

Supplementary Agenda for the public excluded section of the meeting of the Waikato District Council to be held on **MONDAY 9 SEPTEMBER 2019.**

Information and recommendations are included in the reports to assist the Committee in the decision making process and may not constitute Council's decision or policy until considered by the Committee.

4. REPORTS

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Chapter 15: Natural Hazards and Climate Change

15.1 Introduction

The Natural Hazards chapter manages land use in areas subject to natural hazards. It identifies areas where certain types of new development will be avoided because of the natural hazards present, but also recognises that there is existing development, including infrastructure, already located on land subject to natural hazards. These existing areas will require management through mitigation to ensure that the risk of damage to property or lives is not increased.

This District Plan adopts a risk-based approach to natural hazard management.

The risk that natural hazards pose to the District is made up of several factors including:

- the nature, magnitude and extent of the hazard;
- the anticipated frequency or probability of the hazard event occurring; and
- the exposure and vulnerability of the environment to the hazard including the likely community losses/damages that could occur.

Both an understanding of the scale and likelihood of the natural hazard event, and the likely consequences to the community are central to the risk-based approach. From a district plan perspective it requires identification and management of activities based on the level of risk to which they are exposed (e.g. farming may be acceptable in a high flood risk area, whereas residential development may not). The level of control over activities in the District Plan is therefore related to the level of risk and whether such risks are considered acceptable or not.

More frequently occurring natural hazards in the District include flooding, coastal erosion, land instability (land slips and subsidence). The Waikato and Waipa rivers for instance, flow through the district and can carry large flood flows. The coastal margins are subject to storm events, and sandy areas are particularly vulnerable to erosion by such events. In addition, flood ponding often occurs after heavy rainfall in the Waikato basin.

New Zealand in general is a high earthquake hazard region and earthquake (and associated fault movement, ground shaking and liquefaction) considerations are integral to the design of the built environment¹. Location of faults in Waikato District may be problematic due to alluvial sediment and associated processes masking fault traces. While liquefiable soils are generally found within Holocene sediments in river valleys more work is required within the Waikato district to determine areas where liquefaction risk is high.

¹ MBIE module 3: Identification, Assessment and Mitigation of Liquefaction Hazards May 2016 Rev 0

Less frequent natural hazards in the District such as wild fires, tsunamis, extreme wind events and drought, may not need a district plan response. Emergency management by groups such as Civil Defence play a significant role using hazard management tools such as education and advocacy, warning systems and emergency preparedness. There are also non-statutory instruments or processes, such as civil defence recovery plans, and programmes to increase community preparedness, including contingency planning. Insurance and emergency services also play an important role.

High quality up to date information is important for natural hazard risk management. The Plan requires the use of the best information available to identify land that may be subject to natural hazards. This includes hazard maps, databases (such as the regional and district hazard registers) and technical reports held by the Council and the interpretation of these by qualified and experienced professionals.

Climate change has the potential to increase risk through exacerbating natural hazards and is therefore included in this chapter. The Ministry for the Environment predicts the effects of climate change on the Waikato District to include overall warmer temperatures, fewer frosts, a decrease in spring rainfall, increased storm events including extreme winds and an average rise in mean sea level. This is likely to mean more frequent droughts leading to water shortages, more inland flooding and salt water intrusion in low lying coastal areas and an increase in erosion and land instability. For this reason an allowance for the projected effects of climate change has been included in modelling the extent of natural hazard areas within this District Plan. The Flood Extent overlay is the 1% Annual Exceedance Probability (AEP) floodplain plus an allowance for climate change. Within the 2D Flood Extent overlay are areas identified as being High Flood Risk. These are areas within the flood plain where the depth of flood water in a 1% AEP flood event exceeds 1 metre and the speed of flood water exceeds 2 metres per second, which is considered to put the community at an unacceptable (or intolerable) level of risk in terms of loss of life, injury or serious damage to property. Subdivision and new activities within the High Flood Risk overlay are carefully regulated.

Only one flood ponding area that experiences floodwater ponding in a 1% AEP rainfall event has been identified on the planning maps. This area is located in the southern part of Huntly adjacent to the river and is called the Huntly South Ponding Area. It has been specifically identified because it is an integral part of the Lower Waikato-Waipā Flood Control Scheme that is managed by the Waikato Regional Council. Consequently, the flood plain rules in this District Plan also apply to the Huntly South Ponding Area as identified in the District Plan. Other ponding areas are either identified in a catchment management plan or in a site specific technical report prepared by a suitably qualified and experienced professional.

Residual Risk Areas are areas of land that would be at risk from a natural hazard event but for a structural defence. In the District Plan, these are areas of land protected by stop banks with a design level of service of at least a 1% AEP flood event and are generally located along the length of the Waikato River. For the purpose of the District Plan have been called

Defended Areas. The District Plan includes provision for land protected by stop banks to ensure that the residual risk is understood and considered as part of any subdivision or development proposals or any proposal to rezone land to a more intensive land use.

The High Risk Coastal Hazard (Flood) Area and High Risk Coastal Hazard (Erosion) Area overlays identify land where there is significant risk from either coastal erosion or coastal inundation with existing sea level and coastal processes. The Coastal Sensitivity Area (Erosion) and Coastal Sensitivity Area (Flood) overlays identify land that is potentially vulnerable to either coastal erosion or coastal inundation over the period to 2120 assuming sea level rise of 1.0 metre.

While liquefaction areas have not been identified on the planning maps, provisions in the District Plan require this seismically induced natural hazard to be assessed before new zonings or subdivision and development are undertaken. This will primarily be achieved through resource consent or plan change processes.

Areas of slope instability can occur within the district. To comprehensively identify these areas over the entire district is not practical given the size of the district and the changing circumstances in which slope instability occurs (often after high rainfall or seismic events). Consequently, assessment matters are included in the subdivision rules that require a geotechnical investigation to confirm the building platform is stable before subdivision or development takes place.

Subsidence has occurred at Huntly due to former underground coal mining and is identified as a Mine Subsidence Risk Area. Risk to new dwellings in this area is regulated through a discretionary activity consent process.

Wind and seismic loadings are controlled by the Council under the Building Act 2004. The risk of fire hazard is controlled by Waikato Regional Council, the Department of Conservation and the Council through legislation other than the RMA using both regulation and by increasing public awareness through information.

Methods to increase resilience to projected changes in climatic conditions will increasingly be incorporated into all aspects of land use planning and natural hazard management. Further to this, there will be an increased focus on environmental protection and facilitating inland migration of biodiversity. Methods in this District Plan will include promoting low impact urban design and green infrastructure and increased coastal hazard setbacks to provide a more sustainable and adaptive approach to development.

15.2 Objectives and Policies

Objective 1 - Resilience to natural hazard risk

A resilient community where the risks from natural hazards to people, property, infrastructure and the environment from subdivision, use and development of land are avoided or appropriately mitigated.

Policy 1.1 - New development in areas at significant risk from natural hazards

- I. Avoid new subdivision, use and development in areas identified as being at significant risk from natural hazards including areas of High Risk Flood, High Risk Coastal Hazard (Flood) and High Risk Coastal Hazard (Erosion), where it will increase the risk to people's safety, well-being and property.

Policy 1.2 - Changes to existing land use and development in areas at significant risk from natural hazards

- I. Ensure that when changes to existing land use and development occur in areas identified as being at significant risk from natural hazards, including High Risk Flood, High Risk Coastal Hazard (Flood) and High Risk Coastal Hazard (Erosion), a range of risk reduction options are assessed, and development that would increase risk is avoided.

Policy 1.3 - Community infrastructure and lifeline utilities in areas at significant risk from natural hazards

- I. Avoid locating [regionally] significant community infrastructure and lifeline utilities in areas where it is at significant risk from natural hazards, including High Risk Flood, High Risk Coastal Hazard (Flood) and High Risk Coastal Hazard (Erosion), unless, considering functional and operational requirements, it cannot be reasonably located elsewhere and will not increase the vulnerability of people or communities.

Policy 1.4 - Infrastructure in areas subject to natural hazards

- I. Provide for the operation, maintenance, upgrading and construction of infrastructure, in areas subject to natural hazards where:
 - a) the infrastructure is functionally or operationally required to locate in areas subject to natural hazards or it is not reasonably practicable that it be located elsewhere;
 - b) the infrastructure does not significantly increase risk to people, property and the environment;
 - c) the risks to people, property and the environment are mitigated to the extent practicable; and
 - d) the infrastructure is designed, maintained and managed to function to the extent practicable during and after natural hazard events.

Policy 1.5 - Risks from Natural Hazards outside High Risk Areas

- I. Provide for rezoning, subdivision, use and development where natural hazard risk has been appropriately identified and assessed and can be adequately avoided, remedied or mitigated.

Policy 1.6 - Protection from risks of natural hazards

1. Encourage the use of natural features and buffers, and soft hazard protection works, in preference to hard protection structures, where new hazard mitigation measures and/or works are required to protect people, property infrastructure and the environment from the risks of natural hazards.

Policy 1.7 - Limitations on hard protection works for natural hazard mitigation

1. Ensure that where hard protection structures and works are considered necessary to protect existing development they are appropriately assessed and controlled and:
 - a) have primarily a public benefit
 - b) are effective
 - c) there are no other reasonable cost effective or practical alternatives, and
 - d) do not transfer or increase risk to other people, property, infrastructure or the natural environment, and
2. Ensure that when hard protection structures are to be located in an area where an adaptive management strategy has been prepared, they are consistent with the strategy.

Policy 1.8 - Natural features and buffers providing natural hazard protection

1. Protect, maintain, and where appropriate, enhance the integrity of natural features and buffers which provide a natural defence against the effects of natural hazards and sea level rise, and includes natural ponding areas, coastal dunes, intertidal areas, wetlands, waterbody margins, riparian/coastal vegetation and floodways.

Policy 1.9 – Defended Areas

1. Control subdivision, use and development in areas identified as Defended Areas taking into account the potential for overtopping or structural failure of flood protection structures and overwhelming of associated facilities.

Policy 1.10 - Avoid development in areas that will create demand for new protection structures and works

1. Avoid locating new subdivision, use and development in areas where a demand or need for new structural protection works will be required to reduce the risk from natural hazards to acceptable levels.

Policy 1.11 - Reduce potential for flood damage to buildings located on the floodplain

1. Reduce the potential for flood damage to buildings by ensuring the minimum floor level of building development is above the design flood levels / ponding levels in a 1% AEP flood event plus an allowance for freeboard, unless the building development is of a type that is not likely to suffer material damage or the risk from flooding is otherwise avoided, remedied or mitigated.

Policy 1.12 - Control filling of land on the floodplain

1. Control filling of land within the 1% AEP floodplain to ensure that the potential adverse effects on flood storage capacity, overland flows, run-off volumes or adjoining property or infrastructure, are avoided or appropriately mitigated.

Policy 1.13 - Flood ponding areas and overland flow paths

- I. Reduce stormwater hazards by requiring new subdivision and development to adopt integrated catchment plan-based stormwater management methods which:
 - a) maintain the flood storage capacity of natural floodplains, wetlands and ponding areas;
 - b) retain the function and capacity of overland flow paths to convey stormwater run-off;
 - c) do not transfer or increase risk elsewhere;
 - d) promote low impact stormwater management practices;
 - e) minimise impervious surfaces.

Policy 1.14 - Development in coastal hazard areas outside the High Risk Coastal Hazard (Erosion) Area and High Risk Coastal Hazard (Flood) Area

- I. In coastal hazard areas not identified as being in the High Risk Coastal Hazard (Erosion) Area and High Risk Coastal Hazard (Flood) Area, avoid subdivision, use and development unless:
 - a) the subdivision, use or development is supported by a detailed site specific risk assessment which includes the effects of climate change (Policy 3.1), and
 - b) is designed, constructed and located to minimise the level of risk to people, property and the environment.

Policy 1.15 - Coastal development setback

- I. Avoid increasing risk from coastal erosion and coastal inundation by ensuring that new built development is appropriately setback from Mean High Water Springs, unless there is a functional or operational need for facilities to be located within the coastal setback.

Policy 1.16 - Reduce wild fire risk – plantation forests

- I. Reduce wild fire risk by requiring plantation forest development to provide firebreaks and a source of water for firefighting.

Policy 1.17 - Dwellings potentially subject to wild fire risk

- I. Ensure that dwellings are located outside areas assessed or identified as being subject to potentially elevated wild fire risk.

Policy 1.18 - Development on areas subject to land instability or subsidence

- I. Control activities on land subject to, or likely to be subject to, instability or subsidence to ensure that they do not cause or increase the risk to people, property or infrastructure.

Policy 1.19 - Development of land in the Mine Subsidence Risk Area

- I. On land identified as being potentially at risk of mine subsidence ensure that:
 - a) an assessment by an appropriately qualified engineer occurs before development takes place to confirm that the land is suitable for development, and
 - b) the building is designed and constructed, and uses appropriate materials to effectively minimise the risk of damage to the building from ground subsidence.

Policy 1.20 - Stormwater management in areas subject to risk of land instability or subsidence

- I. Avoid discharge of stormwater directly to ground on land that is potentially at risk of land instability or subsidence unless:
 - a) an assessment has been undertaken by an appropriately qualified geotechnical specialist indicating that the site is suitable for the proposed discharges, and
 - b) any adverse effects on the site and surrounding environment can be appropriately mitigated.

Policy 1.21 - Liquefaction-prone land risk assessment

- I. On land potentially prone to liquefaction ensure that:
 - a) assessment by a geotechnical specialist occurs before new subdivision or development takes place, and
 - b) the level of assessment reflects the type and scale of the subdivision, use or development and the overall vulnerability of the activity to the effects of liquefaction.

Policy 1.22 – Control activities on land susceptible to damage from liquefaction

- I. Control subdivision, use and development on land susceptible to liquefaction-induced ground damage to ensure that the risk to people, property, infrastructure and the environment is reduced to an acceptable level.

Objective 2 - Awareness of natural hazard risks

A well informed community that:

1. is aware of and understands which natural hazards affect the district, and
2. is able to effectively and efficiently respond to and recover from natural hazard events.

Policy 2.1 - Natural hazard risk information

- I. Enable people to be informed and have access to information on the natural hazards affecting their properties and surrounding area including through:
 - a) provision of Land Information Memoranda
 - b) natural hazard technical information, risk registers and mapping (on the Council's website), and
 - c) this district plan and accompanying planning maps.

Policy 2.2 - Awareness of Civil Defence plans

- I. Improve response and recovery from natural hazard events by encouraging awareness and use of information and methods contained in Civil Defence community response plans.

Objective 3 - Climate change

A well prepared community that is able to adapt to the projected effects of climate change.

Policy 3.1 - Effects of climate change on new subdivision and development

- I. Ensure that adequate account is taken of the projected effects of climate change in the design and location of new subdivision and development including undertaking assessments allowing for:

- a) a projected increase in rainfall intensity as determined by national guidance, but being not less than 2.1°C by 2120; and
- b) a projected increase in sea level, where relevant, as determined by national guidance, but being not less than 1m by 2120; and
- c) increases in storm surge, waves and wind.

Policy 3.2 - Future land use planning and climate change

- I. Increase the ability of the community to adapt to the projected effects of climate change by:
 - a) Taking into consideration the potential environmental and social costs of climate change, including effects on indigenous biodiversity (inland migration), mahinga kai, public health and safety, public access to the coast and waterway margins, and the built environment when undertaking future land use planning.
 - b) Encouraging the incorporation of sustainable design measures within new subdivision and development including
 - i. low impact, stormwater management, urban design and green infrastructure;
 - ii. efficient water storage;
 - iii. provision of renewable energy generation; and
 - iv. low carbon use.
 - c) Providing on-going monitoring of changes to the environment due to climate change; and
 - d) Facilitating community discussion on adaptive pathways to manage the risks associated with climate change and incorporating them, where appropriate, into the District Plan through plan changes.

Policy 3.3 - Precautionary approach for dealing with uncertainty

- I. In areas likely to be affected by climate change over the next 100 years, adopt a precautionary approach towards new subdivision, use and development which may have potentially significant or irreversible adverse effects but for which there is incomplete or uncertain information.

Policy 3.4 - Provide sufficient development setbacks for new development

- I. Protect people, property and the environment from the projected adverse effects of climate change, including sea level rise, by providing sufficient development setbacks from water bodies and the coast.
2. Ensure that, in establishing development setbacks, adequate consideration is given to:
 - a) The protection of natural eco-systems including opportunities for the inland migration of coastal habitats;
 - b) The vulnerability of the community;
 - c) The maintenance and enhancement of public access to the coast and public open space;
 - d) The requirements of essential infrastructure; and
 - e) Natural hazard mitigation provision including the protection of natural defences.

Policy 3.5 - Assess the impact of climate change on the level of natural hazard risks

1. For all new subdivision, use and development ensure that account is taken of the projected effects of climate change over the next 100 years when assessing any identified risks from natural hazards and its effects on people, property, infrastructure and the environment.
2. Ensure that when assessing the effects of climate change on the level of natural hazard risk in accordance with policy 3.1(1) above that the allowances in Policy 3.1 are applied.
3. Where the assessment required by policy 3.5(1) and policy 3.5(2) above indicates that natural hazards are likely to be exacerbated by climate change, ensure that subdivision and development is designed and located to avoid or mitigate any increased and cumulative risk, including increased risk of flooding, liquefaction, coastal inundation, coastal erosion, slope instability, wild fire, and drought.

15.3 How to use and interpret the rules

1. These rules do not apply to:
 - a. any activity which is a regulated activity under the NESTF
 - b. plantation forestry activity regulated under the NESPF
2. The information requirements for resource consent applications are set out in Rule 15.13.
3. The activities covered by the rules in this chapter are also subject to the rules in the relevant zone chapters including Chapter 14 Infrastructure and Energy.
4. Where subdivision is specified, a subdivision consent is also required under the provisions of the relevant zone chapter including Chapter 14 Infrastructure and Energy.

15.4 Flood Plain Management Area

15.4.1 Permitted Activities

1. The following activities are permitted activities where the activity is within the Flood Plain Management Area shown on the Planning Maps or in a Flood Ponding Area, if they meet the activity specific conditions set out in this table.
2. Activities may also be restricted discretionary or discretionary activities as specified in Rules 15.4.2 and 15.4.3.

Activity		Activity-specific conditions
P1	Construction of a new <u>building</u> or addition to an existing <u>building</u> , unless specified in P2 - P6 in Rule 15.4.1.	(1) The minimum floor level is at least 0.5m above the 1% AEP flood level. (2) Compliance with condition (1) shall be confirmed by the provision of a floor level from a suitably qualified engineer.
P2	Additions to an existing <u>building</u> that does not increase the ground floor area of the <u>building</u> .	Nil
P3	Garages of 40m ² or less in area.	(1) The floor level of the garage is at or above the 1% AEP flood level.
P4	Construction of a farm <u>building</u> or an <u>accessory building</u> without a floor in the Rural Zone.	Nil
P5	Decks and swimming pools.	Nil
P6	Establishment, replacement, repair or maintenance of <u>utilities</u> , including associated <u>earthworks</u> .	Nil

P7	Earthworks to create a <u>residential building platform</u> .	(1) Filling is no more than necessary to create a <u>residential building platform</u> and to achieve compliance with Rule 15.3.1 P1(1).
P8	Earthworks not provided for under Rule 15.4.1 P6 or P7.	<p>(1) In all zones - a maximum height of 0.2m of filling above natural ground level and 0.5m depth of excavation below natural ground level;</p> <p>(2) In the Residential, Village and Country Living Zones - a maximum volume of filling above natural ground level of 10m³ per site, and a maximum cumulative volume of filling and excavation of 20m³ per site in each case within any continuous period of 10 years;</p> <p>(3) In the Rural Zone - the <u>earthworks</u> complies with the definition for <u>ancillary rural earthworks</u>;</p> <p>(4) All other zones - a maximum volume of filling above natural ground level of 20m³ per <u>site</u>, and a maximum cumulative volume of filling and excavation of 50m³ per site in each case within any continuous period of 10 years.</p>

15.4.2 Restricted Discretionary Activities

1. The activities listed below are restricted discretionary activities within the Flood Plain Management Area shown on the Planning Maps or in a Flood Ponding Area.
2. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.
3. Any application arising from this rule shall not be limited or publicly notified.

Activity		Matters of Discretion
RDI	<u>Earthworks</u> that do not comply with the conditions for a permitted activity under Rule 15.4.I P6 - P8.	Discretion is restricted to: <ul style="list-style-type: none"> (a) Timing, location and scale of <u>earthworks</u>; (b) Adverse effects on: <ul style="list-style-type: none"> (i) Existing overland flow paths and surface drainage patterns; (ii) flood storage capacity; (iii) runoff volumes; (iv) adjoining properties, including the transfer of risk; (v) <u>infrastructure</u> and flood protection works; (vi) consideration of soil types and potential for erosion; (c) Mitigation including compensatory storage, or other flood management measures proposed.

15.4.3 Discretionary Activities

- I. The activities listed below are discretionary activities within the Flood Plain Management Area shown on the Planning Maps or in a Flood Ponding Area.

D1	Construction of a new <u>building</u> and additions to an existing <u>building</u> not provided by Rule 15.4.I P1 - P6.
D2	<u>Subdivision</u> to create one or more additional vacant lot(s) other than a <u>utility allotment</u> , <u>access allotment</u> or reserve allotment.

15.5 High Risk Flood Area

15.5.1 Permitted Activities

1. The following activities are permitted activities where the activity is within the High Flood Risk Area shown on the Planning Maps if they meet the activity specific conditions set out in this table.
2. Activities may also be restricted discretionary, discretionary or non-complying activities as specified in Rules 15.5.2, 15.5.3 and 15.5.4.

Activity		Activity-specific conditions
P1	Replacement, repair or maintenance of existing <u>utilities</u> and associated <u>earthworks</u> .	Nil
P2	Construction of a farm <u>building</u> or an <u>accessory building</u> without a floor in the Rural Zone.	Nil
P3	Construction of a farm <u>building</u> or an <u>accessory building</u> with a floor in the Rural Zone.	(1) The <u>building</u> is placed on pile foundations. (2) The floor level is at or above the 1% AEP flood level. (3) There is a maximum of one farm <u>building</u> or <u>accessory building</u> per <u>site</u> in the High Risk Flood Area. (4) The gross floor area of the <u>building</u> does not exceed 100m ² .
P4	<u>Ancillary rural earthworks</u> in the Rural Zone.	Nil

15.5.2 Restricted Discretionary Activities

1. The activities listed below are restricted discretionary activities.
2. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

Activity		Matters of Discretion
RD1	New <u>utilities</u> , and associated <u>earthworks</u> not provided for in Rule 15.5.1 P1.	Discretion is restricted to: <ul style="list-style-type: none"> (a) Functional and operational requirements to be located in the High Risk Flood Area; (b) Degree of risk to people and property from establishing the utility in the High Risk Flood Area; (c) Degree to which risk can be avoided or reduced; (d) Alternative locations.
RD2	On-site septic tanks, on-site wastewater treatment and disposal systems and effluent disposal.	Discretion is restricted to: <ul style="list-style-type: none"> (a) System design; (b) Location of tank, treatment and disposal system and effluent fields; (c) Degree of risk from inundation; (d) Risk of system failure during flood event; (e) Alternative locations.

15.5.3 Discretionary Activities

- I. The activities listed below are discretionary activities.

D1	<u>Earthworks</u> that are not a permitted activity under Rule 15.5.1 P4.
D2	<p>(1) <u>Subdivision</u> that creates one or more additional vacant lot(s) where:</p> <ul style="list-style-type: none"> (a) The additional lot(s) are located entirely outside the <u>High Risk Flood Area</u>; or (b) The additional lot(s) are partially within the <u>High Risk Flood Area</u> and each additional lot(s) contains a net site area capable of containing a complying <u>building platform</u> entirely outside the <u>High Risk flood Area</u>. <p>This rule does not apply to subdivision for a <u>utility allotment</u>, <u>access allotment</u> or a reserve allotment.</p>

15.5.4 Non-Complying Activities

- I. The activities listed below are non-complying activities.

NC1	Construction of a new <u>building</u> and additions to an existing <u>building</u> , unless provided for in Rule 15.5.1 PI – P3 or Rule 15.5.2 RD1.
NC2	<u>Subdivision</u> that does not comply with Rule 15.5.3 D2.

15.6 Defended Area (Residual Risk)

15.6.1 Permitted Activities

1. Activities are permitted activities where the activity is within the Defended Area identified on the planning maps unless specified in rules 15.6.2 or 15.6.3 below, or as otherwise specified elsewhere in this Plan.

15.6.2 Restricted Discretionary Activities

1. The following activities are restricted discretionary activities where the activity is within the Defended Area shown on the Planning Maps.
2. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.
3. Activities may also be discretionary activities or non-complying activities as specified in Rules 15.6.2 and 15.6.3.

Activity	Matters of Discretion
<p>RDI</p> <p>Subdivision of any site located within a <u>Defended Area</u> identified on the Planning Maps that creates one or more additional vacant lot(s).</p> <p>This rule does not apply to subdivision for a <u>utility allotment</u>, an <u>access allotment</u> or a reserve allotment.</p>	<p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a) the level of service provided by the structural defence and associated flood protection works, including any change in the level of service over the life of the subdivision anticipated due to climate change and sea level rise; b) the effect of groundwater levels and variability in ground conditions on stop-bank security at and adjacent to the site; c) the impact of any planned improvements, maintenance or upgrading on the residual risk; d) the location of the subdivision in relation to potential breakout points (failure zone) and likely depth and duration of flood events; e) the adverse effects to people and property from potential failure or overwhelming of the structural defences and associated flood protection works relevant to the proposed new lot(s); f) potential for the development to transfer/increase flood risk/residual risk to neighbouring properties; g) any additional mitigation measures proposed or site features which reduce residual risk (e.g. natural high ground).

15.6.3 Discretionary Activities

- I. The activities listed below are discretionary activities.

D1	Construction of a new <u>building</u> or new <u>accessory building</u> located within 50m of a stop-bank where the stop-bank is under the responsibility of the Council, the Waikato Regional Council or the Crown.
D2	<u>Earthworks</u> located within 50m of a stop-bank where the stop-bank is under the responsibility of the Council, the Waikato Regional Council or the Crown.

