataura River Floodway”, unless it can be demonstrated that the risks of the *natural hazard* can be mitigated so that:
1. in the event of a *natural hazard*, there is likely to be no loss of life or serious injury and any built development is not likely to suffer significant damage or loss; and
 2. it will not require new or upgraded public hazard mitigation works to mitigate the *natural hazard*; and
 3. it is not likely to exacerbate the potential *effects* of the *natural hazard* on *adjoining land* or *surrounding land*; and
 4. will not result in adverse *effects* to *water* quality due to storage of *hazardous substances* in the *floodway*; and
 5. it would not exacerbate adverse *effects* on mahinga kai on the event of a flood hazard.
- NH-P4 Avoid locating any *residential unit* or other asset of high value between any *waterbody* and any *defence against water* designed or used to contain floodwater from that *waterbody*, unless that asset has a *functional need* or *operational need* to be in that location.
- NH-P5 Manage *subdivision*, use and development in areas subject to risks of slope instability, subsidence and high liquefaction risk to demonstrate the appropriateness of the *site* for *subdivision*, use or development in a way that can avoid or mitigate hazard risks to people and property.

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- NH-P6 Avoid the placement of *critical infrastructure* in areas at risk from *natural hazards*, unless:
1. there is no reasonable alternative due to the *operational or functional need* for the location; and
 2. it will be designed to maintain its integrity and function during and after a *natural hazard* event, or can be readily re-instated after a *natural hazard* event; and
 3. any significant adverse *effects* on people, cultural values, and property will be avoided.
- NH-P7 Encourage the use, maintenance and enhancement of natural features and buffers such as riparian planting to manage the risks of *natural hazards* on people, property, and the *environment*.
- NH-P8 Identify and map areas subject to stopbank protection and encourage non-regulatory methods to inform the community of the flood risk as a result of stopbank failure.

Notes

Note 1 Provisions in Other Chapters

The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Note 2 Environment Southland Consents may be required

The construction and maintenance of *defences against water* may require resource consent approval from Environment Southland.

PROPOSED DISTRICT PLAN PROVISIONS

Rules

NH-R1	The maintenance of existing <i>defences against water</i>	
All Zones	Activity status: Permitted Where: 1. Pre-existing legal <i>access</i> to waterways for mahinga kai activities is retained. 2. No increase in scale (height, length or width) is proposed.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Ecological impacts on in-stream or stream-adjacent indigenous wildlife. 2. Impacts on Ngāi Tahu cultural values, including those listed in the MW-2.3.
NH-R2	Buildings used for <i>sensitive activities</i> within areas subject to actual or potential inundation	
All Zones	Activity status: Permitted Where: 1. Any new <i>building</i> or <i>building</i> addition must have a minimum floor level above the 0.5% AEP design flood level, unless otherwise directed by the Southland Regional Council planning department. Except that: (a) This rule does not apply to areas in the mapped Stopbank Protection Area. <i>Note: Regional Council recommendations take precedence over NH-R2.</i>	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Suitable methods to mitigate the hazard risk. 2. The <i>functional need</i> and/or <i>operational need</i> to be located the <i>building</i> or <i>structure</i> in this location. 3. Nature and extent of hazard risk to people, Ngāi Tahu cultural values and property.

PROPOSED DISTRICT PLAN PROVISIONS

NH-R3	The construction of new or extended <i>defences against water</i>
All Zones	Activity Status: Discretionary
NH-R4	Activities within the Mataura River Floodway
Mataura River Floodway	Activity status: Non-Complying Where: 1. The following activity is undertaken: (a) new <i>structures</i> or <i>building</i> (b) <i>critical Infrastructure</i> (c) <i>Sensitive Activities</i>
NH-R5	<i>Buildings</i> or <i>structures</i> located on the <i>river</i> side of a stopbank
All Zones	Activity Status: Non-complying Where: 1. The activity involves constructing new <i>buildings</i> or <i>structures</i> , or additions to an existing <i>building</i> or <i>structure</i> on the <i>river</i> side of a Southland Regional Council stopbank.
NH-R6	The establishment of <i>critical infrastructure</i> on <i>land</i> subject to a high or very high risk of liquefaction
All Zones	Activity status: Non-Complying