

Appendix I Provision Cascade

Issue to be addressed	Objective (what we want to achieve)	Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
<p>Land use, subdivision and development on land that is prone to natural hazards can increase risks to people, property, infrastructure and the environment and reduces the resilience of the community to natural hazards.</p>	<p>Objective 15.2.1</p> <p>Resilience to natural hazard risk</p> <p>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.</p>	<p>Policy 15.2.1.1 - New development in areas at significant risk from natural hazards</p> <p>(a) Avoid new subdivision, use and development where it will increase the risk to people's safety, well-being and property in the following areas identified as being at significant risk from natural hazards:</p> <ul style="list-style-type: none"> (i) High Risk Flood Area; (ii) High Risk Coastal Hazard (Inundation) Area; (iii) High Risk Coastal Hazard (Erosion) Area. <p>Policy 15.2.1.2 – Changes to existing land use and development in areas at significant risk from natural hazards</p> <p>(a) In areas of High Risk Flood, High Risk Coastal Hazard (Erosion) and High Risk Coastal Hazard (Inundation), ensure that when changes to existing land use activities and development occur, a range of risk reduction options are assessed, and development that would increase risk to people's safety, well-being and property is avoided.</p> <p>Policy 15.2.1.3 – New emergency services and hospitals in areas at significant risk from natural hazards</p> <p>(a) Avoid locating new emergency service facilities and hospitals in areas which are at significant risk from natural hazards, including High Risk Flood, High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion), unless, considering engineering and technical constraints or functional and operational requirements, they cannot be reasonably located elsewhere and will not increase the risk to or vulnerability of people or communities.</p> <p>Policy 15.2.1.4 – New infrastructure and utilities in areas subject to high risk natural hazards</p> <p>(a) Enable the construction of new infrastructure</p>	<p>Rules in High Flood Risk Area (PA)</p> <ul style="list-style-type: none"> • Rule 15.5.1 P1 - Operation, repair, maintenance or minor upgrading of existing utilities and new telecommunication lines, poles, cabinets and masts/ poles supporting antennas • Rule 15.5.1 P2 - Construction of an accessory building or farm building without a floor <p>Rules in High Flood Risk Area (RDA)</p> <ul style="list-style-type: none"> • Rule 15.5.2 RDI - New utilities and more than minor upgrading of existing utilities • Rule 15.5.2 RD2 - One addition to an existing lawfully established building where the ground floor area of the addition does not exceed 15m² <p>Rules in High Flood Risk Area (DA) (also see policy 15.2.1.11)</p> <ul style="list-style-type: none"> • Rule 15.5.3 DI - Subdivision to create additional lot(s) where the additional lot(s) are located entirely outside the HFRA or the additional lot(s) are partially inside the HFRA but the building platform is entirely outside the HFRA <p>Rules in High Flood Risk Area (NCA) (also see policy 15.2.1.11)</p> <ul style="list-style-type: none"> • Rule 15.5.4 NCI - Buildings or additions not meeting conditions for PA or RDA • Rule 15.5.4 NC2 - Subdivision not meeting the conditions for a DA • Rule 15.5.4 NC3 - Emergency service facilities and hospitals <p>Rules in High Risk Coastal Hazard Areas (PA)</p> <ul style="list-style-type: none"> • Rule 15.9.1 P1 - Construction of an accessory building or a farm building without a floor up to 40m² • Rule 15.9.1 P2 - Operation, repair, maintenance or minor upgrading of existing utilities and new telecommunication lines, poles, cabinets and masts/ poles supporting antennas • Rule 15.9.1 P3 - Maintenance or repair of an existing lawfully established coastal protection structure • Rule 15.9.1 P4 - Earthworks associated with Permitted Activities up to 10m³ and 0.5m excavation or filling above or below ground • Rule 15.10.1 P1 - Construction of an accessory building or a farm building without a floor up to 40m² • Rule 15.10.1 P2 - Operation, repair, maintenance or minor upgrading of existing utilities and new telecommunication