15.7 High Risk Coastal Hazard (Erosion) Area

15.7.1 Permitted Activities

- 1 The following activities are permitted activities where the activity is within the High Risk Coastal Hazard (Erosion) Area shown on the Planning Maps if they meet the activity specific conditions set out in this table.
- 2 Activities may also be restricted discretionary activities, discretionary or non-complying as specified in Rules 15.7.2, 15.7.3 and 15.7.4.

Activity		Activity-specific conditions
P1	Construction of a farm <u>building</u> or an <u>accessory building</u> without a floor in the Rural Zone.	(1) The gross floor area of the <u>building</u> does not exceed 100m ² .
P2	Construction of a farm <u>building</u> or an <u>accessory building</u> with a floor in the Rural Zone.	(1) The <u>building</u> is transportable on a suspended timber floor. (2) There is a maximum of one farm <u>building</u> or <u>accessory building</u> per <u>site</u> in the High Risk Coastal Hazard (Flood) Area. (3) The gross floor area of the <u>building</u> does not exceed 100m ² .
P3	Replacement, repair or maintenance of existing <u>utilities</u> and associated <u>earthworks</u> .	Nil
P4	Maintenance or repair of an existing lawfully established coastal protection structure located landward of <u>Mean High Water Springs</u> .	Nil

15.7.2 Discretionary Activities

I. The activities listed below are discretionary activities.

D1	<u>Earthworks</u> not provided for in Rule 15.7.1 P3.
D2	Construction of a new coastal protection structure landward of <u>Mean High Water Springs</u> .
D3	Establishment of new <u>utilities</u> and associated <u>earthworks</u> .
D4	<p>(I) <u>Subdivision</u> that creates one or more additional vacant lot(s) where:</p> <ul style="list-style-type: none"> (a) Additional vacant lot(s) are located entirely outside the High Risk Coastal Hazard (Erosion) Area; or (b) Additional lot(s) are partially within the High Risk Coastal Hazard (Erosion) Area and each additional lot(s) contains a net site area capable of containing a complying <u>building platform</u> entirely outside the High Risk Coastal Hazard (Erosion) Area. <p>This rule does not apply to subdivision for a <u>utility allotment</u>, <u>access allotment</u> or a reserve allotment.</p>

15.7.3 Non-Complying Activities

I. The activities listed below are non-complying activities.

NC1	Construction of a new <u>building</u> or structure unless provided for in Rule 15.7.1 P1 – P3 and Rule 15.7.2 D2 and D3.
NC2	<u>Subdivision</u> that creates one or more additional lot(s) not provided for in Rule 15.7.2 D4.

15.8 High Risk Coastal Hazard (Flood) Area

15.8.1 Permitted Activities

- 1 The following activities are permitted activities where the activity is within the High Risk Coastal Hazard (Flood) Area shown on the Planning Maps if they meet the activity specific conditions set out in this table.
- 2 Activities may also be restricted discretionary activities, discretionary or non-complying as specified in Rules 15.8.2, 15.8.3 and 15.8.4.

Activity		Activity-specific conditions
P1	Construction of a farm <u>building</u> or an <u>accessory building</u> without a floor in the Rural Zone.	(1) The <u>gross floor area</u> of the <u>building</u> does not exceed 100m ² .
P2	Construction of a farm <u>building</u> or an <u>accessory building</u> with a floor in the Rural Zone.	(1) The <u>building</u> is transportable on a suspended timber floor. (2) The floor level is at or above the 1% AEP flood level. (3) There is a maximum of one farm <u>building</u> or <u>accessory building</u> per <u>site</u> in the High Risk Coastal Hazard (Flood) Area. (4) The gross floor area of the <u>building</u> does not exceed 100m ² .
P3	Replacement, repair or maintenance of existing <u>utilities</u> and associated <u>earthworks</u> .	Nil
P4	Maintenance or repair of an existing lawfully established coastal protection structure located landward of <u>Mean High Water Springs</u> .	Nil

15.8.2 Discretionary Activities

I. The activities listed below are discretionary activities.

D1	<u>Earthworks</u> not provided for in Rule 15.8.1 P3.
D2	Construction of a new coastal protection structure landward of <u>Mean High Water Springs</u> .
D3	Establishment of new <u>utilities</u> and associated <u>earthworks</u> .
D4	<p>(I) Any <u>subdivision</u> which creates one or more additional vacant lot(s) where:</p> <ul style="list-style-type: none"> (a) Additional vacant lot(s) are located entirely outside the <u>High Risk Coastal Hazard (Flood) Area</u>; or (b) Additional lot(s) are partially within the <u>High Risk Coastal Hazard (Flood) Area</u> and each additional lot(s) contains a net site area capable of containing a complying building platform entirely outside the <u>High Risk Coastal Hazard (Flood) Area</u>. <p>This rule does not apply to subdivision for a <u>utility allotment</u>, <u>access allotment</u> or a reserve allotment.</p>

15.8.3 Non-Complying Activities

I. The activities listed below are non-complying activities.

NC1	Construction of a new <u>building</u> and additions to an existing <u>building</u> , unless provided for in Rule 15.8.1 P1 – P3 and Rule 15.8.2 D2 and D3.
NC2	<u>Subdivision</u> that creates one or more additional lot(s) not provided for in Rule 15.8.2 D4.

15.9 Coastal Sensitivity Area (Erosion)

15.9.1 Permitted Activities

- 1 The following activities are permitted activities where the activity is within the Coastal Sensitivity Area (Erosion) shown on the Planning Maps if they meet the activity specific conditions set out in this table.
- 2 Activities may also be restricted discretionary activities, discretionary or non-complying as specified in Rules 15.9.2, 15.9.3 and 15.9.4.

Activity		Activity-specific conditions
P1	Minor additions to an existing <u>dwelling</u> .	(1) The additions do not increase the existing <u>gross floor area</u> by more than 15m ² .
P2	Construction of a farm <u>building</u> or an <u>accessory building</u> in the Rural Zone.	Nil
P3	Establishment, replacement, repair or maintenance of <u>utilities</u> , including associated <u>earthworks</u> .	Nil
P4	Maintenance or repair of an existing lawfully established coastal protection structure located landward of <u>Mean High Water Springs</u> .	Nil
P5	Ancillary rural earthworks in the Rural Zone.	Nil

15.9.2 Restricted Discretionary Activities

1. The activities listed below are restricted discretionary activities.
2. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

Activity	Matters of Discretion
<p>RDI</p> <p>Construction of a new dwelling and additions to an existing dwelling not provided for in Rule 15.9.1 PI.</p>	<p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) The degree to which the design, construction and location of the <u>building</u> can avoid or reduce future coastal hazard risk, including the effects of climate change over the period to 2120; (b) The ability to impose triggers to require the <u>building</u> to be removed or relocated; (c) The degree to which coastal hazard risk, including the effects of climate change has been assessed in a site specific coastal hazard risk assessment; (d) Recommendations in a site specific coastal hazard risk assessment; (e) Suitability of the <u>site</u> for the proposed use, including access; (f) Risk to people and property from the establishment of the <u>building</u> in the Coastal Sensitivity Area (Erosion) (g) Alternative locations.

RD2	Construction of a <u>building</u> or additions to an existing <u>building</u> not provided by Rule 15.9.1 P2.	Discretion is restricted to: <ul style="list-style-type: none"> (a) The degree to which the design, construction and location of the <u>building</u> can avoid or reduce future coastal hazard risk, including the effects of climate change over the period to 2120; (b) The ability to impose triggers to require the <u>building</u> to be removed or relocated; (c) The degree to which coastal hazard risk, including the effects of climate change has been assessed in a site specific coastal hazard risk assessment; (d) Recommendations in a site specific coastal hazard risk assessment; (e) Suitability of the <u>site</u> for the proposed use, including access; (f) Risk to people and property from the establishment of the <u>building</u> in the Coastal Sensitivity Area (Erosion) (g) Alternative locations.
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15.9.3 Discretionary Activities

I. The activities listed below are discretionary activities.

D1	<u>Earthworks</u> not provided for in Rule 15.9.1 P3 and P5.
D2	Construction of a new coastal protection structure.
D3	<u>Subdivision</u> to create one or more additional vacant lot(s) other than a <u>utility allotment</u> , <u>access allotment</u> or reserve allotment.

15.10 Coastal Sensitivity Area (Flood)

15.10.1 Permitted Activities

- 1 The following activities are permitted activities where the activity is within the Coastal Sensitivity Area (Flood) shown on the Planning Maps if they meet the activity specific conditions set out in this table.
- 2 Activities may also be restricted discretionary activities, discretionary or non-complying as specified in Rules 15.10.2, 15.10.3 and 15.10.4.

Activity		Activity-specific conditions
P1	Construction of a farm <u>building</u> or an <u>accessory building</u> in the Rural Zone.	Nil
P2	Establishment, replacement, repair or maintenance of <u>utilities</u> , including associated <u>earthworks</u> .	Nil
P3	Maintenance or repair of an existing lawfully established coastal protection structure located landward of <u>Mean High Water Springs</u> .	Nil

15.10.2 Restricted Discretionary Activities

1. The activities listed below are restricted discretionary activities.
2. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

Activity	Matters of Discretion
<p>RDI</p> <p>Construction of a new <u>dwelling</u> or addition to an existing <u>dwelling</u>, where:</p> <p>(1) The <u>building</u> is transportable on a suspended timber floor.</p> <p>(2) The minimum floor level is at least 0.5m above the 1% AEP flood level.</p> <p>(3) Compliance with condition (2) shall be demonstrated by a flood assessment from suitably qualified engineer.</p>	<p>Discretion is restricted to:</p> <p>(a) The degree to which the design, construction and location of the <u>building</u> can avoid or reduce future coastal hazard risk, including the effects of climate change over the period to 2120;</p> <p>(b) The ability to impose triggers to require the <u>building</u> to be removed or relocated;</p> <p>(c) The degree to which coastal hazard risk, including the effects of climate change has been assessed in a site specific coastal hazard risk assessment;</p> <p>(d) Recommendations in a site specific coastal hazard risk assessment;</p> <p>(e) Suitability of the <u>site</u> for the proposed use, including access;</p> <p>(f) Risk to people and property from the establishment of the <u>building</u> in the Coastal Sensitivity Area (Flood)</p> <p>(g) Alternative locations.</p>

RD2	Construction of a new <u>building</u> and additions to an existing <u>building</u> not provided for in Rule 15.10.1 P1.	Discretion is restricted to: <ul style="list-style-type: none"> (a) The degree to which the design, construction and location of the <u>building</u> can avoid or reduce future coastal hazard risk, including the effects of climate change over the period to 2120; (b) The ability to impose triggers to require the <u>building</u> to be removed or relocated; (c) The degree to which coastal hazard risk, including the effects of climate change has been assessed in a site specific coastal hazard risk assessment; (d) Recommendations in a site specific coastal hazard risk assessment; (e) Suitability of the <u>site</u> for the proposed use, including access; (f) Risk to people and property from the establishment of the building in the Coastal Sensitivity Area (Flood) (g) Alternative locations.
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15.10.3 Discretionary Activities

I. The activities listed below are discretionary activities.

D1	Construction of a new <u>dwelling</u> or addition to an existing <u>dwelling</u> not provided for in Rule 15.10.2 RD1.
D2	<u>Earthworks</u> not provided for in Rule 15.9.1 P2
D3	Construction of a new coastal protection structure.
D4	<u>Subdivision</u> to create one or more additional vacant lot(s) other than a <u>utility allotment</u> , <u>access allotment</u> or reserve allotment.

15.11 Mine Subsidence Risk Area

15.11.1 Permitted Activities

- 1 The following activities are permitted activities where the activity is within the Mine Subsidence Risk Area shown on the Planning Maps if they meet the activity specific conditions set out in this table.
- 2 Activities may also be discretionary as specified in Rules 15.11.2.

Activity		Activity-specific conditions
P1	Minor additions to an existing <u>dwelling</u> .	(1) The additions do not increase the existing <u>gross floor area</u> by more than 15m ² . (2) The additions do not result in the length of any wall of the <u>dwelling</u> exceeding 20m.
P2	Construction of a new <u>accessory building</u> .	(1) The <u>gross floor area</u> of the <u>building</u> does not exceed 55m ² . (2) No length of any wall of the <u>building</u> exceeds 20m.

15.11.2 Discretionary Activities

1. The activities listed below are discretionary activities.

D1	Construction of a new <u>dwelling</u> and additions to an existing <u>dwelling</u> not provided for in Rule 15.11.1 P1.
D2	Construction of a new <u>accessory building</u> not provided for in Rule 15.11.1 P2.
D3	<u>Subdivision</u> to create 1 or more additional lot(s).

2.8 Liquefaction

2.8.1 Restricted discretionary activities

- (1) Areas in the District susceptible to liquefaction have not been identified on the planning maps. Subdivision and some applications for land use activities will be required to identify land susceptible to liquefaction using specific geotechnical investigations. To satisfy the requirements of section 104 and 106 of the RMA identification of appropriate mitigation may be required where the site and proposed development is considered vulnerable to liquefaction based on site specific characteristics. It is expected that best practice geotechnical and engineering methods will be used to determine the performance of infrastructure and buildings where land use is contemplated. For subdivision, site specific geotechnical investigations will be required to ensure that the site is suitable for the intended use.
- (2) Where potential liquefaction risk is identified in a restricted discretionary activity rule as a matter that the Council restricts its discretion, the following additional matters that discretion is restricted to apply (these matters will also be relevant to assessment of a discretionary or non-complying resource consent application where a potential liquefaction hazard has been identified on a site):

2.8.2 Additional matters of discretionary for subdivision

- (1) Geotechnical assessment and/or investigation of any potential liquefaction hazard on the site at a level sufficient to confirm the level of risk and its suitability for the proposed activity (see information requirements in section 15.8);
- (2) Measures proposed to mitigate the effects of liquefaction hazard if present including:
 - (a) Location, size, layout and design of allotments, structures, and building platforms including consideration given to alternative siting away from where liquefaction risk is greatest;
 - (b) Location, timing, scale and nature of earthworks;
 - (c) Provision for ground strengthening and foundation design;
 - (d) Provision for resilient services and infrastructure, including roads and access;
 - (e) Setbacks in relation to waterways, waterbodies or any steep change in ground elevation, sloping ground or free face or alternative geotechnical measures to address any identified potential for lateral spread;
 - (f) Effects on adjoining properties

2.8.3 Additional matters of discretionary for land use (e.g. multi-unit development, earthworks)

- (1) Geotechnical assessment and/or investigation of any potential liquefaction hazard on the site at a level sufficient to confirm the level of risk and its suitability for the proposed activity (see information requirements in section 15.8);
- (2) Measures proposed to mitigate the effects of liquefaction hazard if present including:
 - (a) Location, size, layout and design of buildings, structures, car parking areas, access and provision for resilient infrastructure and services;
 - (b) Location, timing, scale and nature of earthworks;
 - (c) Provision for ground strengthening and foundation design;
 - (d) Setbacks in relation to waterways, waterbodies or any steep change in ground elevation, sloping ground or free face or alternative geotechnical measures to address any identified potential for lateral spread;
 - (e) Consideration given to ease of repair (including access to repair damaged structures) of liquefaction induced damage;
 - (f) Effects on adjoining properties.

2.9 Information requirements for all resource consent applications addressing natural hazards

2.9.1 General

- (1) The following documents, to the extent relevant to the proposal:
 - (a) Geotechnical assessment, including identification and assessment of any potentially liquefaction-prone land;
 - (b) An assessment of natural hazards risk including the type of natural hazards, and the level of risk associated with each hazard, including flooding, slope stability, subsidence and coastal hazards. For any assessment of risk for weather related natural hazards, the projected effects of climate change over the period to 2021 must be included;
 - (c) Remediation and mitigation measures necessary to make the site and any proposed buildings suitable for the proposed use.
- (2) The following plans identifying:
 - (a) Topographic features within the site and surrounding area;
 - (b) The location of natural hazards on all or part of the site;

2.9.2 Liquefaction Potential

- (1) For all resource consent applications where consideration of liquefaction risk is required:
 - (a) A geotechnical assessment in sufficient detail to determine:
 - (i) the liquefaction vulnerability category being either “liquefaction damage is unlikely” or “liquefaction damage is possible” as per Table 4.4 in “Preliminary Document: Planning and engineering guidance for potentially liquefaction-prone

land – Resource Management Act and Building Act aspects. Pub MfE and MBIE, September 2017”; or

- (ii) by an alternative accepted method to determine whether or not the site is susceptible to liquefaction.

- (b) Where “liquefaction damage is possible” category has been identified for the site, as per 15.13.2(1)(a)(i) above, or an alternative accepted method indicates that the site is susceptible to liquefaction as per 15.13.2(1)(a)(ii) above, the liquefaction assessment will be required to determine the liquefaction vulnerability in more detail, and in addition, as appropriate to the scale and significance of the liquefaction hazard:

- (i) Identify any areas which require particular ground strengthening or other mitigation measures, and recommendations for such mitigation;
 - (ii) Identify areas to be excluded from built development, due to liquefaction hazard constraints (which includes lateral spread) or which require geotechnical setbacks;
 - (iii) Indicate options and recommended locations for proposed landuse, and other infrastructure recommended by the geotechnical engineer.

- (c) All geotechnical assessments in respect of liquefaction risk are to be prepared by a suitably qualified and experienced engineer with experience in geotechnical engineering or a Professional Engineering Geologist ([IPENZ](#) registered).

- (2) For all subdivision applications:

- (a) Subdivision consent applications will be required to provide an assessment as per 15.13.2(1) above;

- (b) Where “liquefaction damage is possible” category has been identified for the site, as per 15.13.2(1)(a)(i) above, or an alternative assessment method under 15.3.2(1)(a)(ii) concludes a similar outcome, the subdivision application will be required to include sufficient information and proposed measures to satisfy the Council that liquefaction risk can be adequately avoided, remedied or mitigated, including the potential effects of lateral spread within 200 metres of the edges of rivers, streams, lakes, wetlands, stormwater detention areas, swales or other areas with a sharp change in ground elevation.

- (c) Subdivision plans shall show, to the extent appropriate to the scale and significance of the liquefaction hazard identified:

- (i) any areas which require particular ground strengthening or other mitigation measures, and recommendations for such mitigation;
 - (ii) any areas which should be excluded from built development due to geotechnical constraints, or which require geotechnical setbacks; and
 - (iii) any features of subdivision layout recommended by the geotechnical engineer, for example any recommended locations for proposed land uses and other infrastructure as a result of geotechnical constraints; and

- (d) All geotechnical reports in respect of liquefaction potential are to be prepared by a suitably qualified and experienced engineer with experience in geotechnical engineering or a Professional Engineering Geologist ([IPENZ](#) registered).

2.9.3 Tamahere Country Living Zone

- (l) Any resource consent in relation to land located in the Tamahere Country Living Zone will be required to include details of ponding of stormwater and overland flow paths as a result of a storm event with an AEP of 1% (with rainfall events adjusted for climate change) as well as mitigation measures taking account of information the Council holds in respect to the “Tamahere stormwater catchment.”.

2.9.4 Defended Areas

- (l) For Restricted Discretionary Activity land use and subdivision applications within the Defended Area, the following information is required to the extent relevant to the scale of the proposal:
 - (a) A risk assessment, carried out by a suitably qualified and experienced risk assessment practitioner, which identifies the nature and level of residual risk and which includes details of appropriate methods to further reduce residual risk.

2.10 Definitions

Annual exceedance probability (AEP)

Means the probability of an event occurring in any one year. The probability is expressed as a percentage and generally refers to storm events of a particular magnitude occurring in any given year. For example, a large flood which may be calculated to have a 1% chance to occur in any one year, is described as 1% AEP.

Defended area

Means areas which could normally flood in a 1% AEP flood event but are protected from flooding by a flood protection scheme managed by the Waikato Regional Council, the Council or the Crown.

Flood ponding area

Means an area that experiences floodwater ponding in a 1% AEP rainfall event, and includes an area shown on the planning maps as a flood ponding area.

Residential building platform

Means that area of a site equal to the ground floor area of a residential unit plus up to 1.8 metres extending beyond the foundations of the building.

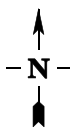
Risk assessment

Means the overall process of risk identification, risk analysis and risk evaluation.

Utility

For the purpose of Chapter 15 Natural Hazards means:

- (1) Transformation, transmission, generation or distribution of electricity provided by network utility operators or requiring authorities, including:
 - (a) transmission lines and electricity distribution lines and associated equipment; and
 - (b) private connections to such utilities;
- (2) Telecommunication and radiocommunication facilities, including:
 - (a) transmitting/receiving devices such as aerials, antennas, dishes (including cables), insulators, castings, tunnels and associated equipment; and
 - (b) support structures such as towers, masts and poles, accessory buildings and private receiving dish antennas;
- (3) Storage tanks and pipes for the distribution or transmission of petroleum or natural or manufactured gas, including necessary incidental equipment provided by network utility operators or requiring authorities, and private connections to such utilities;
- (4) Reticulated water for supply or irrigation, stormwater management basins, swales or reticulated open channelised drainage, and reticulated sewerage, including:
 - (a) private stormwater facilities connecting to such utilities; and
 - (b) necessary incidental equipment, including water storage tanks and pumping stations; and
- (5) Lighthouses, meteorological facilities, navigation aids and beacons, including approach control services within the meaning of the Civil Aviation Act 1990.
- (6) Flood management infrastructure including stopbanks and erosion protection structures associated with flood management where undertaken by the Council, the Waikato Regional Council or the Crown.




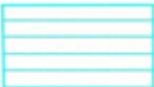



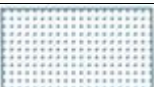


Draft Waikato District Plan (Stage 2)

Map Index

Map No.	Name	Scale
5	Aka Aka	50000
29	Aotea	50000
27.3	Bruntwood	10000
27	Eureka	10000
27.6	Eureka	50000
19.2	Glen Afton Pukemiro	10000
19.3	Glen Massey	10000
21.3	Gordonton	10000
20	Hakarimata	50000
26	Hamilton Environs	50000
8.2	Hampton Downs	10000
15	Hapuakohe	50000
32	Hautapu	50000
26.1	Horotiu	10000
20.2	Huntly East	10000
20.3	Huntly South	10000
20.4	Huntly Town Centre	5000
20.1	Huntly West	10000
3	Hunua Ranges East	50000
1	Hunua Ranges North	50000
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13	Lake Whangape	50000
9.1	Mangatangi	10000
23.1	Manu Bay	10000
9.2	Maramarua	10000
9	Maramarua State Forest	50000
27.4	Matangi	10000
7.8	Mercer	10000
8.1	Meremere	10000
4	Miranda	50000
12.1	Naike	10000
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	Ngaruawahia Town	
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7.5	Pokeno West	10000
11.1	Port Waikato	10000
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27.5	Tauwhare Pa	10000
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7	Environs	50000
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25	Waipa River	50000
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26.3	Whatawhata	10000
21	Whitikahu	50000

Released to Open Meeting (WDC1909/32)

	High Risk Flood Area
	Mine Subsidence Risk Area
	Flood Plain Management Area
	Huntly South Ponding Area
	Coastal Sensitivity Area (Erosion)
	High Risk Coastal Hazard (Erosion) Area
	Coastal Sensitivity Area (Flood)
	High Risk Coastal Hazard (Flood) Area

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The cadastre shown on the planning maps is not part of the information in the district plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. The cadastre was based on the most recent information held by council at the date the maps were produced, sourced from Land Information New Zealand. Establishing compliance or otherwise with the plan may require formal survey.

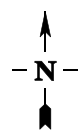
The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining right and obligations under the District plan where the District boundary is relevant many require a formal survey.

The District planning maps are at a scale of 1:5000, 1:10000 and 1:50000. Use at any other scale than specified on each map is for information purposes only, and does not form part of the District Plan.

For information, acknowledgements and disclaimers relating to external sources used in the planning maps please see the data sources page <https://data.waikatodistrict.govt.nz>

Projection: New Zealand Transverse Mercator, Datum: New Zealand Geodetic Datum 2000

Released to Open Meeting (16/09/2023)



Waikato Proposed Plan Legend

Notified Overlays

Legal Effect Overlays

- Heritage Item
- Maaori Area of Significance
- Maaori Site of Significance
- Significant Natural Area (SNA)
- Designation

Heritage

- Battlefield View Shaft
- Heritage Precinct
- Notable Tree

Tangata Whenua

- Waikato River Catchment

Infrastructure

- Walkway Cycleway Bridleway (Under Review)
- National Grid
- Indicative Road
- Segregation Strip
- Raglan Navigation Beacon
- Gas Line

Built Environment

- Airport Noise Outer Control Boundary
- Airport Subdivision Control Boundary
- Airport Noise SEL95 Boundary
- Airport Obstacle Limitation Surface
- Noise Control Boundary (Waikato Gun Club)
- Airpark Noise Buffer (Te Kowhai)
- Acoustic Area (Horotiu)
- Airsides Overlay
- Urban Expansion Area
- Specific Area/Activity
- Residential West Te Kauwhata
- Residential Ecological Te Kauwhata
- Development Precinct

Commercial

- Tamahere Commercial Area

- Business Overlay Area

- Verandah

Mining & Minerals

- Coal Mining Area
- Aggregate Extraction Area
- Aggregate Resource Area

Natural Environment

- Urban Allotment
- Outstanding Natural Features
- Coastal Environment
- Outstanding Natural Landscapes
- Natural Character
- Environmental Protection Area
- Significant Amenity Landscapes
- Hamilton Basin Ecological Management Area

Rangitahi

Notified Zone

- Residential
- Rangitahi Peninsula
- Village
- Country Living
- Rural
- Business
- Business Town Centre
- Business Tamahere
- Industrial
- Heavy Industrial
- Reserve
- Te Kowhai Airpark
- Motorsport and Recreation
- Road

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The cadastre shown on the planning maps is not part of the information in the district plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. The cadastre was based on the most recent information held by council at the date the maps were produced, sourced from Land Information New Zealand. Establishing compliance or otherwise with the plan may require formal survey.

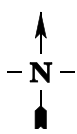
The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining right and obligations under the District plan where the District boundary is relevant may require a formal survey.

