

Appendix 3: Provisions cascade for Natural Hazards (Land Stability, Liquefaction & Mine Subsidence)

Objective	Policy	Rules	Assessment Criteria	Other mechanisms
<p>Objective 15.2.1 Resilience to natural hazard risk</p>	<p>Policy 15.2.1.19 – Development on land subject to instability or subsidence</p> <p>(a) Avoid locating new subdivision, use and development, including rezoning, on land assessed as being subject to, or likely to be subject to, instability or subsidence, unless appropriate mitigation is provided and the activity does not increase the risk to people, property or infrastructure.</p>			
	<p>Policy 15.2.1.20 Development of land in the Mine Subsidence Risk Area</p> <p>(a) On land identified within the Mine Subsidence Risk Area, ensure that:</p> <p>(i) an assessment by an appropriately qualified engineer occurs before subdivision, use or development takes place to confirm that the land is suitable for development; and</p>	<p>15.11 Mine Subsidence Risk Area 15.11.1 Permitted Activities</p> <p>(a) The activities listed below are permitted activities within the Mine Subsidence Risk Area shown on the Planning Maps if they meet the activity specific conditions set out in this table. (b) Activities may also be restricted discretionary activities or discretionary activities, as specified in Rules 15.11.2 and 15.11.3.</p>	<p>Activity-specific conditions</p>	<p>15.14 Definitions Map 20.2</p>

	<p>(ii) buildings are designed and constructed, and uses appropriate materials, to effectively minimise the risk of damage to the buildings from ground subsidence.</p>	<p>P1 Additions to an existing building.</p> <p>P2 Standalone garage</p> <p>P3 Construction, replacement, repair, minor upgrading, upgrading or maintenance of utilities <u>and associated earthworks.</u></p> <p>P4 Earthworks</p>	<p>(a) Additions do not increase the gross floor area of the building by more than 15m²; and (b) Additions do not result in the length of any wall of the building exceeding 20m.</p> <p>(a) The gross floor area of the building does not exceed 55m²; and (b) The maximum length of any wall does not exceed 20m.</p> <p>Nil</p> <p>(a) The maximum volume of filling does not exceed 20m³ per site; and (b) The maximum depth of any excavation or filling does not exceed 1m above or below ground level.</p>	
		<p><u>Rule 15.11.1A Controlled Activities</u></p> <p><u>(a) The activity listed below is a Controlled Activity in the Mine Subsidence Risk Area.</u></p>		

		<p><u>CI The construction or alteration of a building that is not provided for under Rule 15.11.1 where a Consent Notice is registered against the Record of Title confirming that a geotechnical assessment has been approved at the time of subdivision and the approved geotechnical report confirms that the ground is suitable for development and the development is in accordance with any recommendations of the geotechnical report.</u></p>	<p><u>Matters of Control</u></p> <p><u>The requirements and recommendations of the geotechnical report approved at the time of subdivision.</u></p> <p><u>That confirmation is provided from a suitably experienced and qualified geotechnical engineer that confirms the proposed development is consistent with the recommendations and requirements of the geotechnical report approved at the time of subdivision.</u></p>	
		<p>15.11.2 Restricted Discretionary Activities</p> <p>(a) The activities listed below are restricted discretionary activities in the Mine Subsidence Risk Area.</p> <p>(b) Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.</p> <p>RDI Earthworks that do not comply with Rule 15.11.1 P4.</p>	<p>Discretion is restricted to:</p> <p>(a) Location and scale of earthworks;</p>	

		<p><u>RD2 Construction of a building or accessory building or the reconstruction of or additions to an existing building not provided for in Rule 15.11.1 P1-P3 or C1. (Kainga Ora [2094.9])</u></p>	<p>(b) Geotechnical and geological stability of the site following the completion of earthworks; (c) Risk to people and property from subsidence as a result of earthworks; (d) Any other mitigation measures to reduce risk.</p> <p><u>Discretion is restricted to:</u> <u>(a) Construction standards and materials.</u> <u>(b) Suitability of the site for development.</u> <u>(c) The potential effects on health and safety.</u></p>	
		<p>15.11.3 Discretionary Activities</p> <p>(a) The activities listed below are discretionary activities in the Mine Subsidence Risk Area.</p> <p>D1 Construction of a building or additions to an existing building not provided for in Rule 15.11.1 P1-P3.</p> <p>D21 Subdivision to create one or more additional vacant lot(s) other than a utility allotment, access allotment or subdivision to create a reserve allotment.</p>		
	<p>Policy 15.2.1.21</p>			<p>15.14 Definitions</p>

	<p>Stormwater management in areas subject to risk of land instability or subsidence</p> <p>(a) Avoid discharge of stormwater directly to ground on land that is potentially at risk of land instability or subsidence unless:</p> <p>(i) an assessment has been undertaken by an appropriately qualified geotechnical specialist, indicating that the site is suitable for the proposed discharges; and</p> <p>(ii) any adverse effects on the site and receiving environment can be appropriately mitigated.</p>			
	<p>Policy 15.2.1.22 Liquefaction susceptible prone land risk assessment</p> <p>(a) On land assessed as potentially susceptible prone to liquefaction, ensure that:</p> <p>(i) an assessment by a geotechnical specialist occurs before new subdivision, use or development takes place; and</p> <p>(ii) 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.</p>		<p>15.12.1 Overview of method</p> <p>15.12.2 Additional matters of restricted discretion for subdivision to create one or more additional vacant lots – liquefaction risk</p> <p>15.12.3 Additional matters of restricted discretion for new land use (e.g. multiunit development) – liquefaction risk</p> <p>15.13 Information requirements for all resource consent applications addressing natural hazards</p> <p>15.13.1 General</p> <p>15.13.2 Liquefaction Potential</p>	<p>15.14 Definitions</p> <p>Zones</p>

	<p>Policy 15.2.1.23 – Control activities on land susceptible to damage from liquefaction</p> <p>(a) Control subdivision, use and development on land assessed as being susceptible to liquefaction induced ground damage, to ensure that appropriate mitigation is provided so that the level of risk to people, property, infrastructure and the environment is acceptable</p>			