lines, poles, cabinets and masts/ poles supporting antennas • Rule 15.10.1 P3 - Maintenance or repair of an existing lawfully established coastal protection structure 	<p>Rule 15.5.2 RDI – new utilities</p> <ul style="list-style-type: none"> • Functional and operational requirements • adverse effects on people and property • potential for the development to transfer/increase flood risk • alternative locations • projected effects of climate change • any mitigation measures to reduce the risk <p>Rule 15.5.2 RD2 - additions to existing building</p> <ul style="list-style-type: none"> • building materials, structural or design work or other engineering solutions • appropriate floor level for the addition • mitigation measures to reduce the risk

		<p>and utilities in areas at significant risk from natural hazards, including High Risk Flood, High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion) areas only where:</p> <p>(i) the infrastructure and utilities are technically, functionally or operationally required to locate in areas subject to natural hazards, or it is not reasonably practicable to be located elsewhere; and</p> <p>(ii) any increased risks to people, property and the environment are mitigated to the extent practicable; and</p> <p>(iii) the infrastructure and utilities are designed, maintained and managed, including provision of hazard mitigation works where appropriate, to function to the extent practicable during and after natural hazard events.</p> <p>Policy 15.2.1.11 - New development that creates demand for new protection structures and works</p> <p>(a) Avoid locating new subdivision, use and development in high risk areas where a demand or need for new structural protection works will be required to reduce the risk from natural hazards to acceptable levels.</p>	<p>Rule 15.10.1 P4 - Earthworks associated with Permitted Activities up to 10m³ and 0.5m excavation or filling above or below ground</p> <p>Rules in High Risk Coastal Hazard Areas (DA) (also see policy 15.2.1.11)</p> <ul style="list-style-type: none"> • Rule 15.9.2 D1 - Earthworks not meeting permitted conditions • Rule 15.9.2 D2 - Relocation of an existing building on the same site located landward of the existing building (High Risk Erosion Area only) • Rule 15.9.2 D3 - Replacement of an existing building within the same site that is no larger than the existing building (High Risk Inundation Area only) • D3 - Replacement of an existing building on the same site that is transportable and no larger than the existing building (High Risk Erosion Area only) • Rule 15.9.2 D4 - New coastal protection structure (also see policy 15.2.1.11) • Rule 15.9.2 D5 - New utilities and more than minor upgrading of existing utilities • Rule 15.9.2 D6 - Subdivision where additional lot(s) are entirely outside the HRCHA or the building platform(s) are located entirely outside the HRCHA • Rule 15.10.2 D1 - Earthworks not meeting permitted conditions • Rule 15.10.2 D2 - Replacement and relocation of an existing building on the same site that is no larger than the existing building • Rule 15.10.2 D3 - New coastal protection structure (also see policy 15.2.1.11) • Rule 15.10.2 D4 - New utilities and more than minor upgrading of existing utilities • Rule 15.10.2 D5 - Subdivision where additional lot(s) are entirely outside the HRCHA or the building platform(s) are located entirely outside the HRCHA <p>Rules in High Risk Coastal Hazard Areas (NCA) (also see policy 15.2.1.11)</p> <ul style="list-style-type: none"> • Rule 15.9.3 NCI - New buildings or additions to existing buildings not provided for as permitted or discretionary activities • Rule 15.9.3 NC2 - Subdivision that cannot meet the conditions for a discretionary activity • Rule 15.9.3 NC3 - Emergency service facilities and hospitals • Rule 15.10.3 NCI - New buildings or additions to existing buildings not provided for as permitted or discretionary activities • Rule 15.10.3 NC2 - Subdivision that cannot meet the conditions for a discretionary activity • Rule 15.10.3 NC3 - Emergency service facilities and hospitals 	