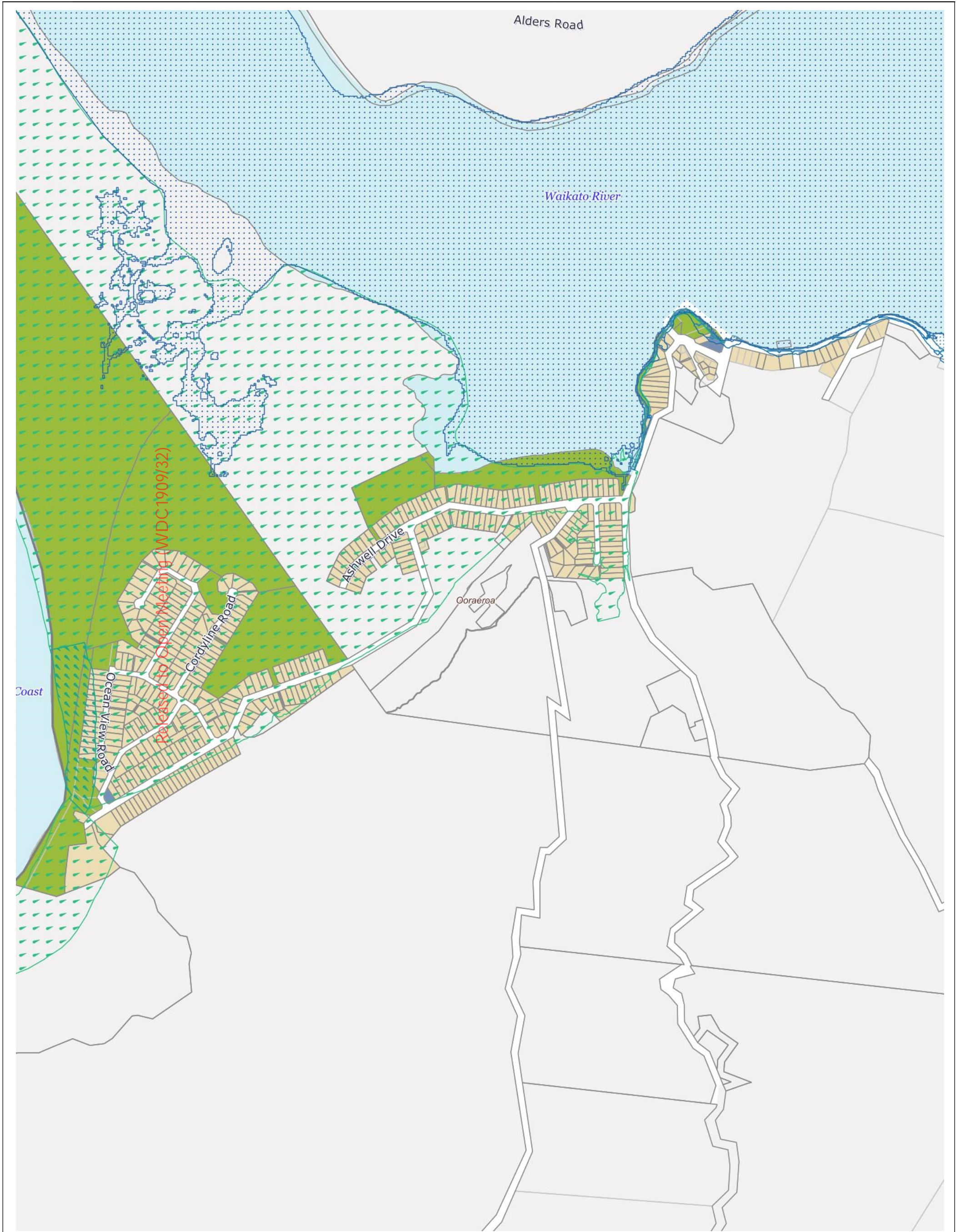
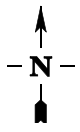
The District planning maps are at a scale of 1:5000, 1:10000 and 1:50000. Use at any other scale than specified on each map is for information purposes only, and does not form part of the District Plan.

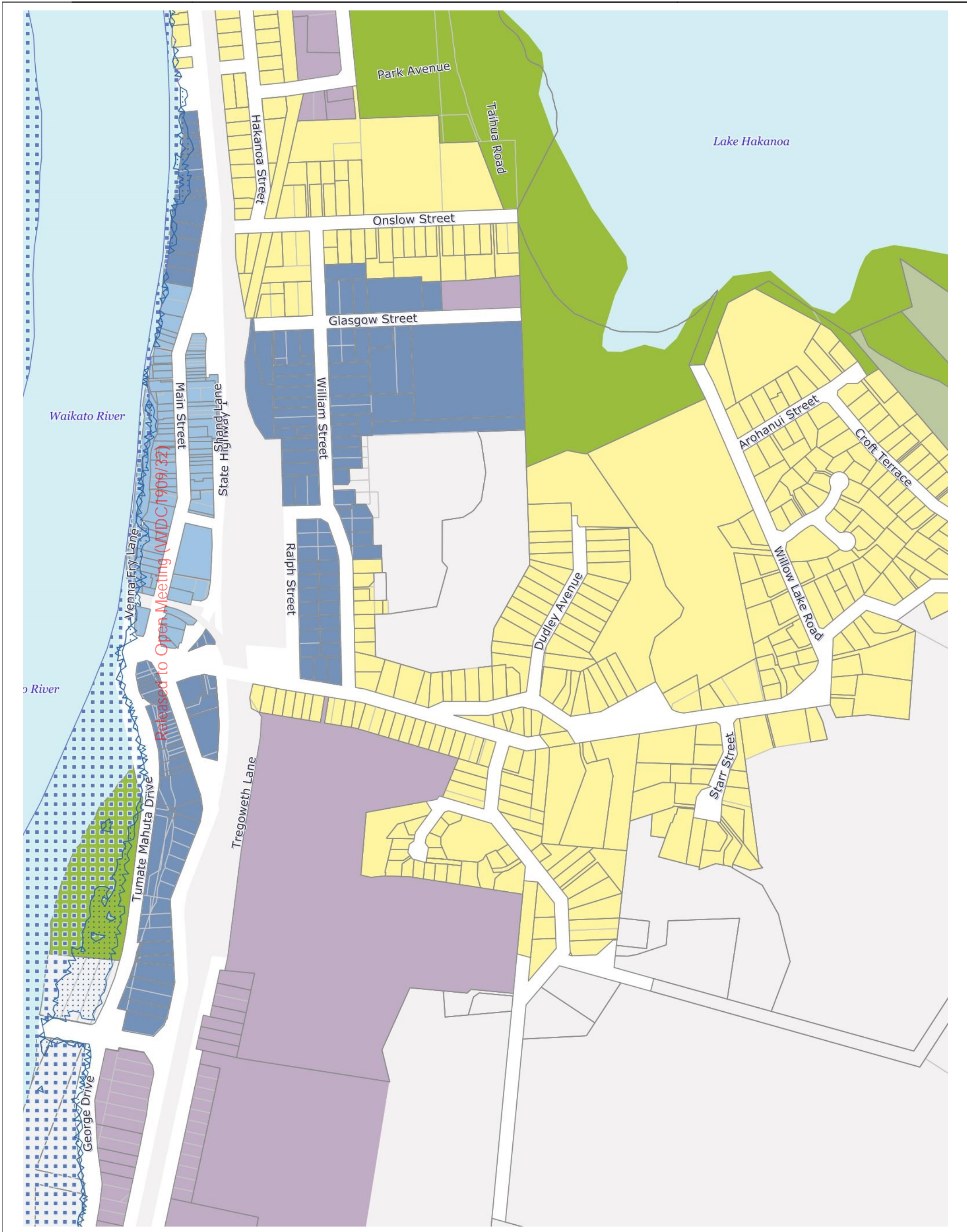
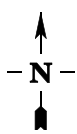
For information, acknowledgements and disclaimers relating to external sources used in the planning maps please see the data sources page

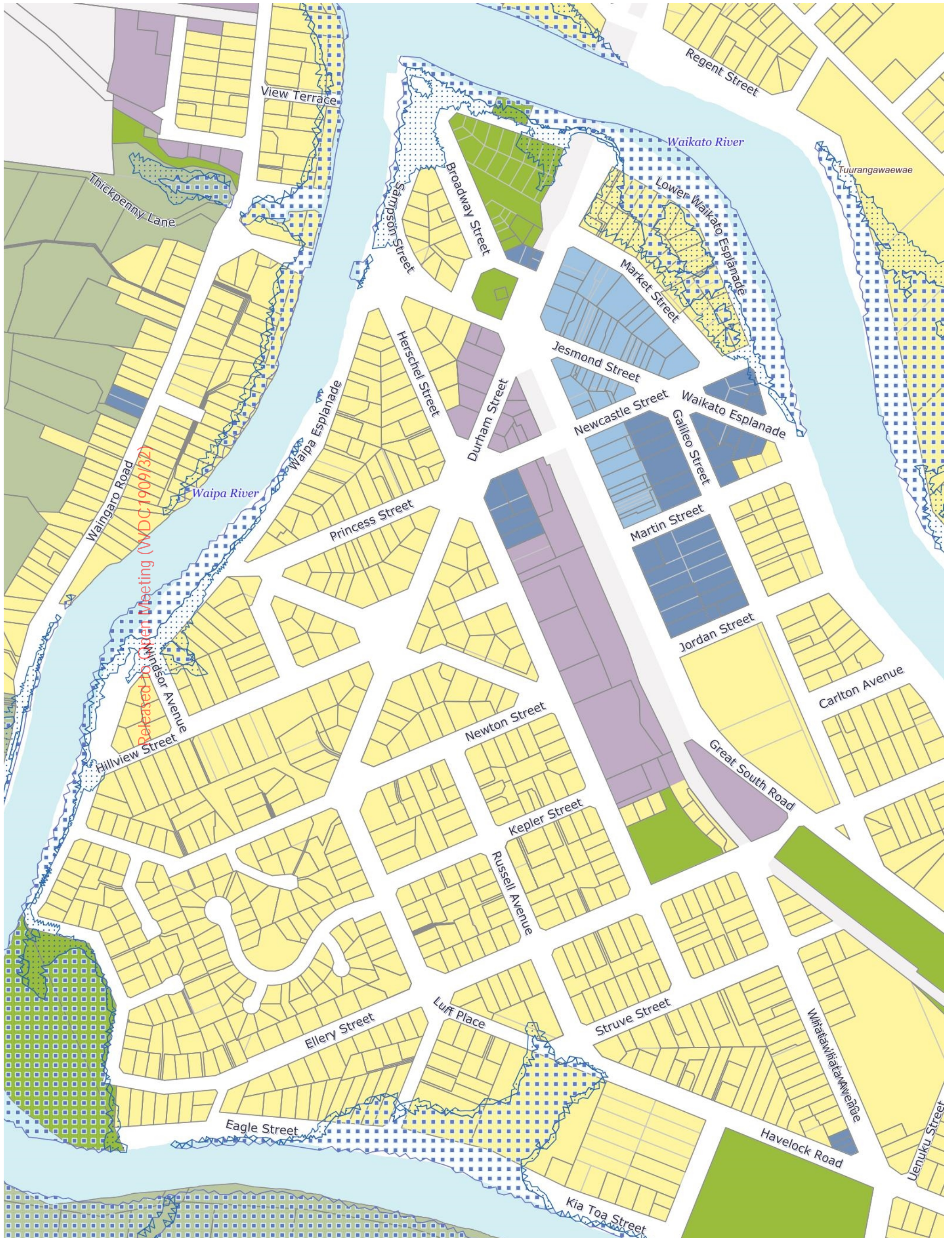
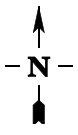
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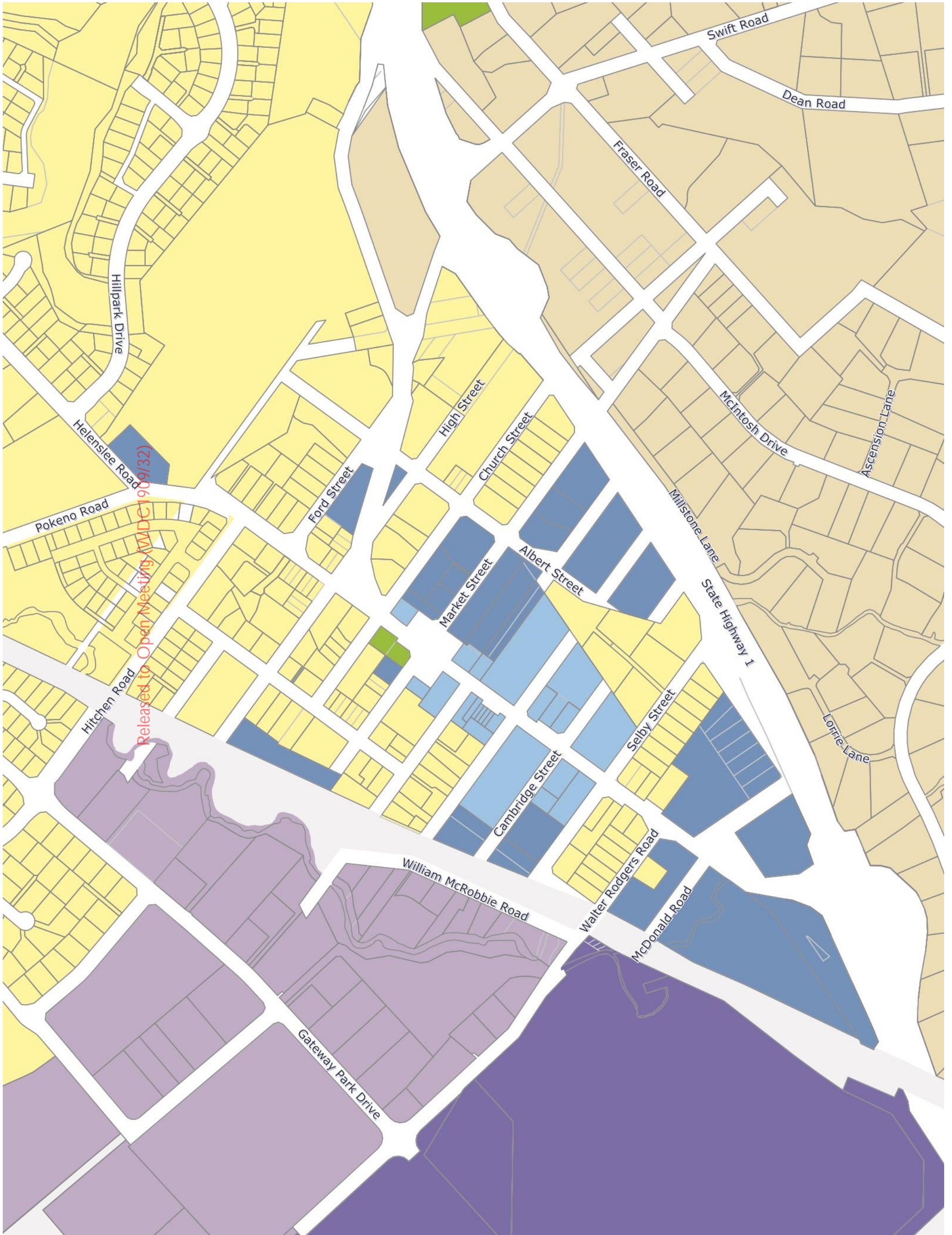
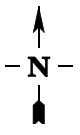
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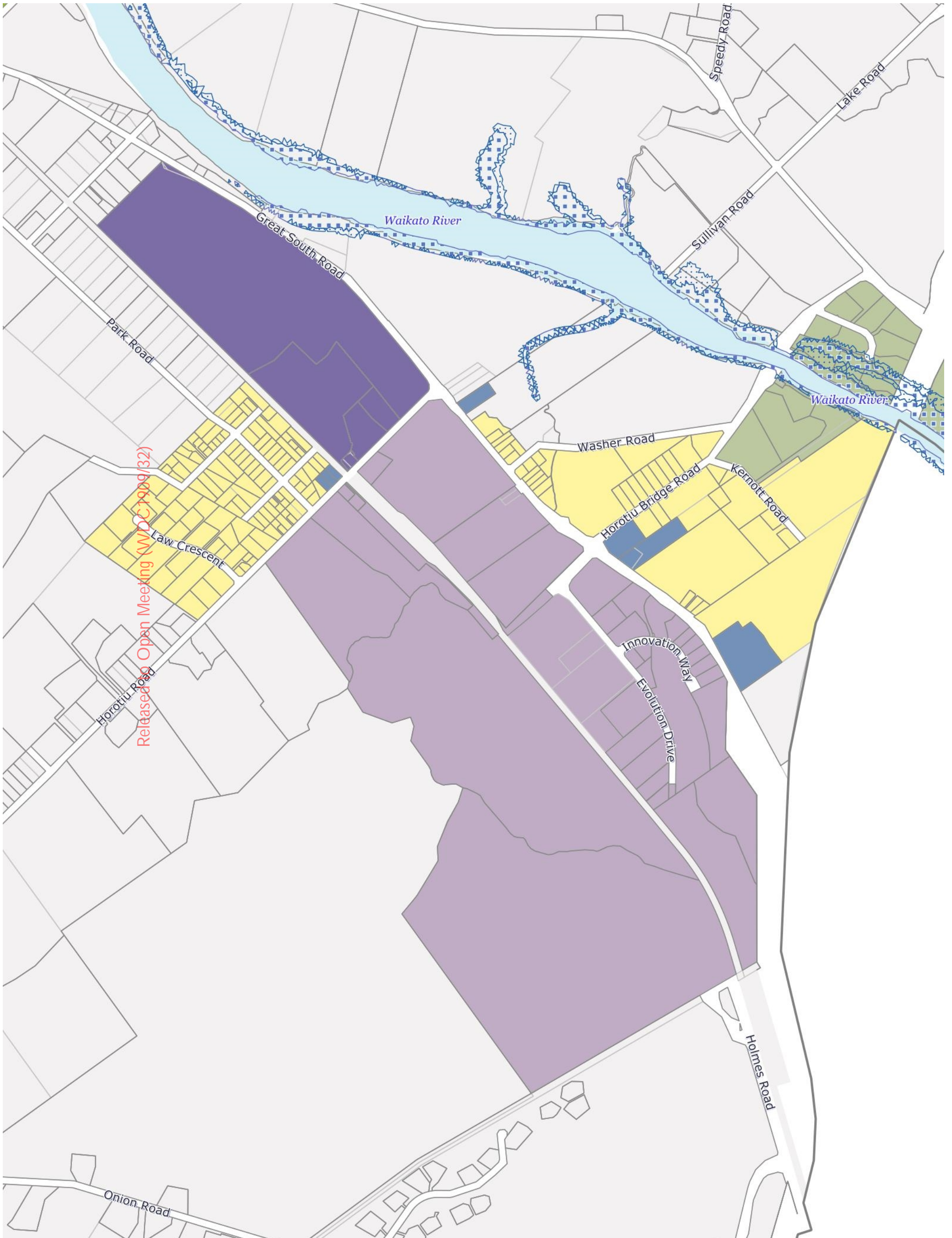
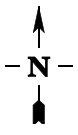


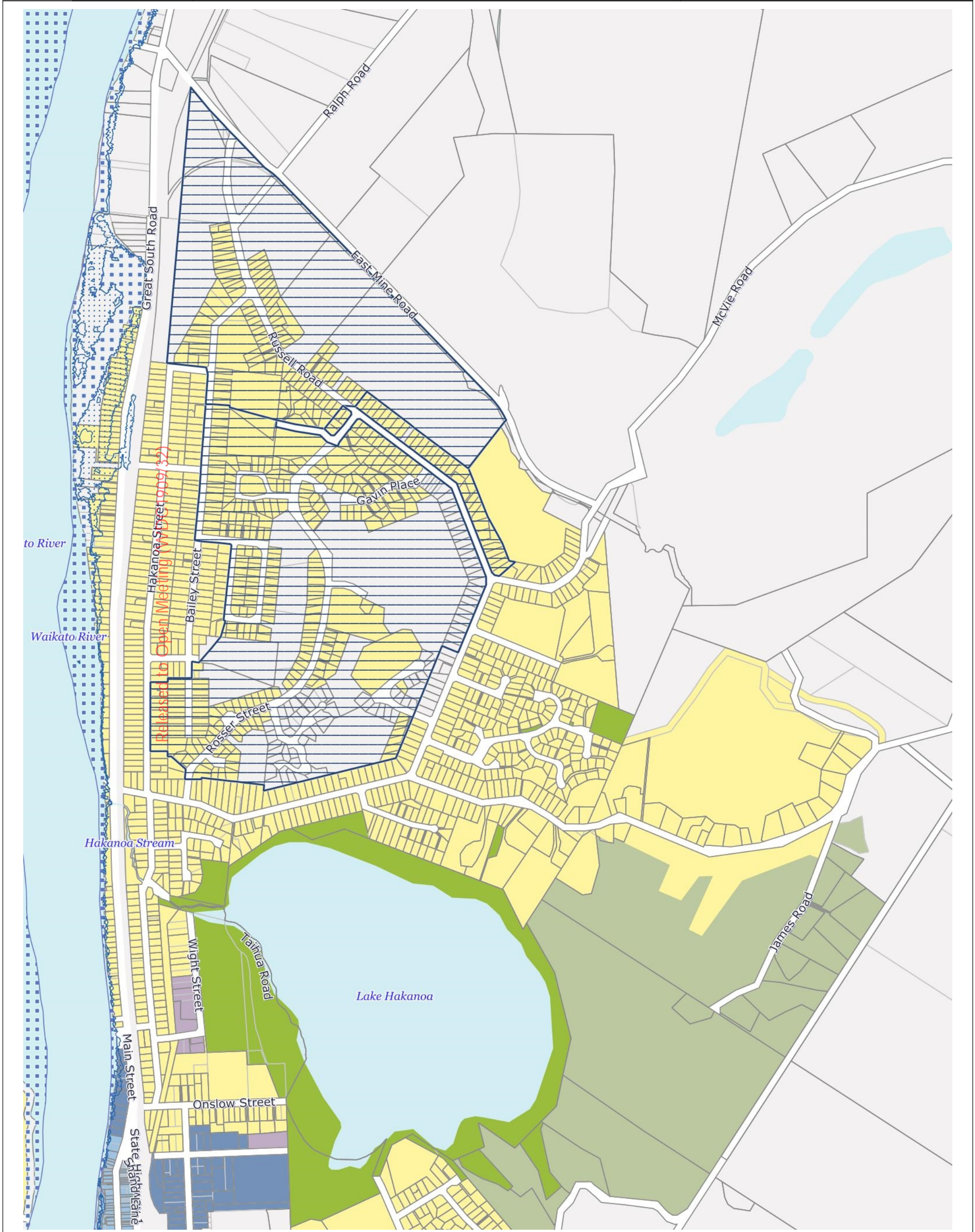
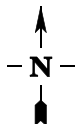


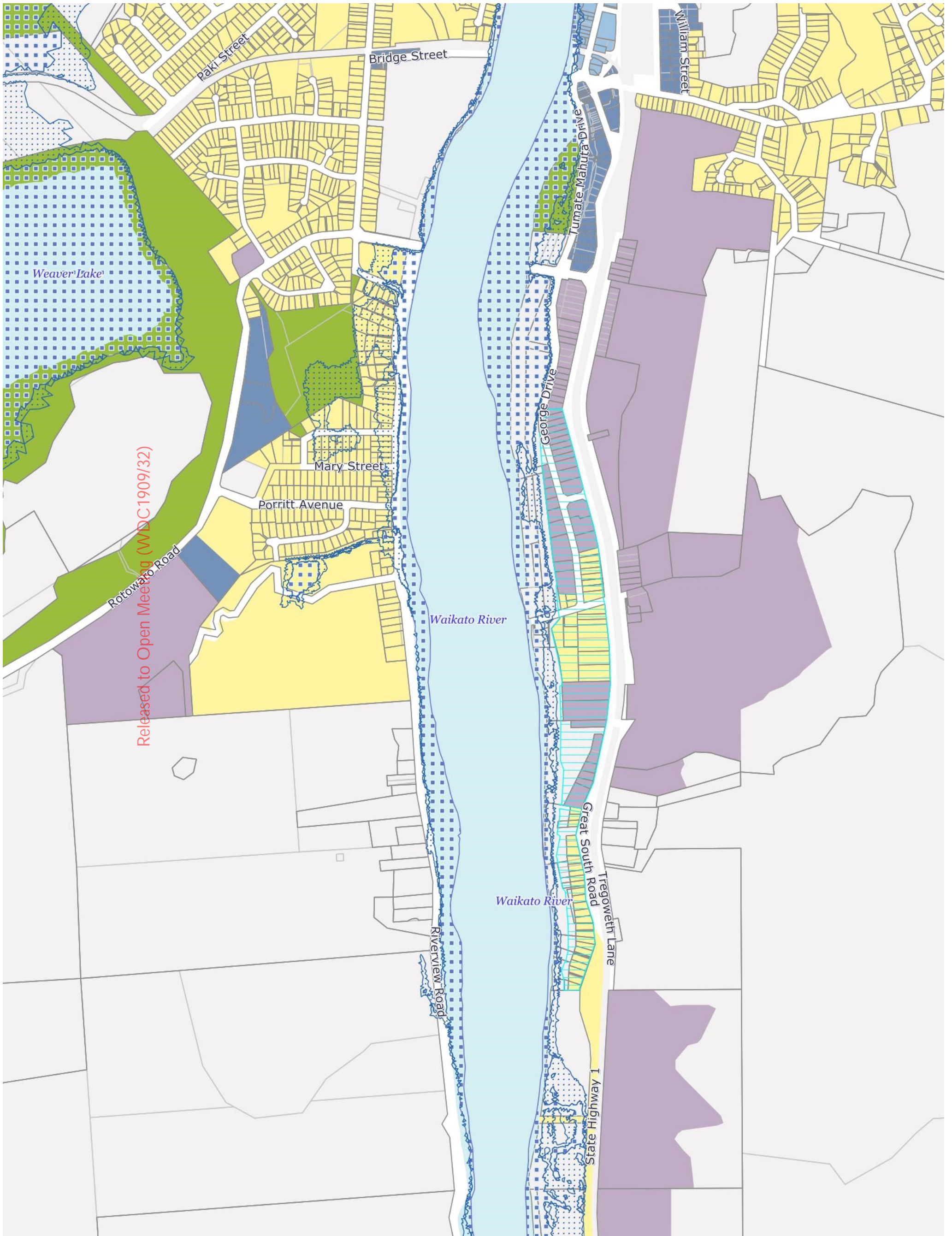
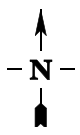


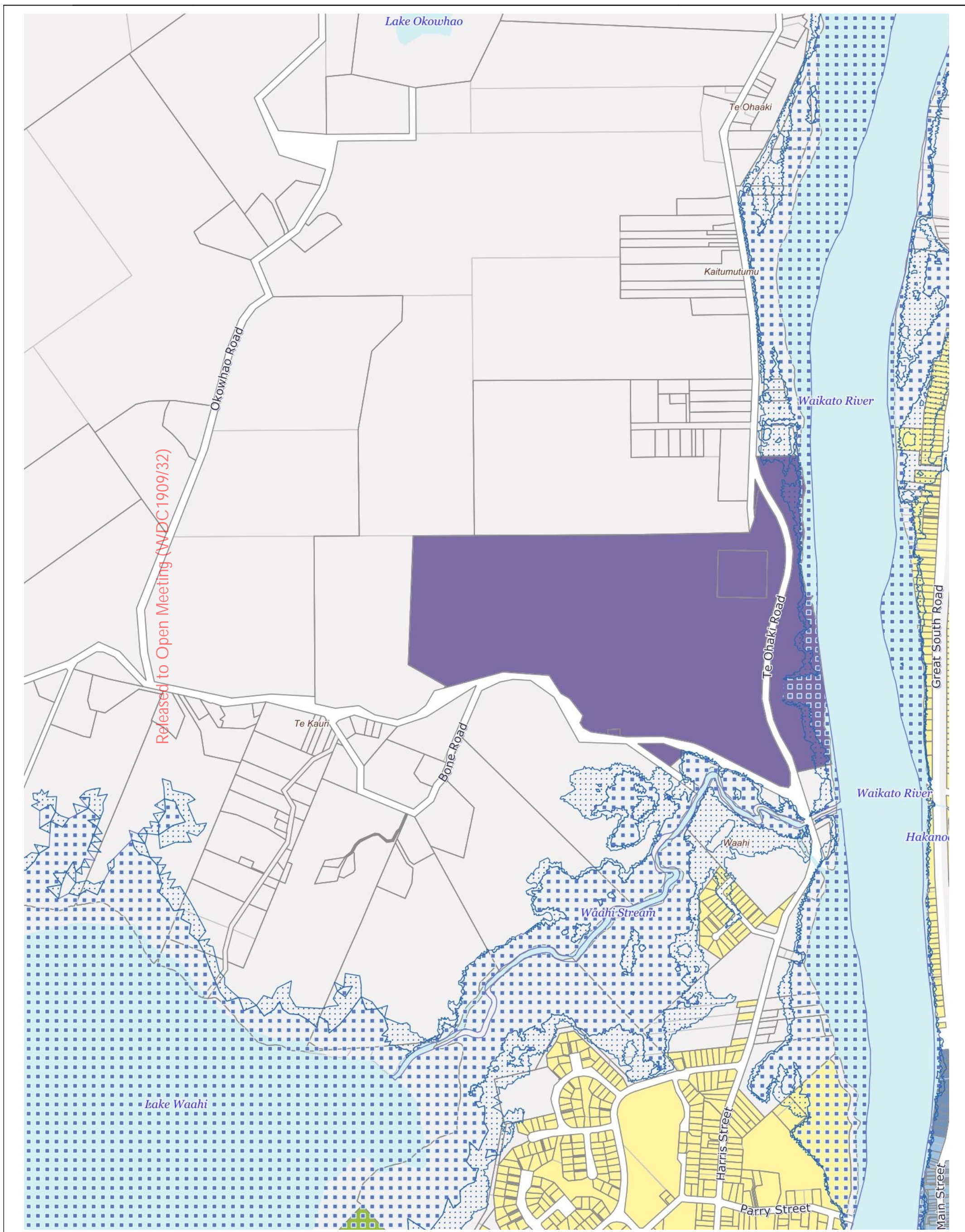
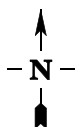


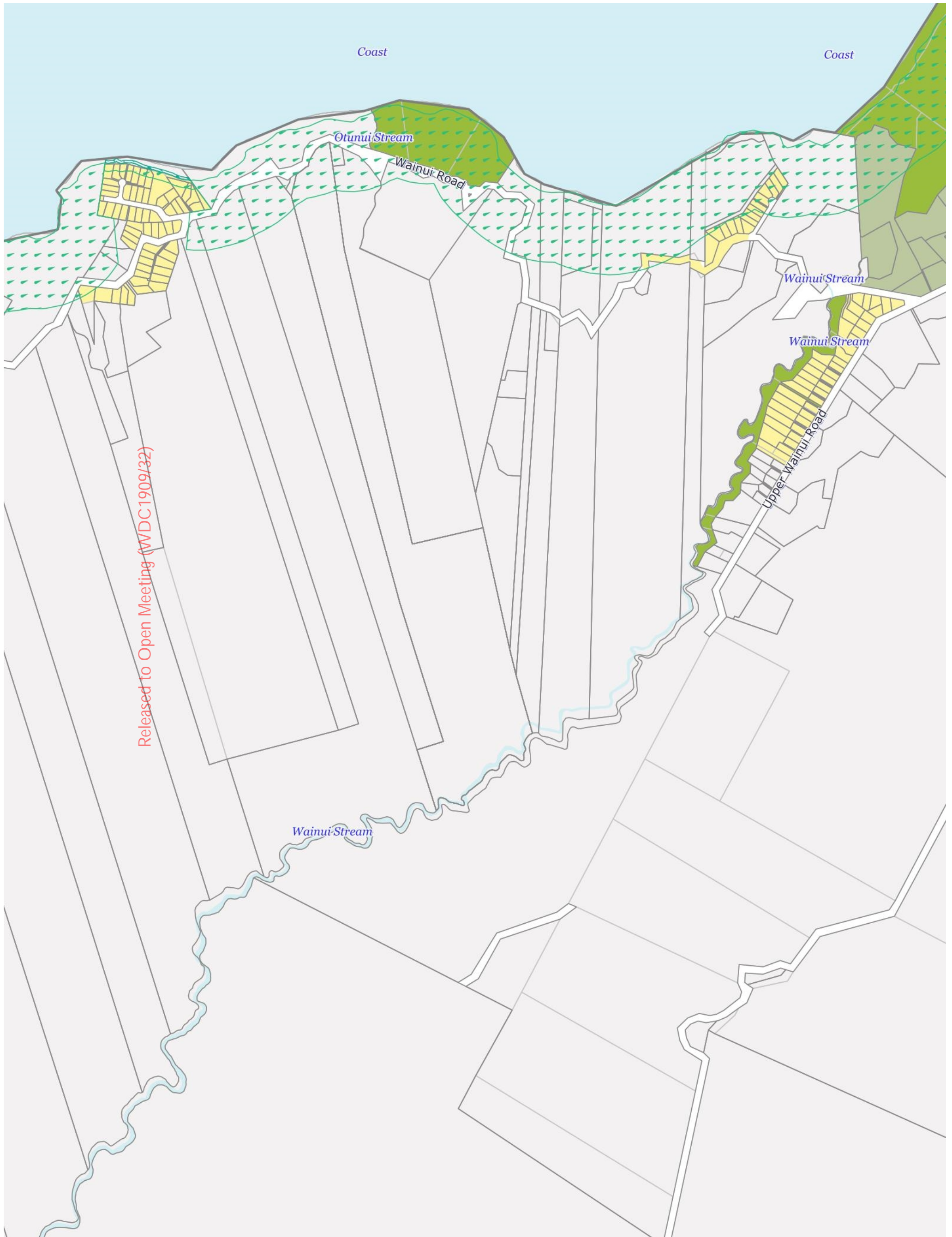
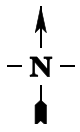


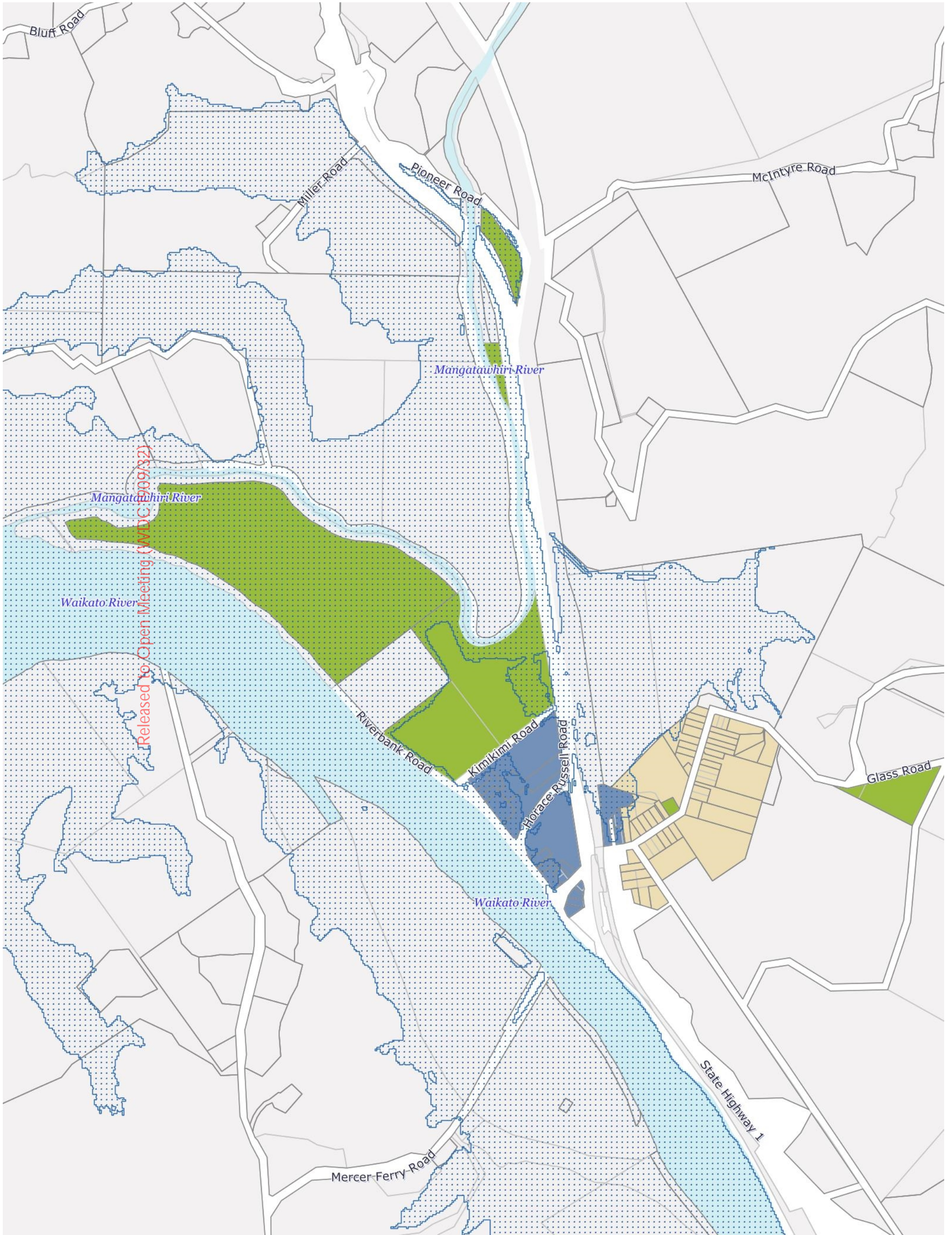
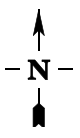


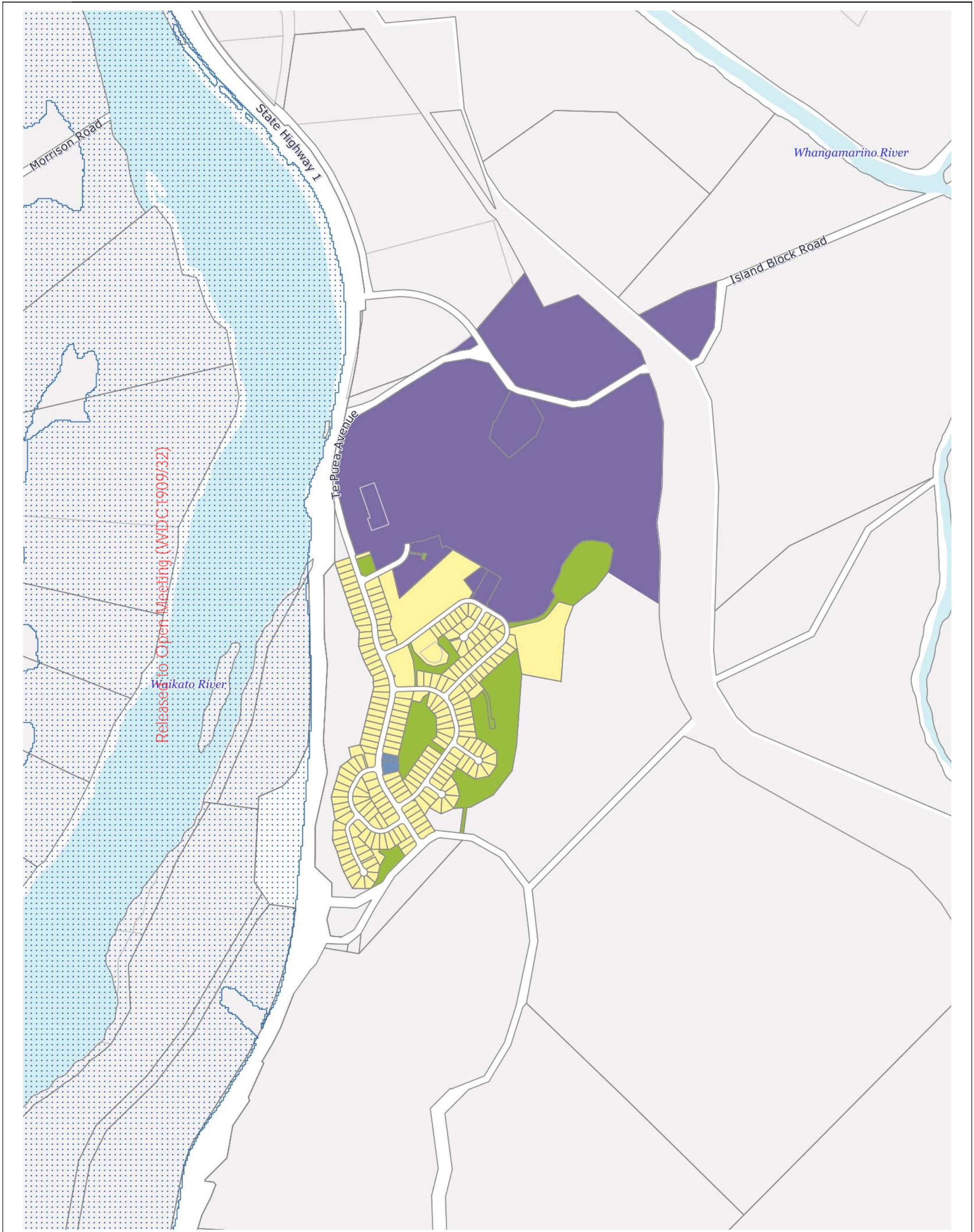
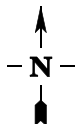


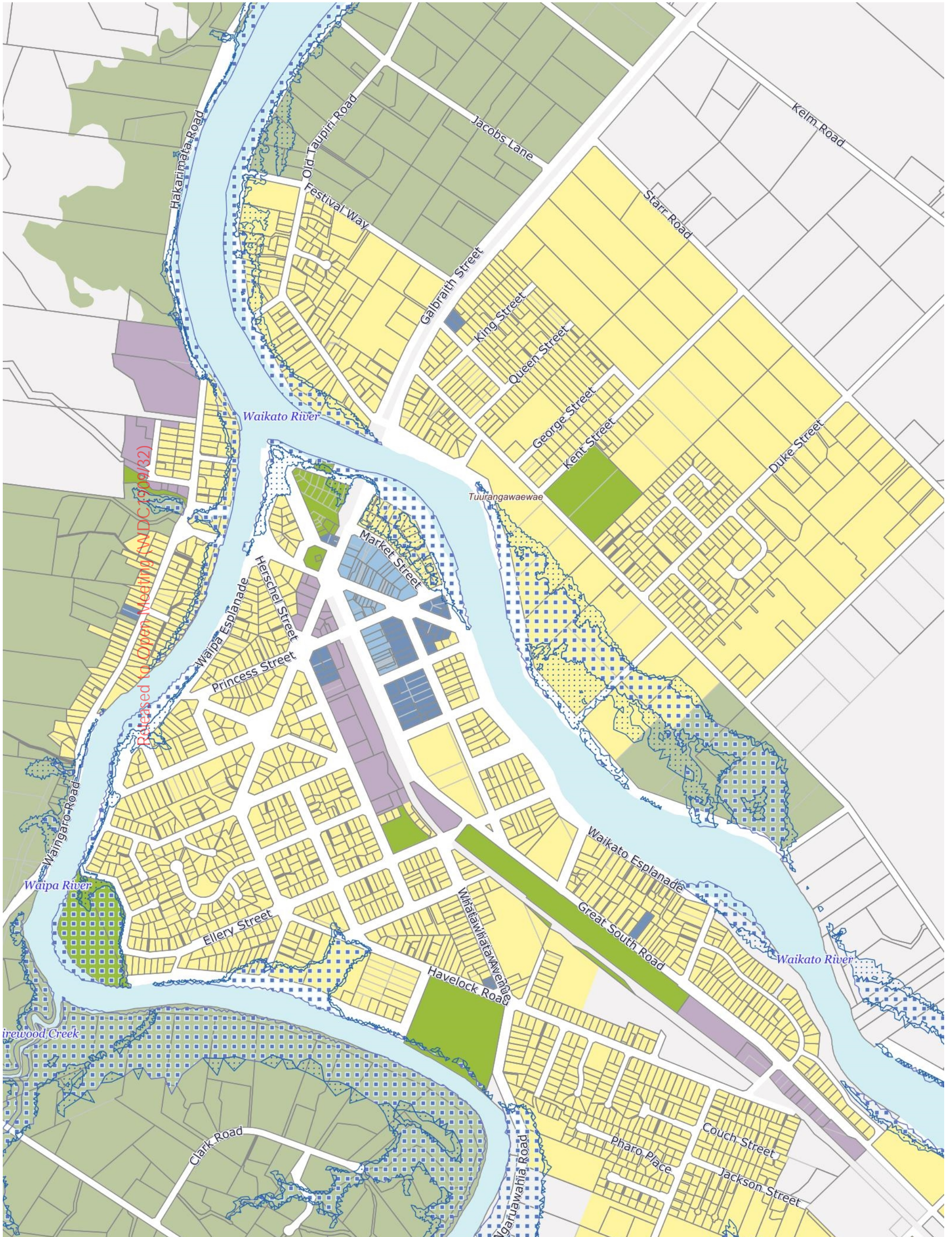
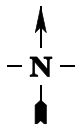


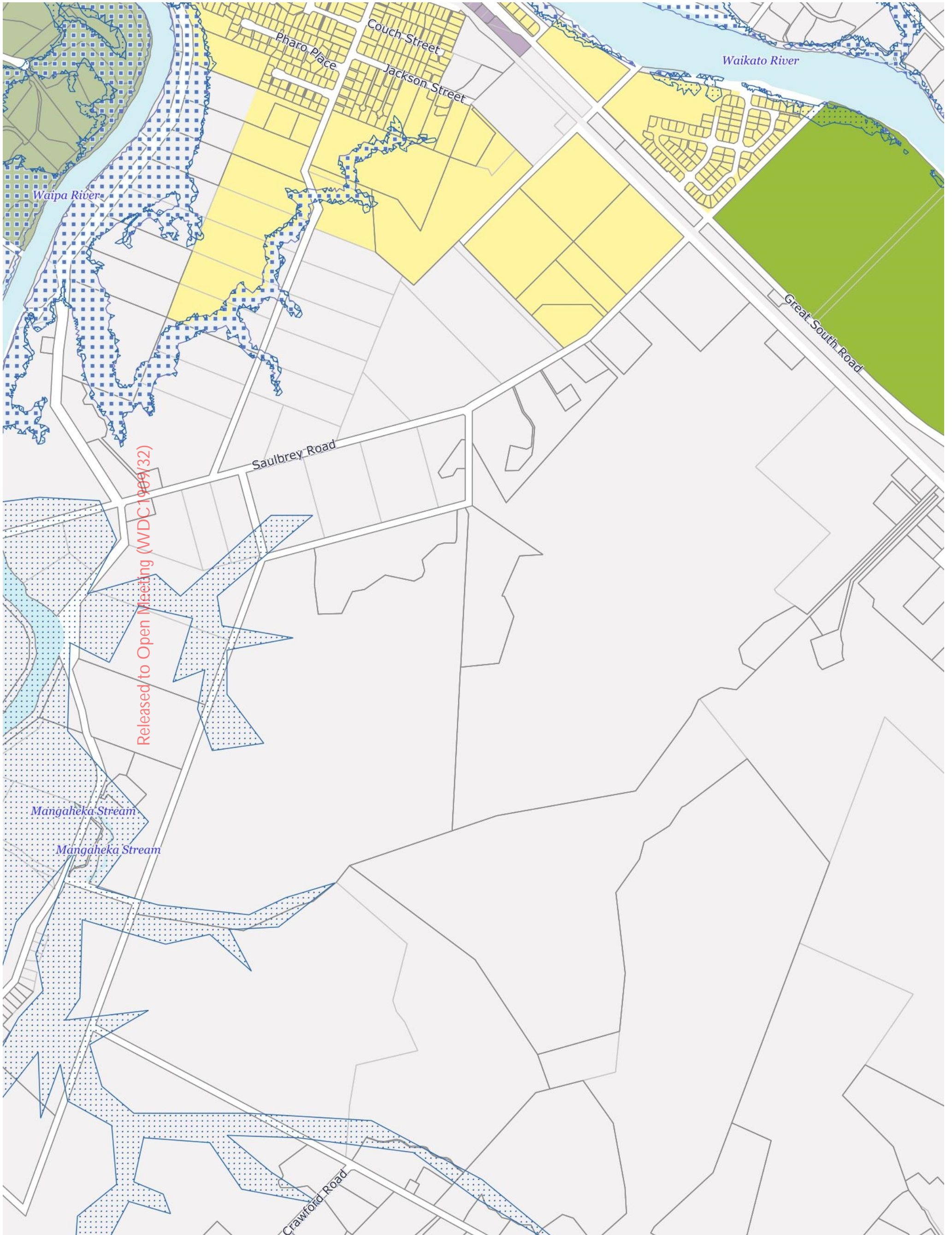
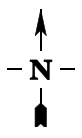


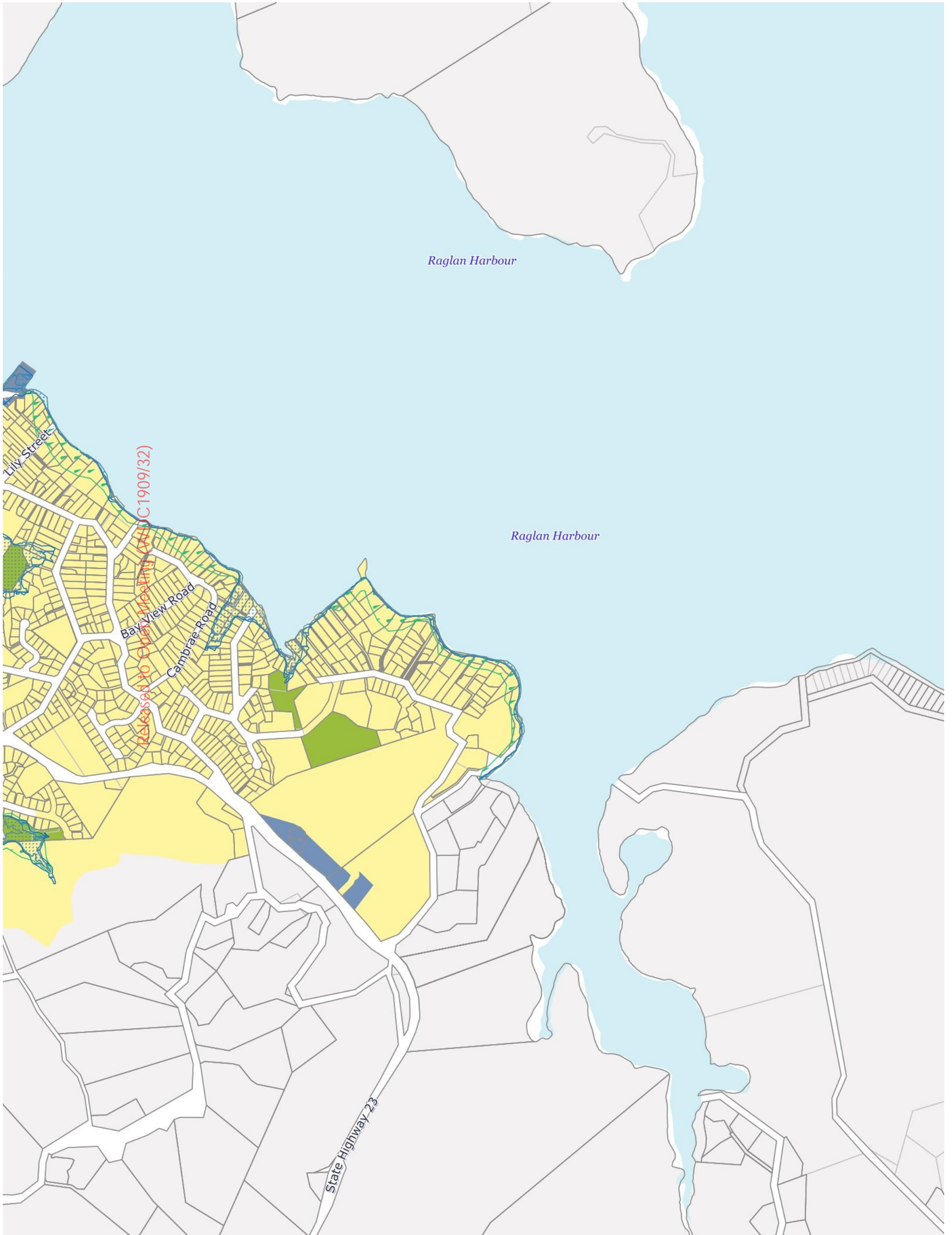
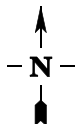