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		<p>Policy 15.2.1.5 – Existing infrastructure and utilities in all areas subject to natural hazards (a) Provide for the operation, maintenance and minor upgrading of existing infrastructure and utilities in all areas subject to natural hazards.</p> <p>Corresponding policy</p> <p>Policy 15.2.1.4 – New infrastructure and utilities in areas subject to high risk natural hazards (a) Enable the construction of new infrastructure and utilities in areas at significant risk from natural hazards, including High Risk Flood, High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion) areas only where: (i) the infrastructure and utilities are technically, functionally or operationally required to locate in areas subject to natural hazards, or it is not reasonably practicable to be located elsewhere; and (ii) any increased risks to people, property and the environment are mitigated to the extent practicable; and (iii) the infrastructure and utilities are designed, maintained and managed, including provision of hazard mitigation works where appropriate, to function to the extent practicable during and after natural hazard events.</p>	<p>Rules in Flood Plain Management Area and Flood Ponding Areas; High Risk Flood Area; Defended Area; Coastal Sensitivity Areas; High Risk Coastal Hazard Areas and Mine Subsidence Risk Area</p> <ul style="list-style-type: none"> • Rule 15.4.1 P5 - Establishment, replacement, repair, maintenance or upgrading of utilities • Rule 15.5.1 P1 - Operation, repair, maintenance or minor upgrading of existing utilities and new telecommunication lines, poles, cabinets and masts/ poles supporting antennas • Rule 15.5.2 RDI – New utilities and more than minor upgrading of existing utilities • Rule 15.6.1 Permitted activities – Utilities permitted unless captured under Rule 15.6.3 DI • Rule 15.7.1 P3 - Establishment, operation, upgrading, replacement, repair or maintenance of utilities • Rule 15.8.1 P3 - Establishment, operation, upgrading, replacement, repair or maintenance of utilities • Rule 15.9.1 P2 - Operation, repair, maintenance or minor upgrading of existing utilities and new telecommunication lines, poles, cabinets and masts/ poles supporting antennas • Rule 15.9.2 D5 – New utilities and more than minor upgrading of existing utilities • Rule 15.10.1 P2 - Operation, repair, maintenance or minor upgrading of existing utilities and new telecommunication lines, poles, cabinets and masts/ poles supporting antennas • Rule 15.10.2 D4 – New utilities and more than minor upgrading of existing utilities • Rule 15.11.1 P3 - Establishment, operation, replacement, repair, upgrading or maintenance of utilities 	<p>Rule 15.5.2 RDI – new utilities</p> <ul style="list-style-type: none"> • Functional and operational requirements • adverse effects on people and property • potential for the development to transfer/increase flood risk • alternative locations • projected effects of climate change • any mitigation measures to reduce the risk
		<p>Policies (how to achieve the objective)</p>	<p>Rules/ Methods (to give effect to the policies)</p>	<p>Matters of Restricted Discretion or Control</p>
		<p>Policy 15.2.1.6 - Managing natural hazard risk generally (a) Provide for rezoning, subdivision, use and development outside High Risk Flood, High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion) Areas where natural hazard risk has been appropriately identified and assessed and can be adequately avoided, remedied or mitigated and does not transfer or exacerbate risk to adjoining</p>	<p>Rules in Flood Plain Management Area and Flood Ponding Areas (15.4)</p> <ul style="list-style-type: none"> • Rule 15.4.1 P1 – Construction of new and additions to existing building with minimum floor level at least 0.5m above 1% AEP flood level. (Policy 15.2.1.12 specific policy for building in the flood plain) • Rule 15.4.1 P2 – Additions to existing building up to 15m² with no minimum floor level required. (Policy 15.2.1.12 specific policy for building in the flood plain) • Rule 15.4.1 P3 – Standalone garage not exceeding 40m² GFA. (Policy 	<p>Rule 15.4.2 RDI - earthworks</p> <ul style="list-style-type: none"> • Timing, location and scale of earthworks; • Adverse effects on overland flow paths and surface drainage patterns; flood storage capacity; runoff volumes; adjoining properties, including the transfer of risk; infrastructure and flood protection works;