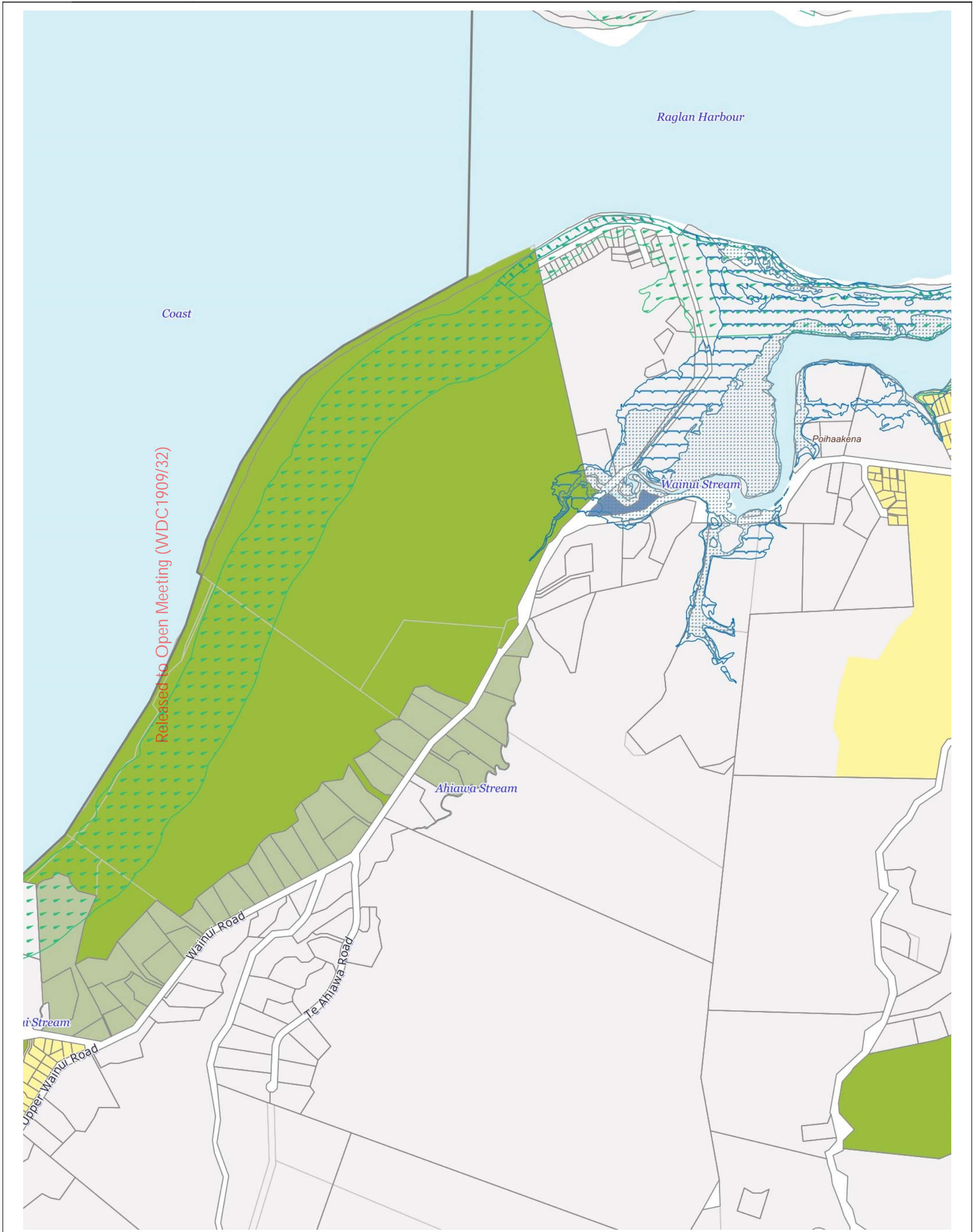
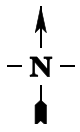


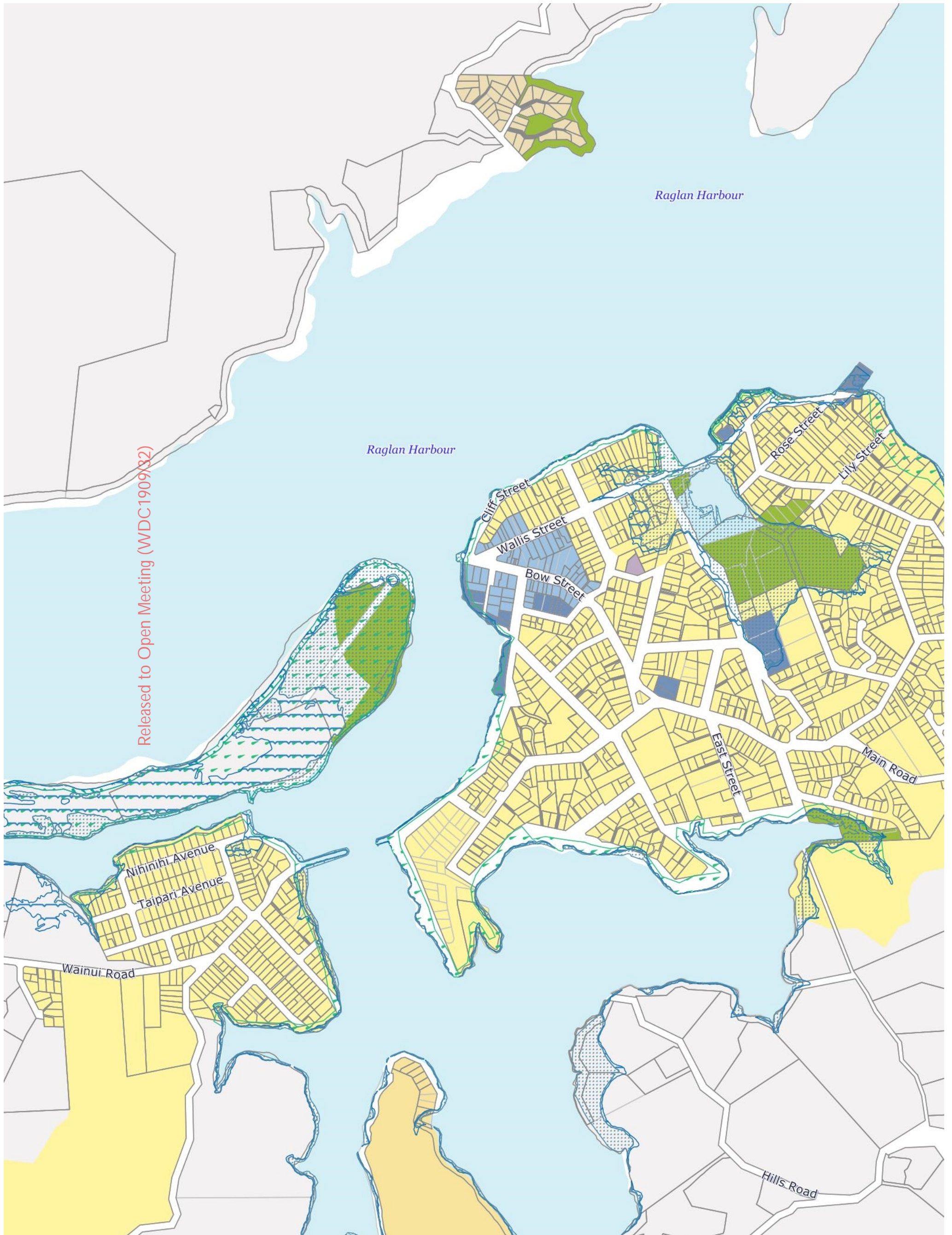
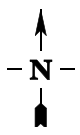


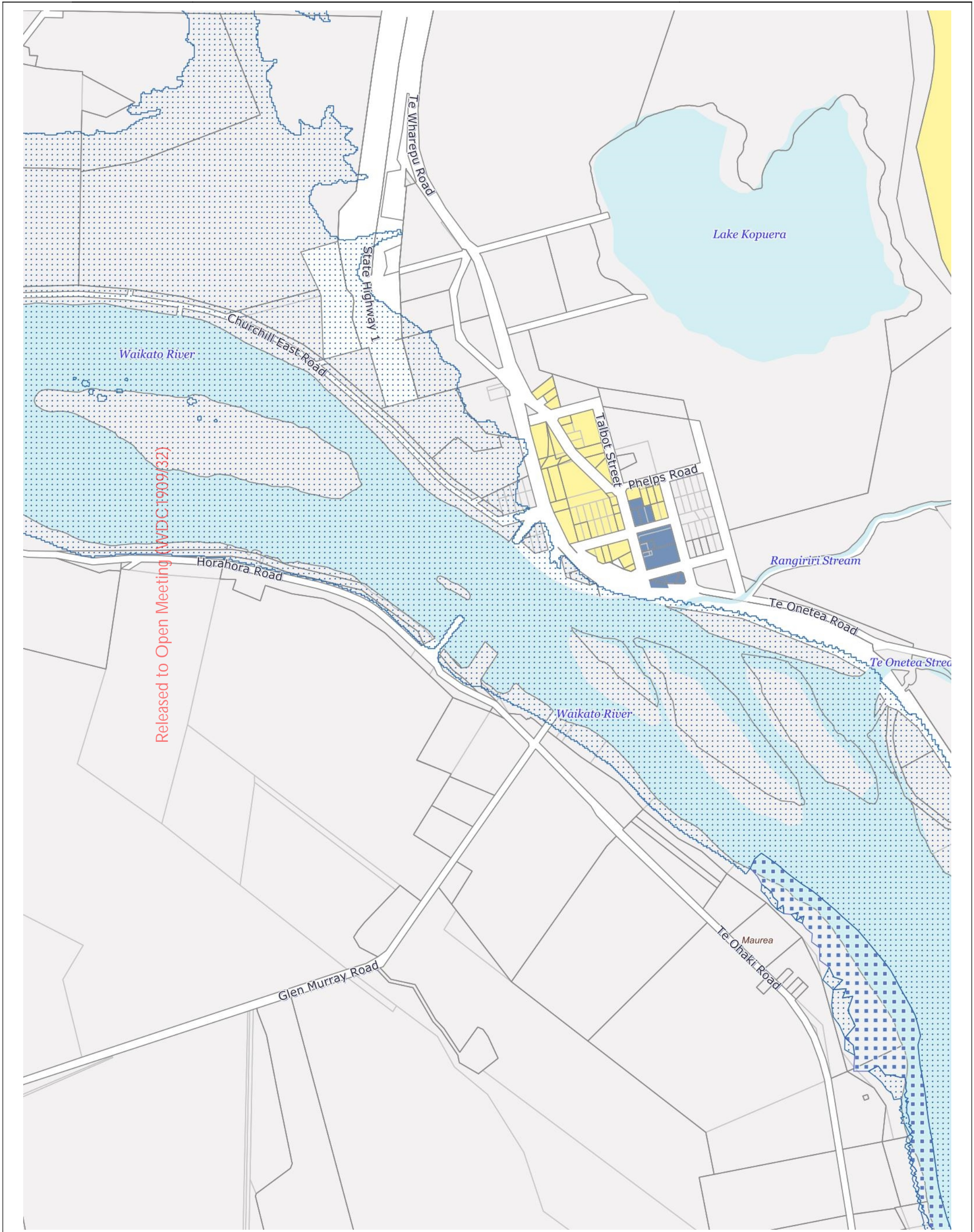
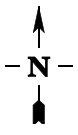


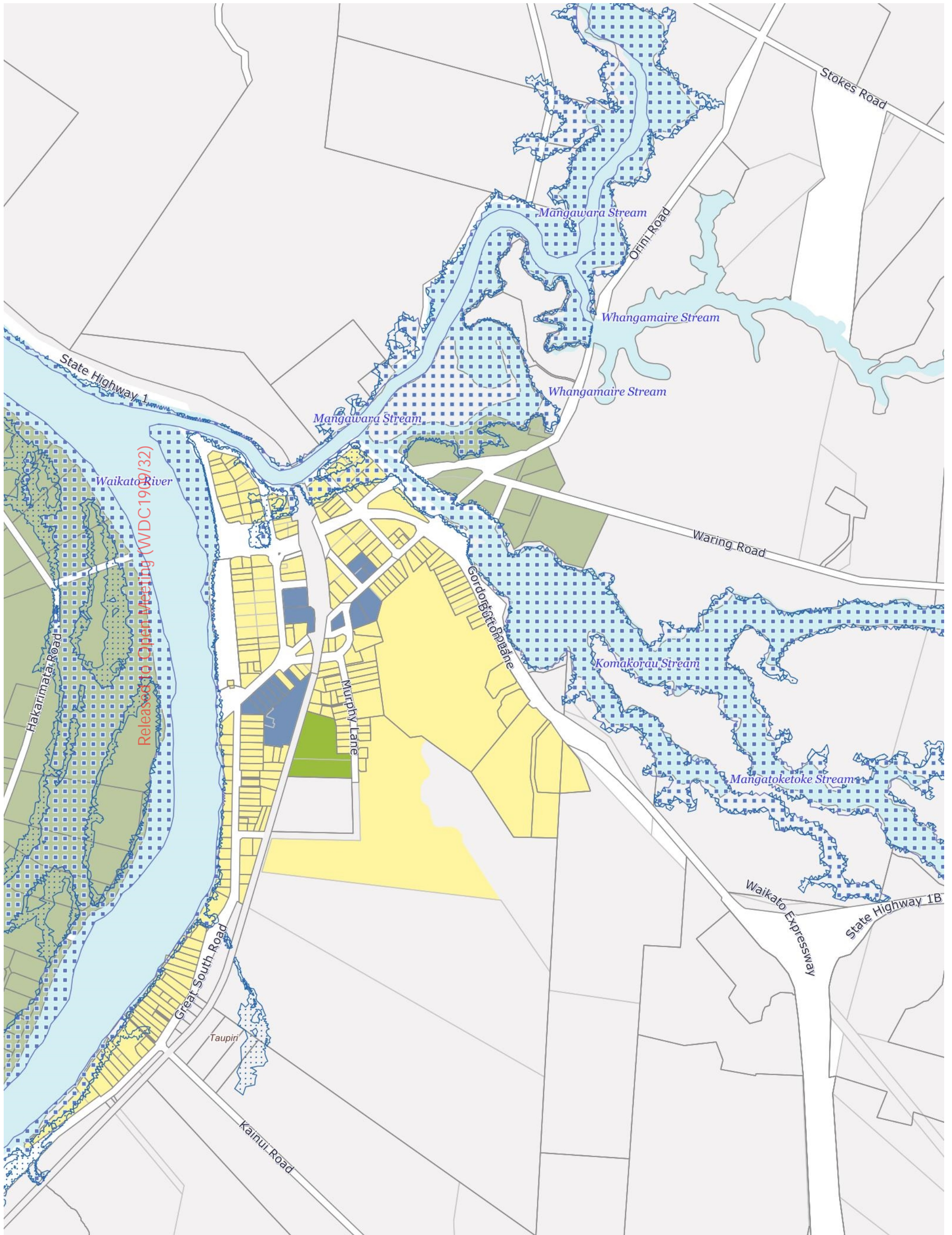
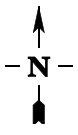


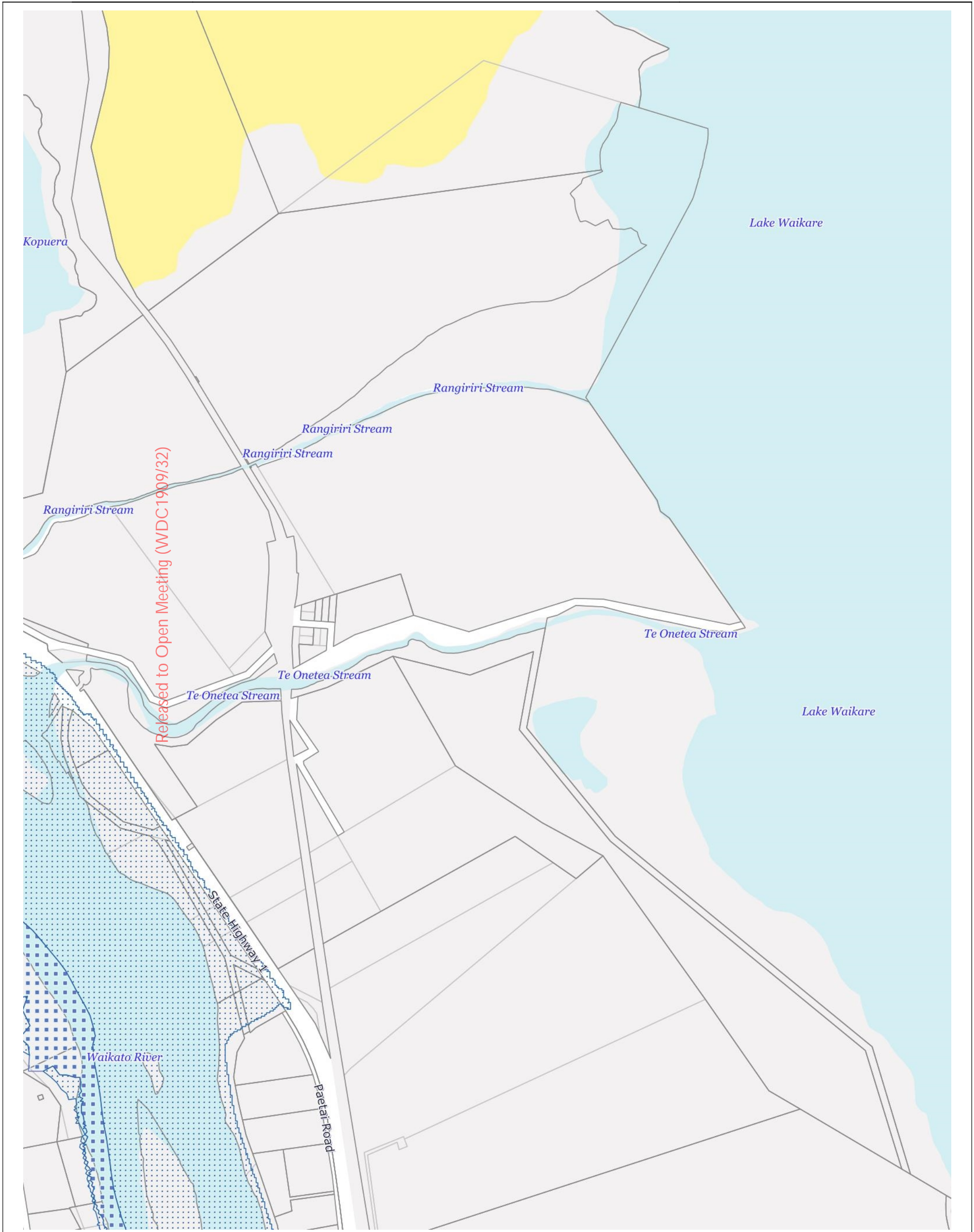
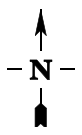


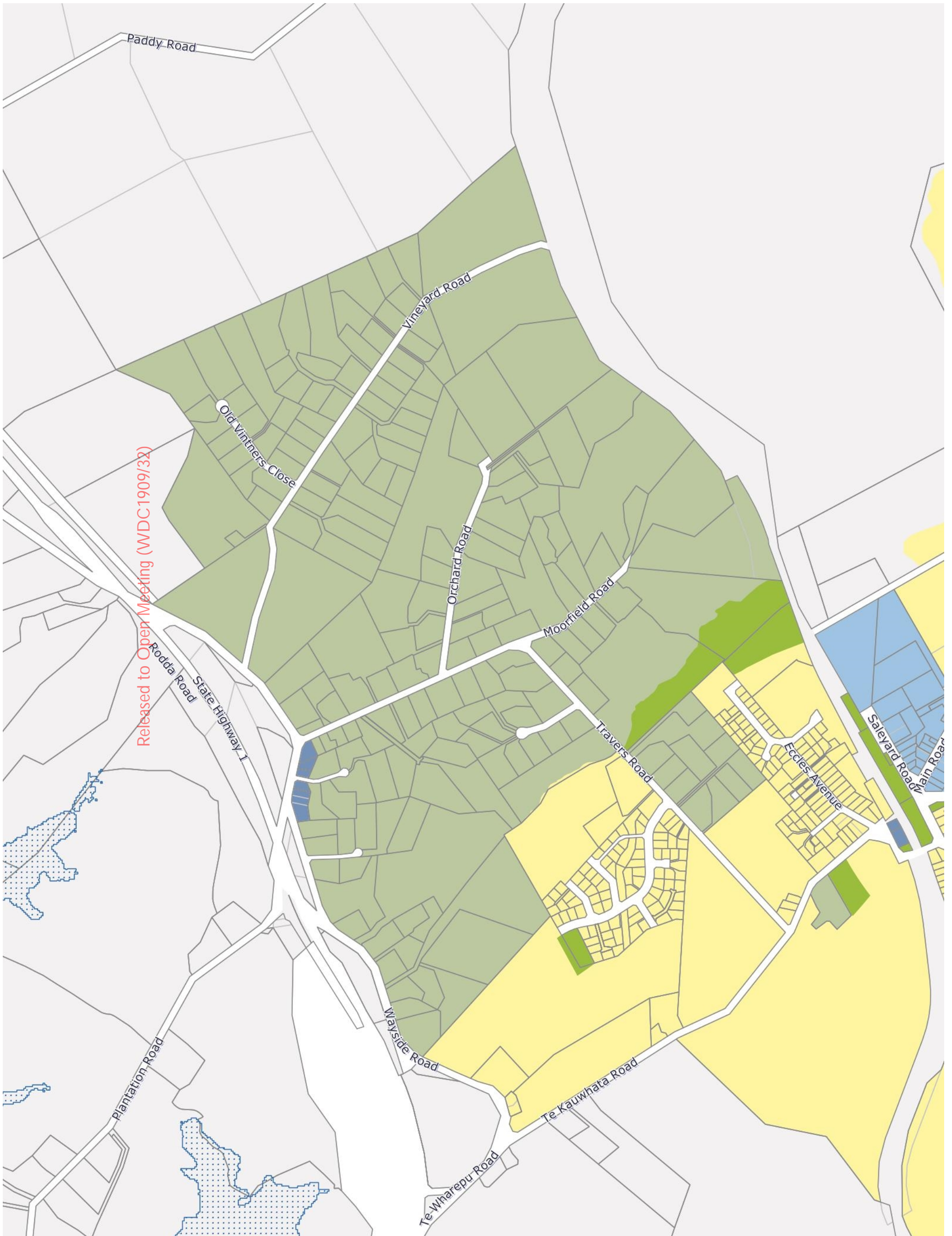
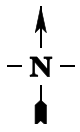


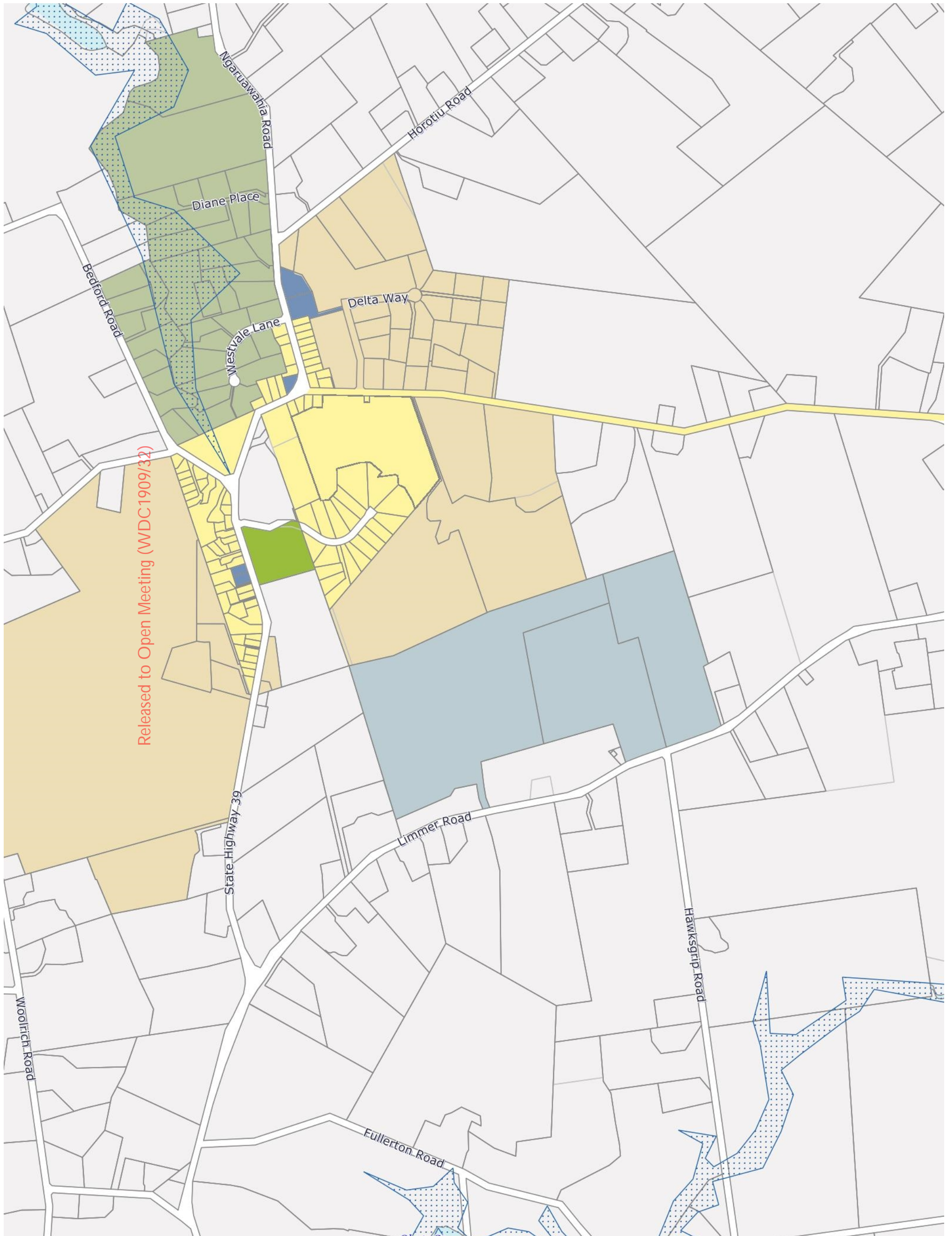
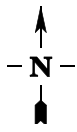


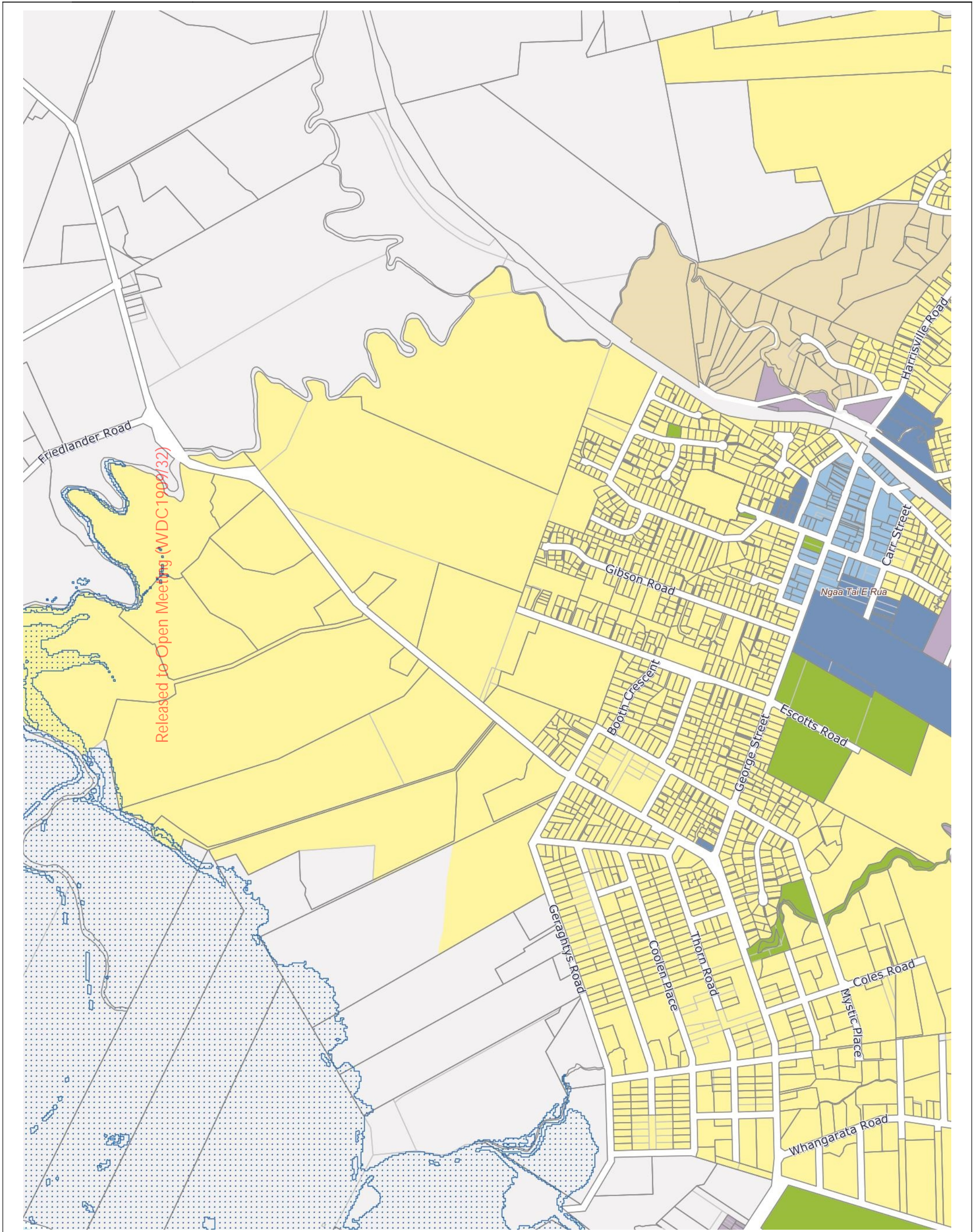
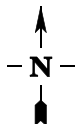


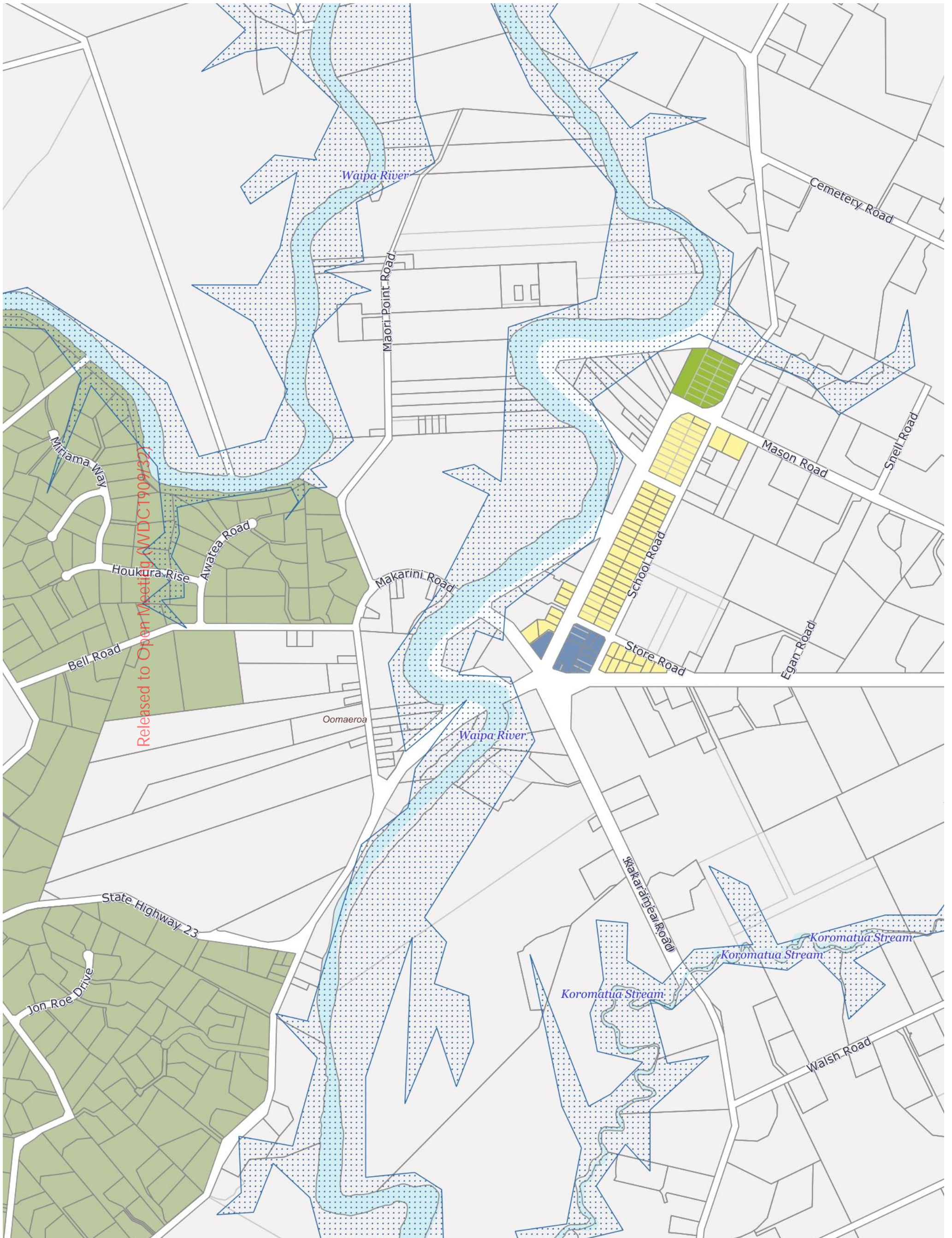
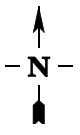


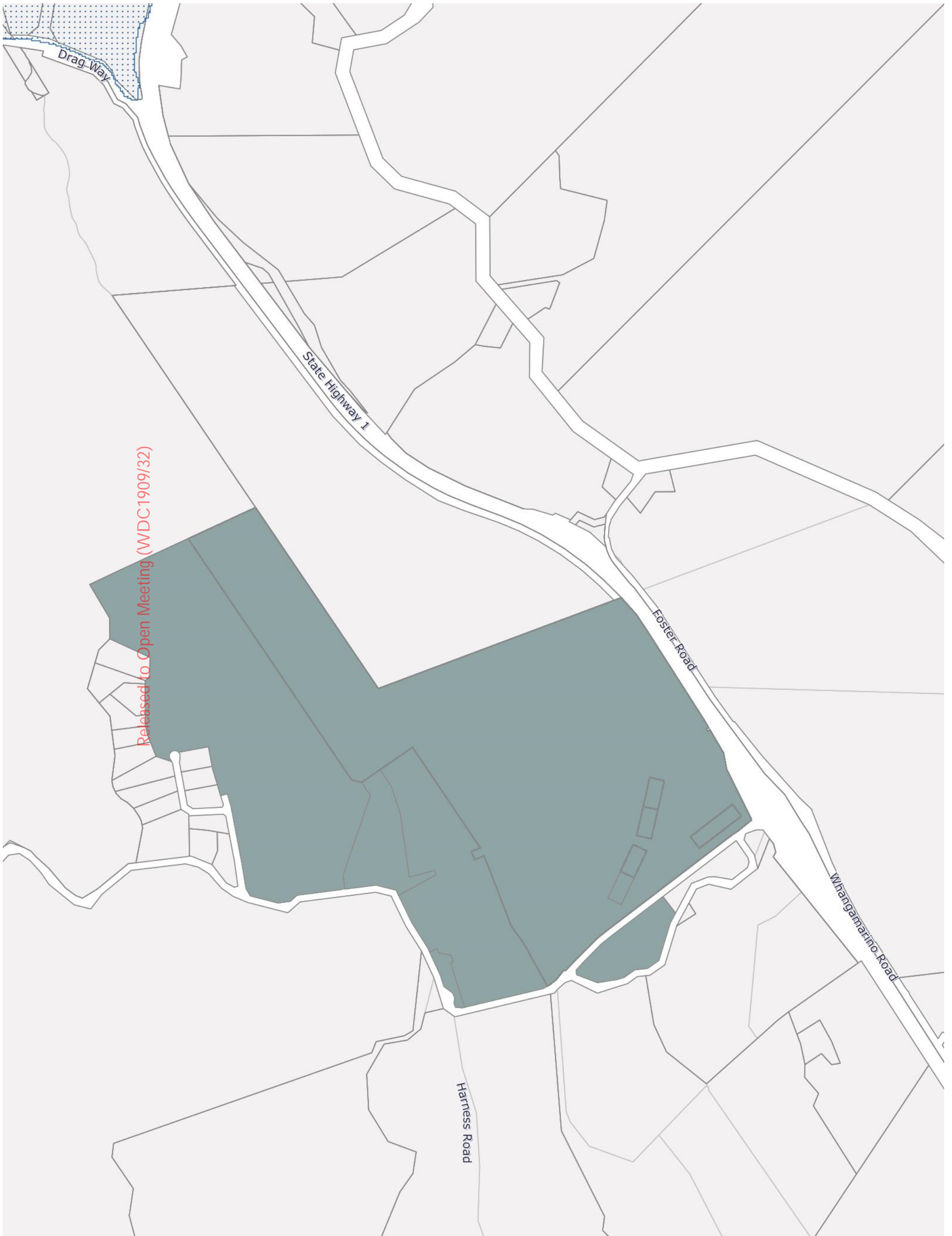
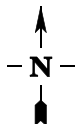


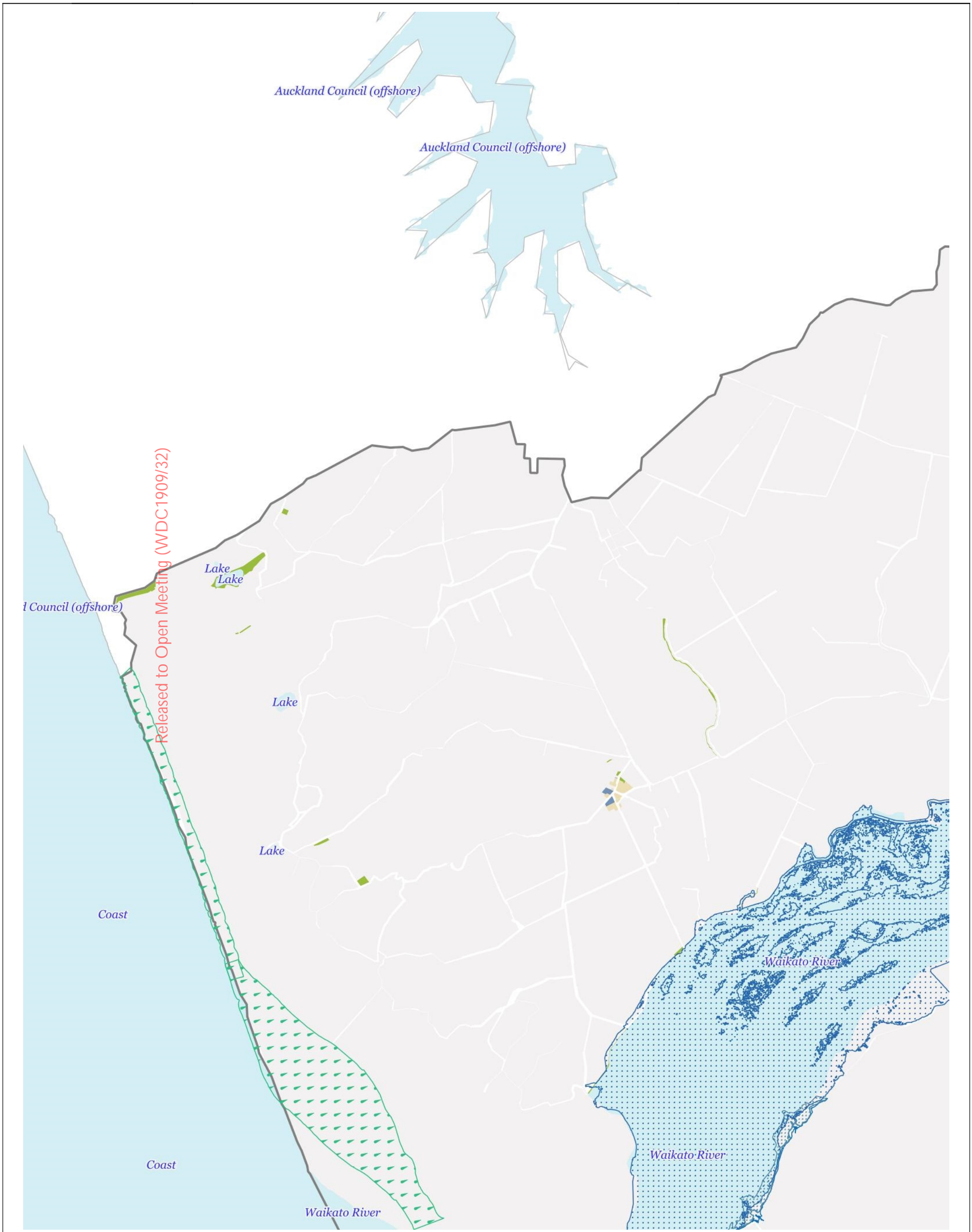
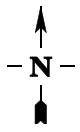


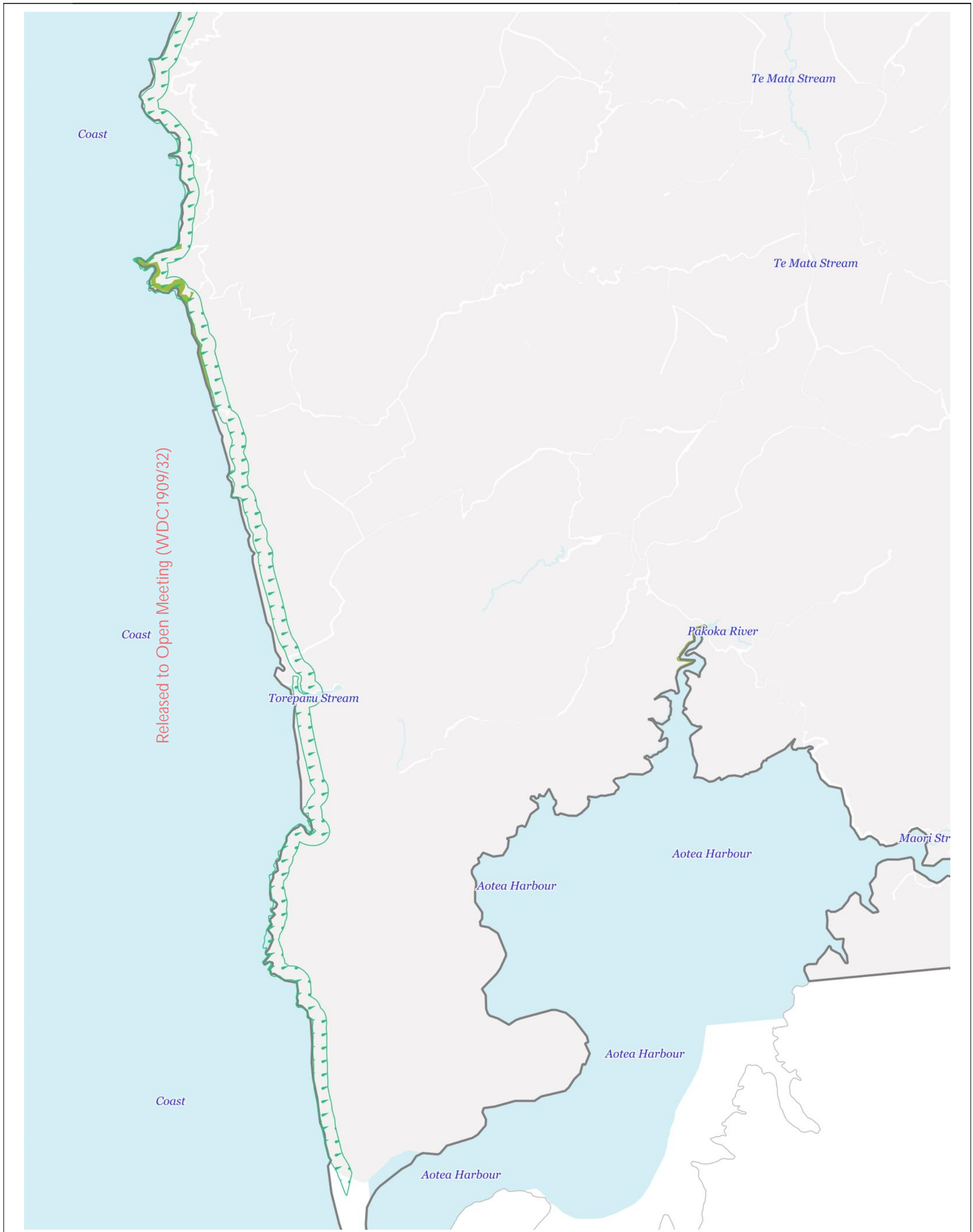
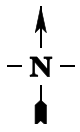


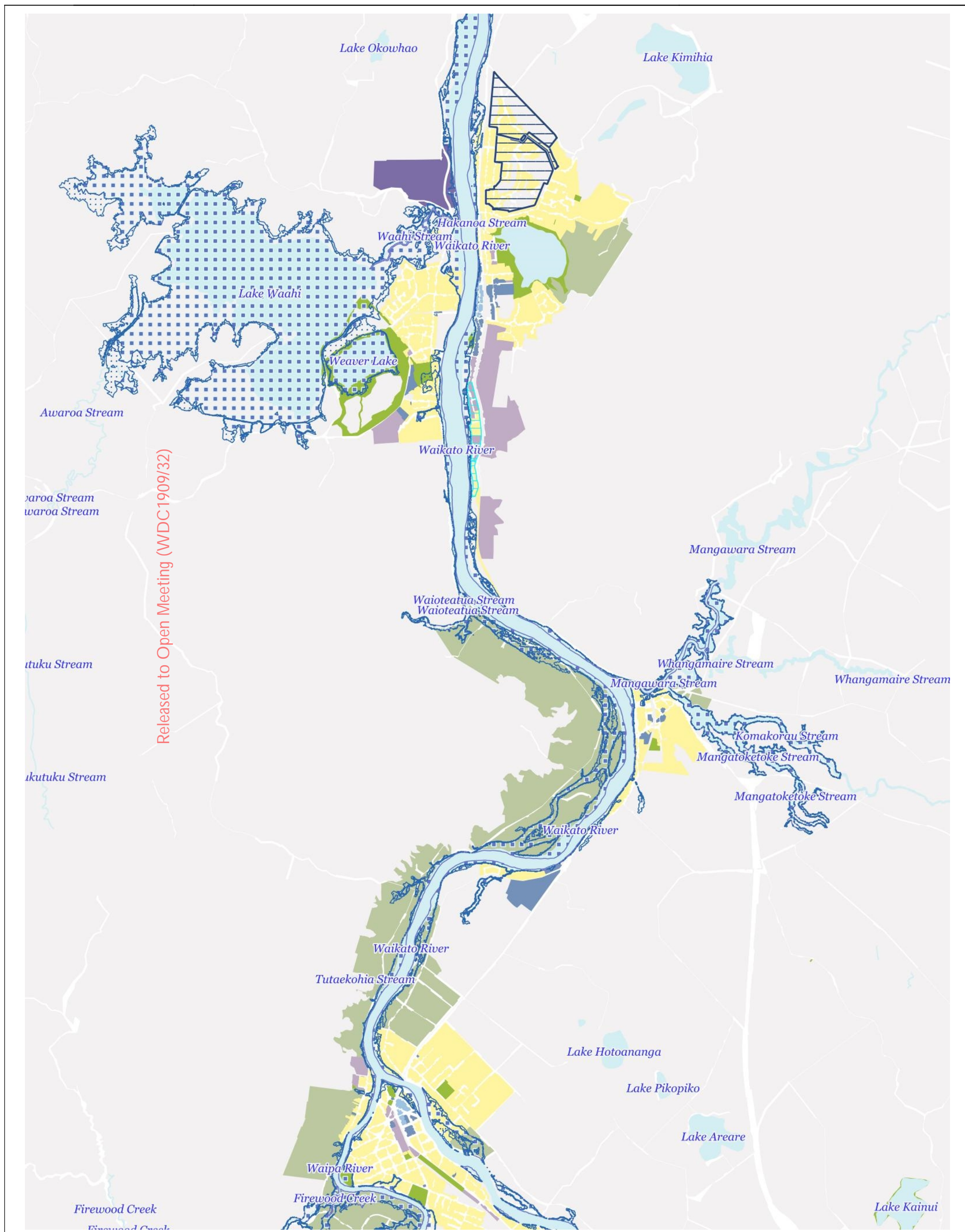
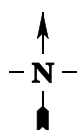


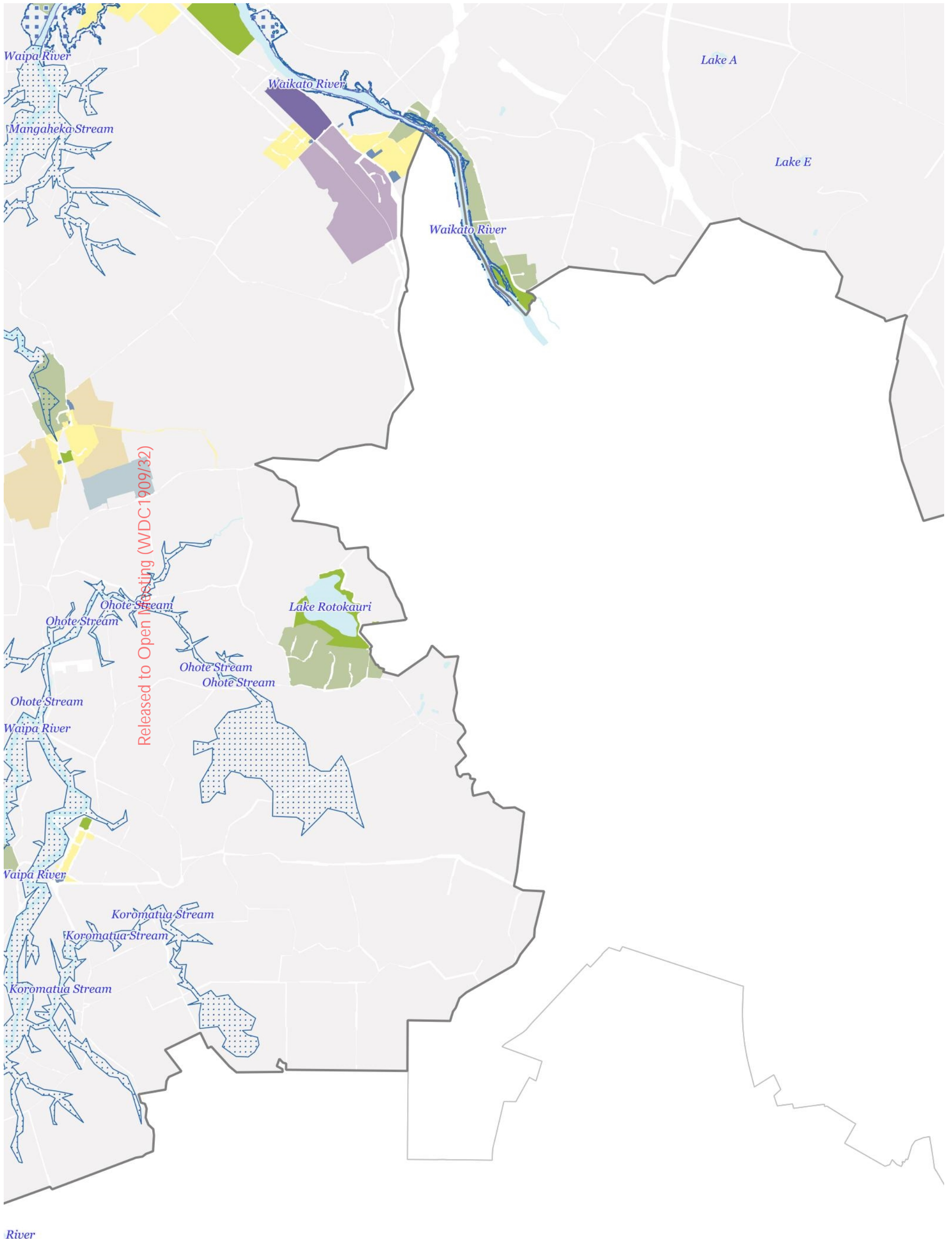
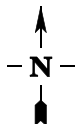


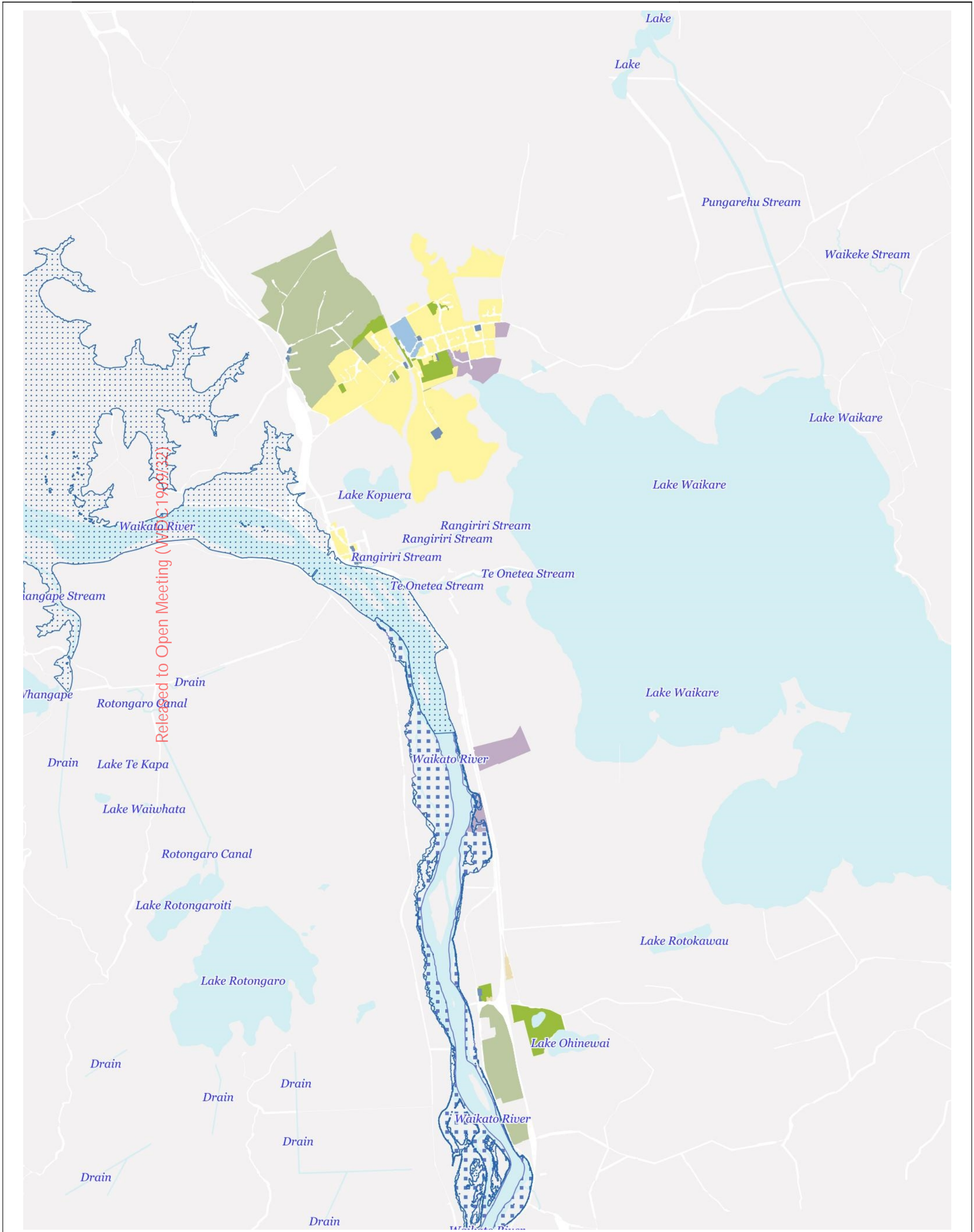
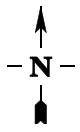


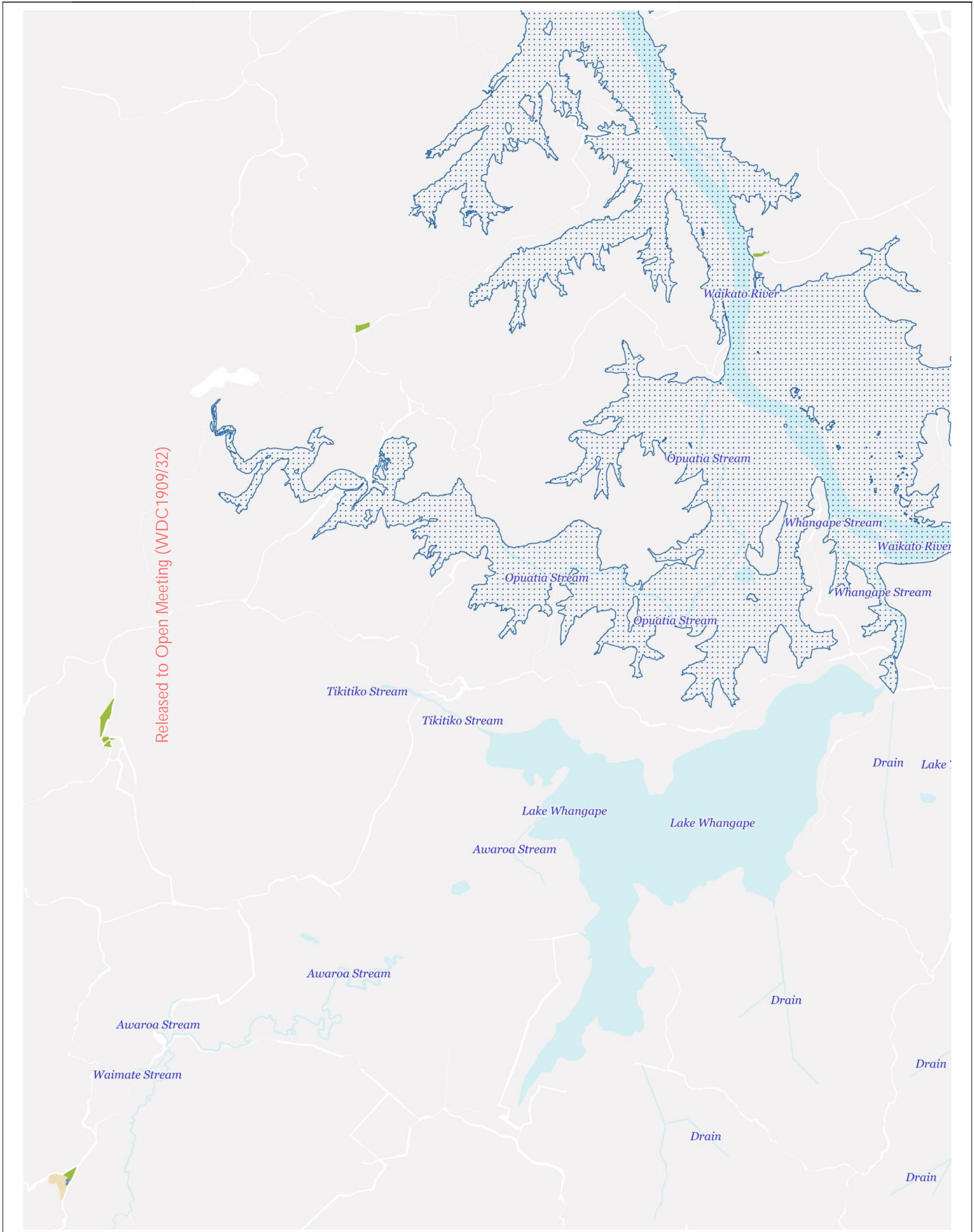
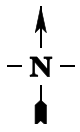


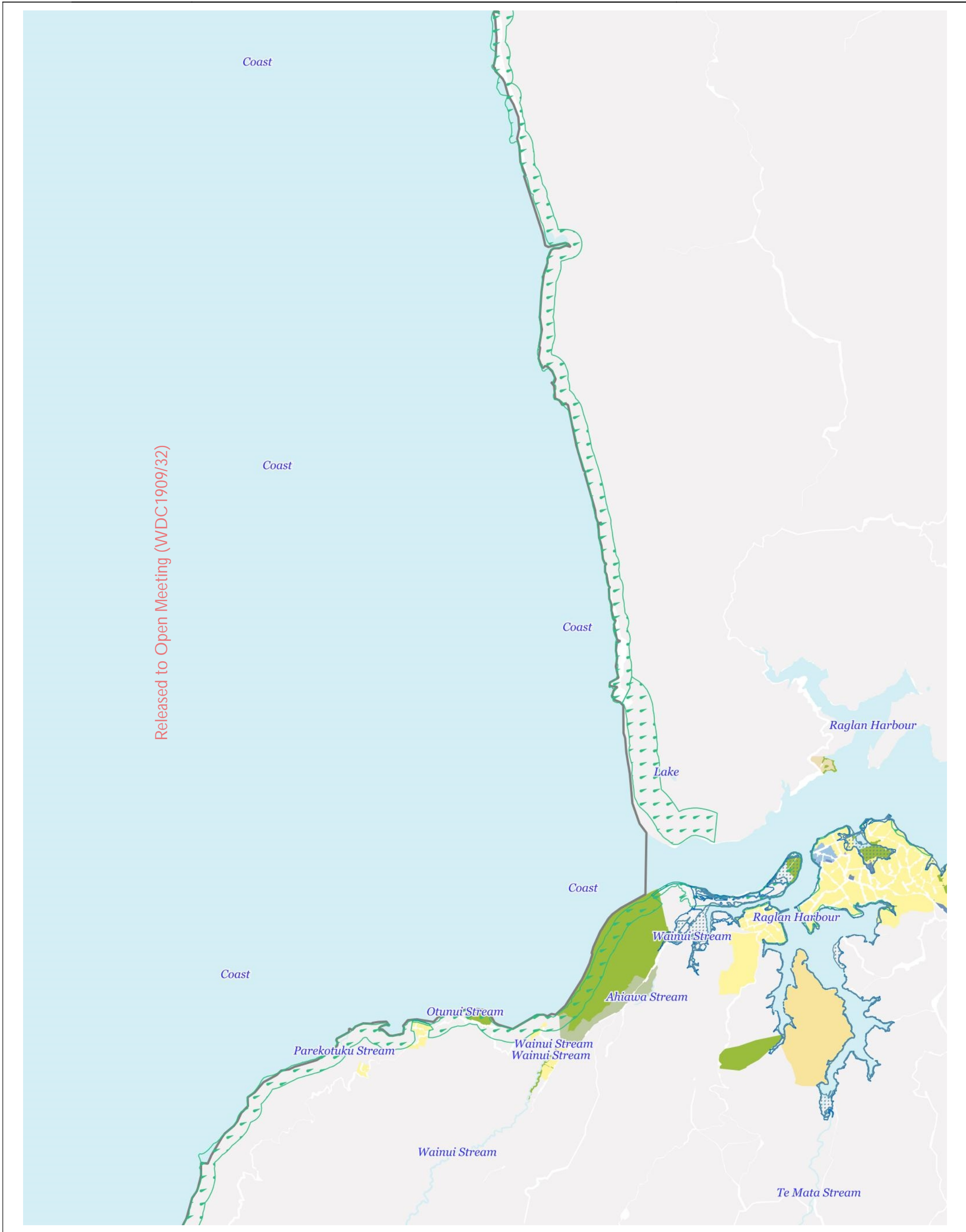
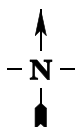


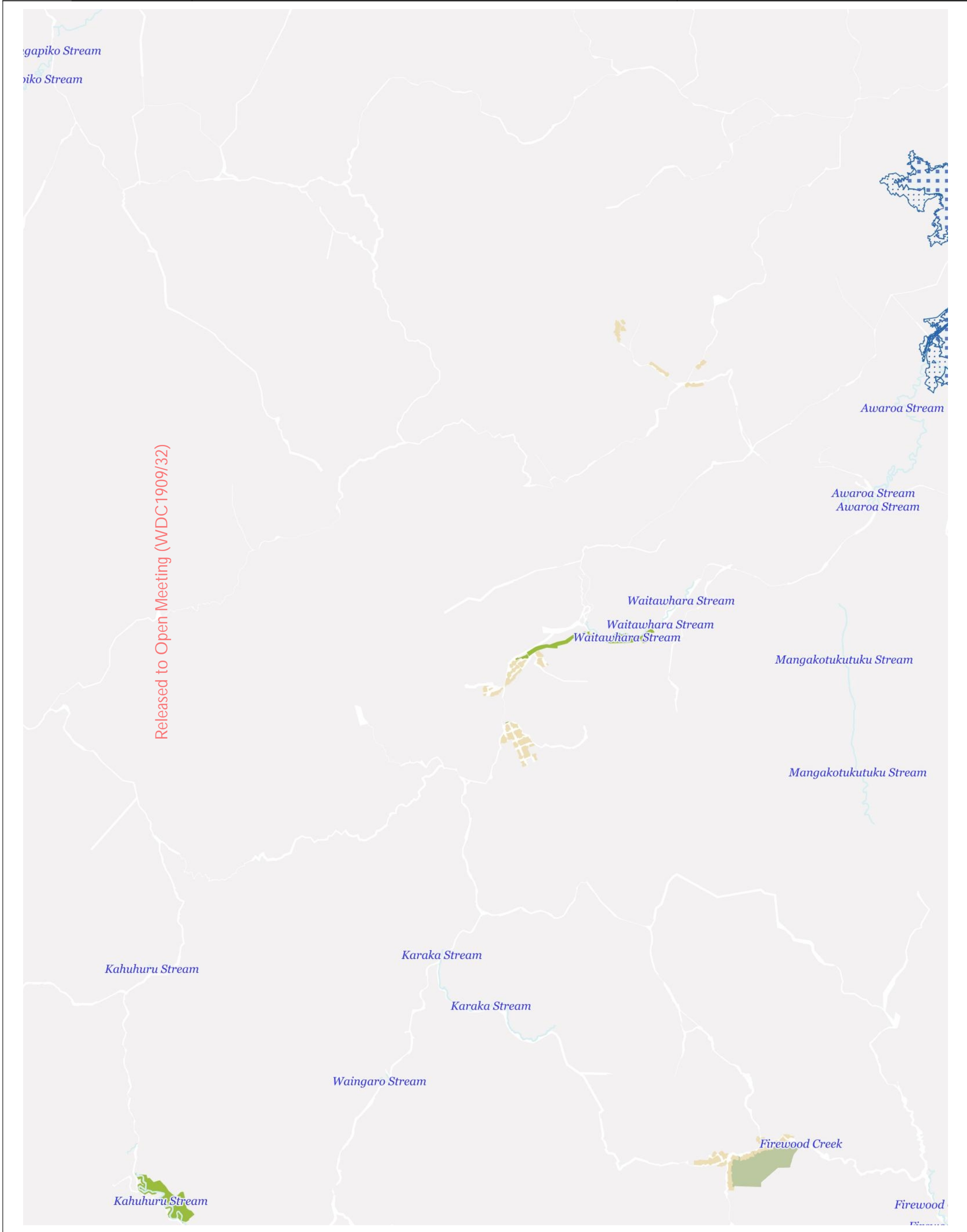
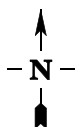


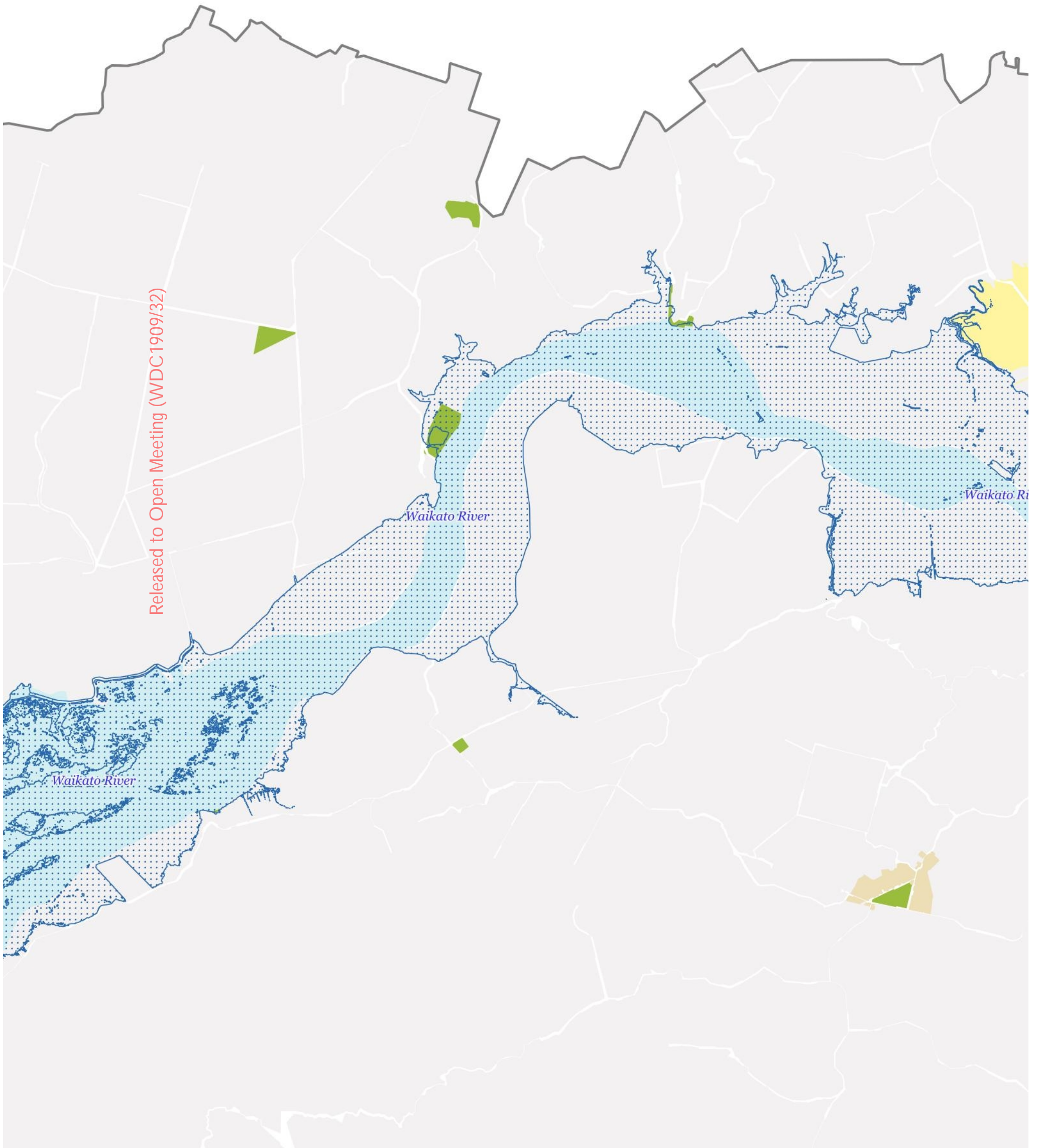
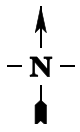


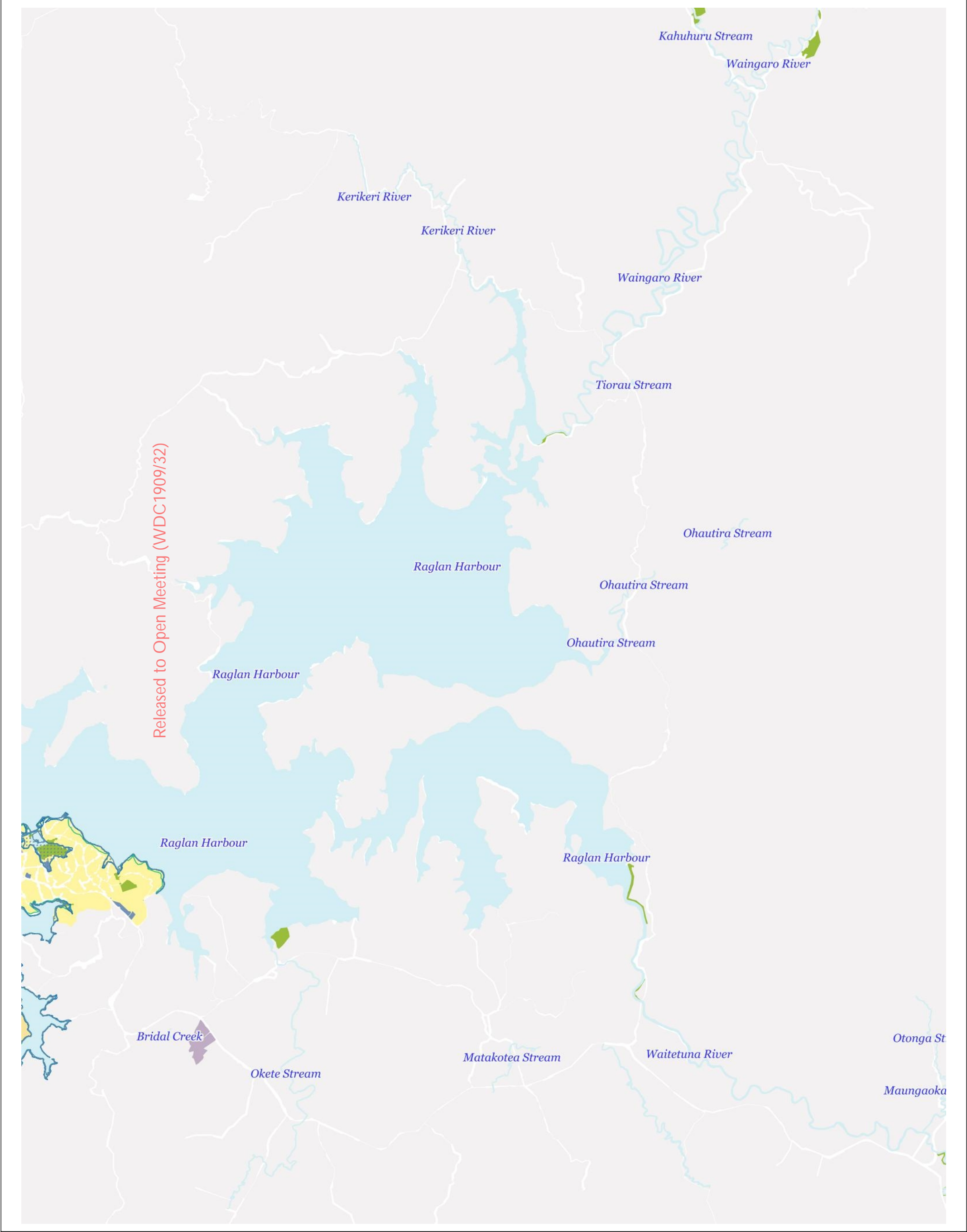
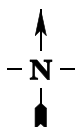


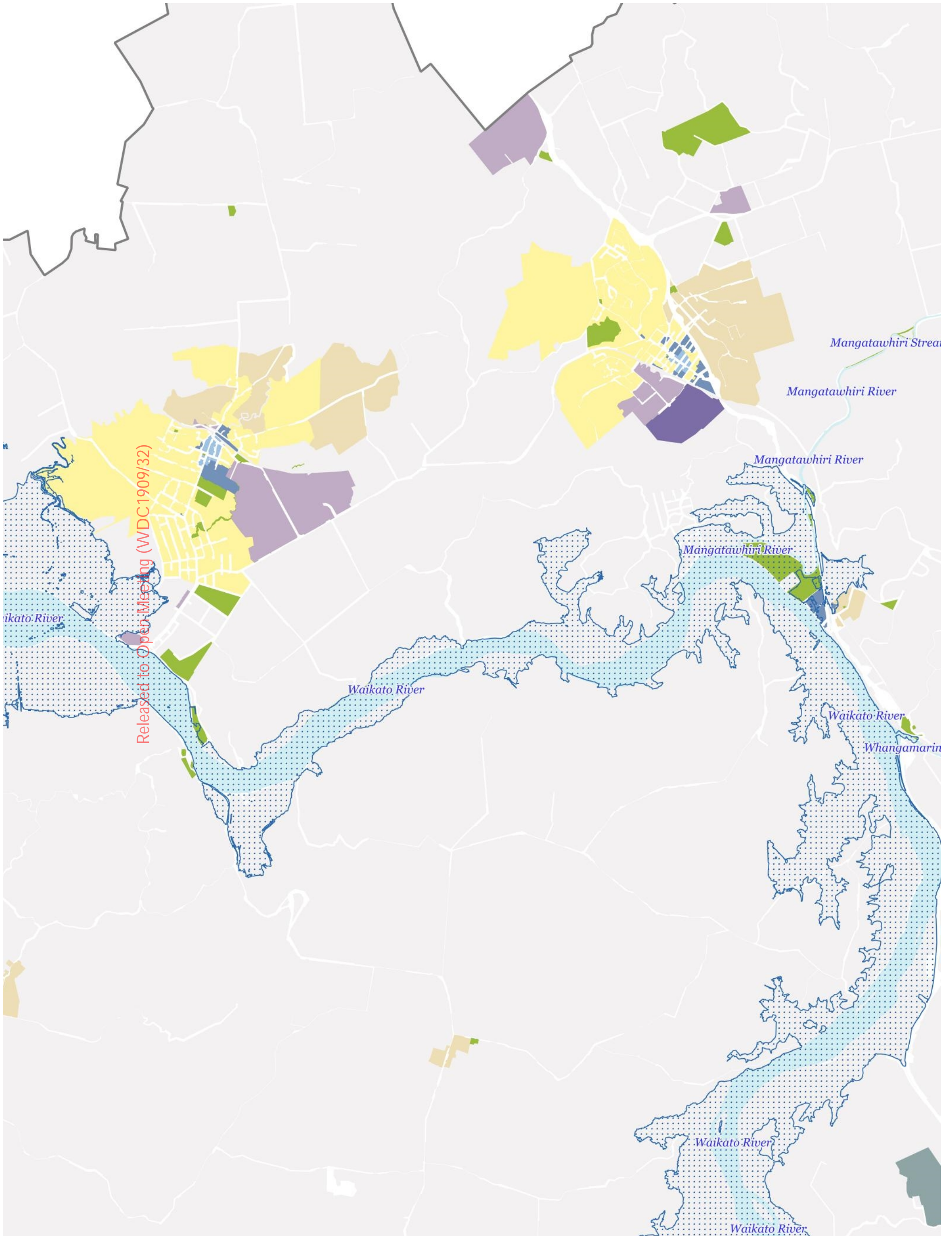
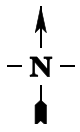


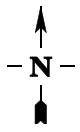


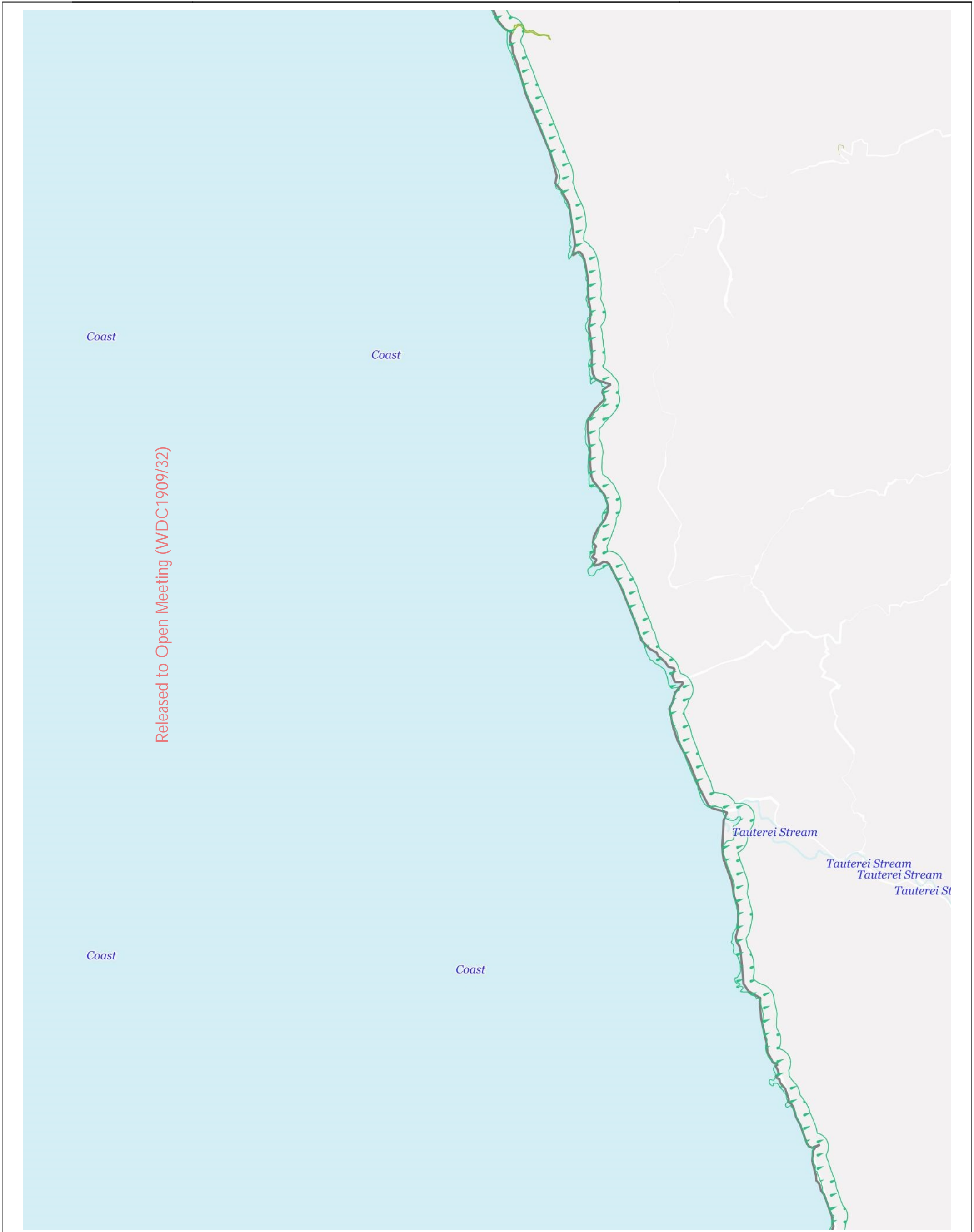
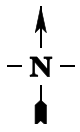


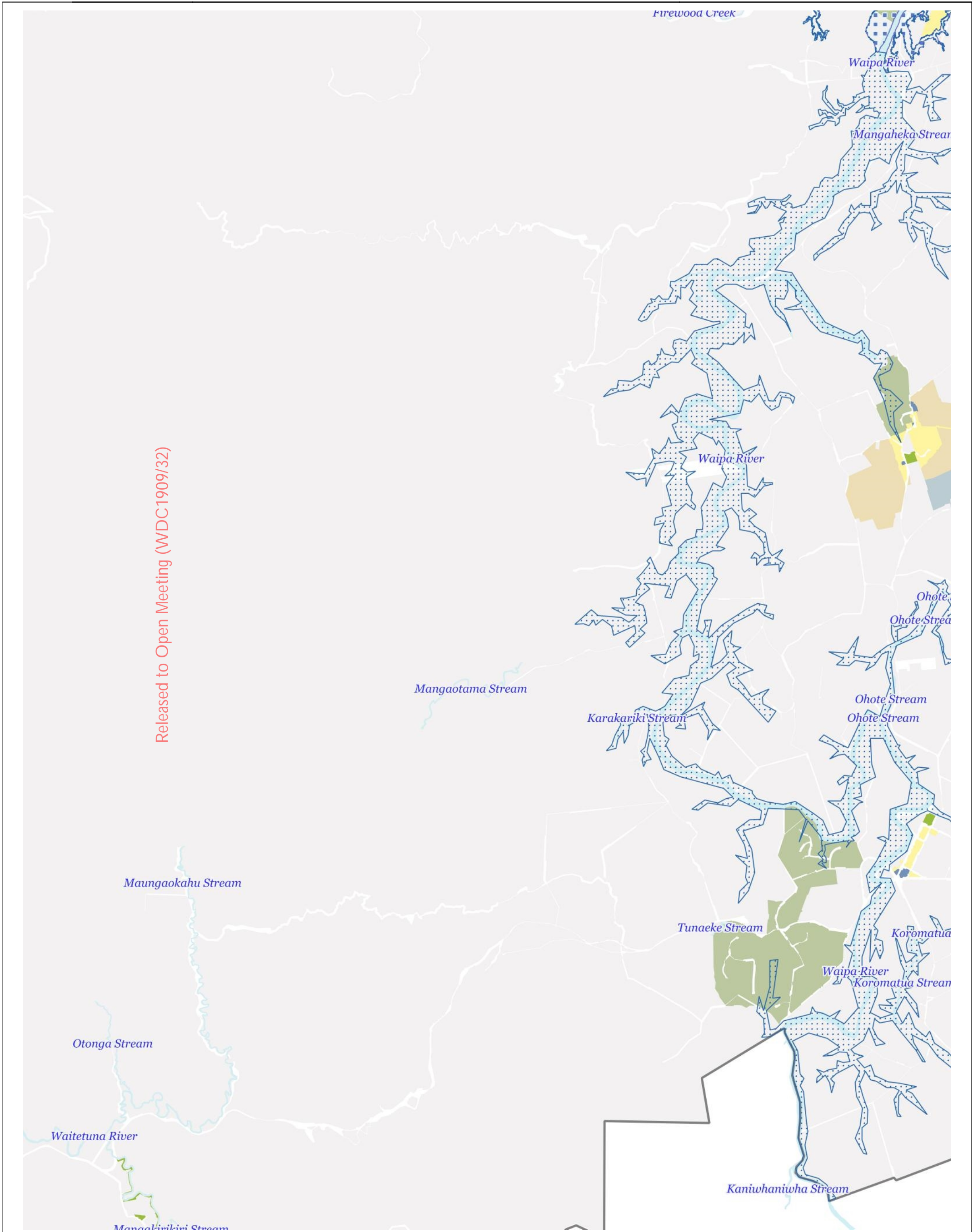
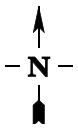


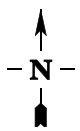












Stage 1 Draft Proposed Amendments

Instructions are in *italics*. Proposed insertions to text are in **bold** and underlined, deletions are in **bold** and ~~strikethrough~~.

Chapter 16 Residential Zone

Delete the text as shown below:

- (3) The activity status tables and standards in the following chapters also apply to activities in the Residential Zone:

14 Infrastructure and Energy;

15 Natural Hazards and Climate Change ~~(Placeholder)~~.

16.1.3 Restricted Discretionary Activities

Amend the following text in RD1 under the column "Council's discretion shall be restricted to the following matters:" (insertions in bold underlined; deletions in bold strikethrough):

- (i) Geotechnical suitability for building, **including liquefaction risk (refer to Chapter 15);**

16.2.4.1 Earthworks – General

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (ix) and (xi):

- (ix) Geotechnical stability, **including liquefaction risk (refer to Chapter 15);**

...

- (xi) Land instability **(refer to Chapter 15),** erosion and sedimentation.

16.4 Subdivision

Delete the following text (in bold strikethrough) to 16.4 (2) (d) (iii):

- (iii) Rule 16.4.7 – subdivision title boundaries ~~**natural hazard area,**~~ contaminated land, Significant Amenity Landscape Dune..."

16.4.1 Subdivision - General

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (v):

- (v) Avoidance or mitigation of natural hazards **including liquefaction risk (refer to Chapter 15) and wildfire;**

16.4.2 Subdivision – Te Kauwhata Ecological Residential Area

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (v):

- (v) Avoidance or mitigation of natural hazards **including liquefaction risk (refer to Chapter 15) and wildfire;**

16.4.3 Subdivision – Te Kauwhata West Residential Area

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (v):

- (v) Avoidance or mitigation of natural hazards **including liquefaction risk (refer to Chapter 15) and wildfire;**

16.4.4 Multi-unit development

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (v):

- (v) Geotechnical suitability of site for buildings, **including liquefaction risk (refer to Chapter 15);**

16.4.7 Title boundaries – contaminated land, notable trees, intensive farming and aggregate extraction areas

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (a) (ii) and (b) (v) as follows:

- (ii) The boundaries of every proposed lot must not divide the following:
A. A natural hazard area;

renumber the remaining clauses accordingly

- (v) Effects ~~on of~~ natural hazards ~~areas,~~ **taking into consideration any proposed natural hazard risk mitigation;**

16.4.12 Subdivision – Building Platform

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (vi) as follows:

- (vi) Geotechnical suitability for building, **including liquefaction risk (refer to Chapter 15);** and

16.4.15 Subdivision of land containing mapped off-road walkways

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (iv) as follows:

- (iv) **Natural hazard risk including land** ~~Land~~ stability;

16.5 Lakeside Te Kauwhata Precinct

16.5.3 Restricted Discretionary Activities

Amend the following text in RD1 (a) (x) under the column “Council’s discretion shall be restricted to the following matters:” (insertions in bold underlined; deletions in bold strikethrough):

- (x) Effects of natural hazards (including flooding **and liquefaction risk (refer to Chapter 15),** geotechnical and land contamination,

16.5.7.2 Earthworks –general

Amend P1 (a) (insertions in bold underlined; deletions in bold strikethrough) as follows:

- (a) Earthworks (excluding the importation of fill, within a ~~flood risk area~~ **the flood extent overlay, a flood ponding area**, or a CLDC), including earthworks necessary for the construction and maintenance of existing public roads or for construction of new roads in accordance with the Te Kauwhata Lakeside Precinct Plan, must meet all the following conditions:

...

Amend P3 (a) (insertions in bold underlined; deletions in bold strikethrough) as follows:

- (a) Earthworks in ~~a Flood Risk Area~~ **the flood extent overlay or a flood ponding area** (other than earthworks approved as part of a CLDC) shall meet the following conditions:

16.5.9.1 Subdivision Lakeside - general

Amend C1 (b) (vi) as follows (insertions in bold underlined; deletions in bold strikethrough):

- (vi) avoidance or mitigation of natural hazards, **including liquefaction risk (refer to Chapter 15)** **and** geotechnical suitability for building;

16.5.9.2 Lakeside Comprehensive Subdivision Consent (CS)

Amend RD1 (b) (xii) as follows (insertions in bold underlined; deletions in bold strikethrough):

- (xii) effects of natural hazards (including flooding), geotechnical **including liquefaction risk (refer to Chapter 15)**, and land contamination;

16.5.9.3 Subdivision – Sites less than 5ha

Amend RD1 (b) (viii) as follows (insertions in bold underlined; deletions in bold strikethrough):

- (viii) effects of natural hazards (including flooding), geotechnical **including liquefaction risk (refer to Chapter 15)**, and land contamination;

Chapter 17 Business Zone

Delete the text as shown below:

- (3) The activity status tables and standards in the following chapters also apply to activities in the Business Zone:
- 14 Infrastructure and Energy;
 - 15 Natural Hazards and Climate Change ~~(Placeholder)~~.

17.1.3 Restricted Discretionary Activities

Amend the following text in RD1 under the column “Council’s discretion is limited to the following matters:” (insertions in bold underlined; deletions in bold strikethrough):

- (ix) Geotechnical suitability for building **including liquefaction (refer to Chapter 15)**;

17.2.5.1 Earthworks – General

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (ix) and (xi)

(ix) Geotechnical stability, **Including liquefaction risk (refer to Chapter 15);**

...

(xi) Land instability **(refer Chapter 15)**, erosion and sedimentation; and

17.4.1 General subdivision

Amend the following text in RD1 under “Council’s discretion shall be limited to the following matters:” (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (ii) and add (iii):

(i) The extent to which a range of future business activities can be accommodated; **and**

(ii) Avoidance and mitigation of natural hazards risk, including liquefaction (refer to Chapter 15).

17.4.1.1 Subdivision – Multi-unit development

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (iv)

(iv) Geotechnical suitability of site for buildings, **including liquefaction risk (refer Chapter 15);**

17.5 Specific Area: Lakeside Te Kauwhata Precinct

...

17.5.2 Restricted Discretionary Activities

Amend the following text in RD1 under the column “Council’s discretion shall be restricted to the following matters:” (insertions in bold underlined; deletions in bold strikethrough):

(viii) Effects of natural hazards (including flooding), geotechnical **including liquefaction risk (refer Chapter 15)** suitability and land contamination.

17.5.9 Subdivision

Amend the following (insertions in bold underlined; deletions in bold strikethrough) to RD1 (f) (viii)

(viii) Effects of natural hazards (including flooding), geotechnical **including liquefaction risk (refer Chapter 15)** suitability and land contamination.

Chapter 18: Business Town Centre Zone

Delete the text as shown below:

(3) The activity status tables and standards in the following chapters also apply to activities in the Business Town Centre Zone:

14 Infrastructure and Energy;

15 Natural Hazards and Climate Change **(Placeholder)**.

18.1.3 Restricted Discretionary Activities

Amend the following text in RD1 under the column “The Council’s discretion shall be limited to the following matters.” (insertions in bold underlined; deletions in bold strikethrough):

- (i) Geotechnical suitability for building, **including liquefaction risk (refer to Chapter 15);**

18.2.4.1 Earthworks – General

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (ix) and (xi)

- (ix) Geotechnical stability, **including liquefaction risk (refer to Chapter 15);**

...

- (xi) Land instability **(refer Chapter 15)**, erosion and sedimentation;

18.4.1 Subdivision - general

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (ii) and add (iii):

- (ii) The extent to which a range of future business activities can be accommodated; **and**
- (iii) Avoidance and mitigation of natural hazards risk, including liquefaction (refer to Chapter 15).**

18.4.2 Subdivision – Multi unit subdivision

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (iv)

- (iv) Geotechnical suitability of site for buildings, **including liquefaction risk (refer Chapter 15);**

Chapter 19: Business Zone Tamahere

Delete the text as shown below:

- (3) The activity status tables and standards in the following chapters also apply to activities in the Business Zone Tamahere:
 - 14 Infrastructure and Energy;
 - 15 Natural Hazards and Climate Change **(Placeholder)**.

19.1.2 Restricted Discretionary Activities

Amend the following text in RD1 under the column “Matters of Discretion” (insertions in bold underlined; deletions in bold strikethrough):

- (xv) **Avoidance or mitigation of natural hazards including liquefaction risk (refer to Chapter 15);**

Chapter 20: Industrial Zone

Delete the text as shown below:

- (3) The activity status tables and standards in the following chapters also apply to activities in the Industrial Zone:

14 Infrastructure and Energy;

15 Natural Hazards and Climate Change ~~(Placeholder)~~.

20.2.5.1 Earthworks – General

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (ix) and (xi)

(ix) Geotechnical stability, **including liquefaction risk (refer to Chapter 15);**

...

(xi) Land instability **(refer Chapter 15)**, erosion and sedimentation;

20.4.1 Subdivision - General

Add the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (i) and add a new (ii):

(i) The extent to which a range of future industrial activities can be accommodated; amenity values-; **and**

(ii) Avoidance and mitigation of natural hazards risk, including liquefaction (refer to Chapter 15).

Chapter 21: Industrial Zone Heavy

Delete the text as shown below:

- (3) The activity status tables and standards in the following chapters also apply to activities in the Heavy Industrial Zone:

14 Infrastructure and Energy;

15 Natural Hazards and Climate Change ~~(Placeholder)~~.

21.2.5.1 Earthworks – General

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (ix) and (xi)

(ix) Geotechnical stability, **Including liquefaction risk (refer to Chapter 15);**

...

(xi) Land instability **(refer Chapter 15)**, erosion and sedimentation.

21.4.1 Subdivision - General

Add/ delete the following text (insertions in bold underlined; deletions in bold strikethrough) to RD2 (a) (i),(ii) and add a new (iii):

(i) The extent to which a range of future industrial activities can be accommodated; **and**

(ii) amenity values-; **and**

(iii) avoidance and mitigation of natural hazards risk, including liquefaction (refer to Chapter 15).

Chapter 22 Rural Zone

Delete the text as shown below:

- (3) The activity status tables and standards in the following chapters also apply to activities in the Rural Zone:
- 14 Infrastructure and Energy;
 - 15 Natural Hazards and Climate Change ~~(Placeholder)~~.

22.2.3.1 Earthworks - General

Amend RD1 (b) (ix) as follows (insertions in bold underlined; deletions in bold strikethrough):

- (ix) geotechnical stability, **including liquefaction risk (refer to Chapter 15);**

22.4 Subdivision

Delete the following text in 22.4 (3) (a) (in bold strikethrough):

- (3) The following rules apply to types of subdivision provided for in Rules 22.4.1.2 to 22.4.1.7
- (a) Rule 22.4.2 – Title boundaries ~~(natural hazard area,~~ contaminated land, significant amenity landscape,...

22.4.1.2 Subdivision

Add to RD1 (b) a new clause as follows (insertions in bold underlined; deletions in bold strikethrough):

- (vi) natural hazards risk, including liquefaction risk (refer to Chapter 15) and wildfire.**

22.4.2 Title boundaries...

Amend the heading of 22.4.2 as follows (insertions in bold underlined; deletions in bold strikethrough):

22.4.2 Title boundaries – ~~Natural hazard area, contaminated~~ **Contaminated** land, Significant Amenity Landscape, notable trees and intensive farming activities, aggregate extraction areas

Amend RD1 (a) as follows (insertions in bold underlined, deletions in bold strikethrough):

- (a) Subdivision of land containing any ~~natural hazard area,~~ contaminated land, Significant Amenity Landscape, notable trees, intensive farming activities or Aggregate Extraction Areas must comply with all of the following conditions:

...

Amend RD1 (a) (iii) as follows (insertions in bold underlined; deletions in bold strikethrough):

- (iii) The boundaries of every proposed lot must not divide any of the following:
- ~~A~~ **A natural hazard area;**

renumber the remaining clauses accordingly.

Amend RD1 (b) (v) as follows (insertions in bold underlined; deletions in bold strikethrough):

- (v) Effects ~~on~~ **of** natural hazards ~~areas~~, **taking into consideration any proposed natural hazard risk mitigation**;

22.4.9 Subdivision – Building Platform

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (ii) and (iv) as follows:

- (ii) Geotechnical suitability for building, **including liquefaction risk (refer to Chapter 15)**;
...
(iv) Avoidance **and mitigation** of natural hazards;

22.7 Specific Area – Whaanga Coast Development Areas

22.7.1 Application of Rules within a Whaanga Coast Development Area

Delete the text in Clause (2) below as follows (deletions in bold strikethrough):

- (2) The activity status tables and standards in the following chapters also apply to activities within any Whaanga Coast Development Area:
14 Infrastructure and Energy;
15 Natural Hazards ~~(Placeholder)~~

22.7.2 Application of Rules outside a Whaanga Coast Development Area

Delete the text in Clause (1) below as follows (deletions in bold strikethrough):

- (1) The activity status tables and standards in the following chapters also apply to activities outside a Whaanga Coast Development Area:
14 Infrastructure and Energy;
15 Natural Hazards ~~(Placeholder)~~

22.8 Lakeside Te Kauwhata Precinct

Chapter 23: Country Living Zone

Delete the text as shown below:

- (3) The activity status tables and standards in the following chapters also apply to activities in the Country Living Zone:
14 Infrastructure and Energy;
15 Natural Hazards and Climate Change ~~(Placeholder)~~.

23.2.3.1 Earthworks - General

Insert the following text (in bold underlined) to RD1 (b)(ix):

ix Geotechnical stability, including liquefaction risk.

23.4 Subdivision

Delete the following text (in bold strikethrough) to

23.4.2 General Subdivision

Add the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (ii) and (iii):

- (ii) Effects on the Airport Subdivision Control Boundary or the SEL 95 Boundary; and
- (iii) Avoidance and mitigation of natural hazards risk, including liquefaction risk (refer to Chapter 15) and wildfire.

23.4.4 Title boundaries...

Amend the heading of 23.4.4 as follows (insertions in bold underlined; deletions in bold strikethrough):

23.4.4 Title boundaries – ~~Natural hazard area, contaminated~~ Contaminated land, Significant Amenity Landscape, notable trees and intensive farming activities, aggregate extraction areas

Amend RD1 (a) as follows (insertions in bold underlined; deletions in bold strikethrough):

- (a) Subdivision of land containing any ~~natural hazard area,~~ contaminated land, Significant Amenity Landscape, notable trees, intensive farming activities or Aggregate Extraction Areas must comply with all of the following conditions:

...

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (a) (iii) as follows:

- (iii) Any boundary of a proposed lot must not divide the following:
~~A — a natural hazard area;~~

renumber the remaining clauses accordingly.

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (v) as follows:

- (v) Effects ~~on~~ of natural hazards ~~areas,~~ taking into consideration any proposed natural hazard risk mitigation;

23.4.8 Subdivision – Building Platform

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (ii) as follows:

- (ii) Geotechnical suitability for building, including liquefaction risk (refer to Chapter 15);

23.4.10 Subdivision of land containing mapped off-road walkways

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (iv) as follows:

- (iv) **Natural hazard risk including land** ~~Land~~ stability;

Chapter 24: Village Zone

Delete the text as shown below:

- (3) The activity status tables and standards in the following chapters also apply to activities in the Village Zone:
- 14 Infrastructure and Energy;
 - 15 Natural Hazards and Climate Change **(Placeholder)**.

24.2.4.1 Earthworks - general

Insert the following text (in bold underlined) to RD1 (b)(ix):

- ix Geotechnical stability, **including liquefaction risk**.

24.4 Subdivision

Delete the following text (in bold strikethrough) to 24.4 (2) (b) (iii):

- (iii) Rule 24.4.5 – Title boundaries ~~natural hazard area~~, contaminated land, Significant Amenity Landscape Dune...”

24.4.2 Subdivision - General

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (vi), (vii) and (viii):

- (iii) Impacts on identified Maaori Sites of Significance; ~~and~~
- (iv) Roads and pedestrian networks; ~~and~~
- (viii) Avoidance and mitigation of natural hazards risk, including liquefaction risk (refer to Chapter 15) and wildfire.**

24.4.2 Subdivision – Te Kowhai and Tuakau

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (vii), (viii) and (ix):

- (vii) Impacts on identified archaeological sites Maaori Sites of Significance; ~~and~~
- (viii) Roads and pedestrian networks; ~~and~~
- (ix) Avoidance and mitigation of natural hazards risk, including liquefaction risk (refer to Chapter 15) and wildfire.**

Amend the following text (insertions in bold underlined; deletions in bold strikethrough) to RD2 (b) (vii), (viii) and (ix):

- (vii) Impacts on identified archaeological sites Maaori Sites of Significance; ~~and~~
- (viii) Roads and pedestrian networks; ~~and~~
- (ix) Avoidance and mitigation of natural hazards risk, including liquefaction risk (refer to Chapter 15) and wildfire.**

24.4.5 Title boundaries...

Amend the heading of 24.4.5 as follows (insertions in bold underlined; deletions in bold strikethrough):

24.4.5 Title boundaries — ~~Natural hazard area, contaminated~~ **Contaminated** land, Significant Amenity Landscape - Dune, notable trees and intensive farming activities,

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (a) (ii) as follows:

- (ii) The boundaries of every proposed lot must not divide the following:
A — ~~A natural hazard area;~~

renumber the remaining clauses accordingly.

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (v) as follows:

- (v) Effects ~~on of~~ natural hazards ~~areas~~, **taking into consideration any proposed natural hazard risk mitigation;**

24.4.10 Subdivision – Building Platform

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (vi) as follows:

- (vi) Geotechnical suitability for building, **including liquefaction risk (refer to Chapter 15);**

24.4.13 Subdivision of land containing mapped off-road walkways

Amend the text (insertions in bold underlined; deletions in bold strikethrough) to RD1 (b) (iv) as follows:

- (iv) **Natural hazard risk including land** ~~Land~~ stability;