		<p>properties.</p> <p>Corresponding policies</p> <p>Policy 15.2.1.12 - Reduce potential for flood damage to buildings located on the Waikato and Waipa River floodplains and flood ponding areas</p> <p>(a) Reduce the potential for flood damage to buildings located on the Waikato and Waipa River floodplains and flood ponding areas by ensuring that 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:</p> <ul style="list-style-type: none"> (i) the building development is of a type that is not likely to suffer material damage during a flood; or (ii) the building is a small-scale addition to an existing building; or (iii) the risk from flooding is otherwise avoided, remedied or mitigated. <p>Policy 15.2.1.13 - Control filling of land within the 1% AEP floodplain and flood ponding areas</p> <p>(a) Control filling of land within the 1% AEP floodplain and flood ponding areas to ensure that the potential adverse effects on flood storage capacity, overland flows, run-off volumes on surrounding properties or infrastructure, are avoided or mitigated.</p> <p>Policy 15.2.1.14 - Hazardous substances located within floodplain and flood ponding areas</p> <p>(a) Ensure that the location and storage of hazardous substances within the 1% AEP floodplain and flood ponding areas do not create an unacceptable hazard to people, property or the environment.</p> <p>Policy 15.2.1.15 - Flood ponding areas and overland flow paths</p> <p>(a) Manage stormwater hazards by requiring new subdivision and development within flood ponding areas and overland flow paths to adopt integrated catchment plan-based stormwater management methods which:</p>	<p>15.2.1.12 specific policy for building in the flood plain)</p> <ul style="list-style-type: none"> • Rule 15.4.1 P4 – Construction of accessory building or farm building without a floor. (Policy 15.2.1.12 specific policy for building in the flood plain) • Rule 15.4.1 P5 – Establishment, replacement, repair, maintenance or upgrading of utilities. (Policy 15.2.1.12 specific policy for building in the flood plain) • Rule 15.4.1 P6 – Earthworks associated with Rule 15.4.1 P5. (Policies 15.2.1.13 and 1.15 specific corresponding policy for filling in the flood plain) • Rule 15.4.1 P7 – Earthworks for building platform for residential purposes to the extent required to comply with Rule 15.4.1 P1. (Policies 15.2.1.13 and 15.2.1.15 specific corresponding policy for filling in the flood plain) • Rule 15.4.1 P8 – Earthworks filling and excavation not provided for in Rules 15.4.1 P6 or P7. Various maximum quantities and heights specified for each zone. (Policies 15.2.1.13 and 15.2.1.15 specific corresponding policy for filling in the flood plain) • Rule 15.4.2 RDI – Earthworks that doesn't comply with permitted standards in Rule 15.4.1. (Policies 15.2.1.13 and 15.2.1.15 specific corresponding policy for filling in the flood plain) • Rule 15.4.3 D1 – Construction of a new building and additions to an existing building that doesn't comply with permitted standards in Rule 15.4.1 P1 – P5. (Policy 15.2.1.12 specific policy for building in the flood plain) • Rule 15.4.3 D2 – Subdivision to create 1 or more additional lots. • Rule 15.4.3 D3 – A hazardous facility. (policy 15.2.1.14 specific corresponding policy for hazardous substances located within the floodplain or flood ponding areas) <p>Rules in Coastal Sensitivity Area (Erosion) (Also see policy 15.2.1.16)</p> <ul style="list-style-type: none"> • Rule 15.7.1 P1 – Additions to an existing building up to 15m2. • Rule 15.7.1 P2 - Construction of accessory building or farm building without a floor. • Rule 15.7.1 P3 - Establishment, operation, upgrading, replacement, repair or maintenance of utilities. • Rule 15.7.1 P4 – Maintenance or repair of an existing lawfully established coastal protection structure. • Rule 15.7.2 RDI – Construction of a new building or additions to an existing building not provided for under Rule 15.7.1 P1 – P3 and not listed in 15.7.3 D1. • Rule 15.7.3 D1 – Construction of a new coastal protection structure. • Rule 15.7.3 D2 – Subdivision to create one or more additional lots. 	<ul style="list-style-type: none"> • soil types and potential for erosion; • compensatory storage, or other proposed flood management measures <p>Rule 15.7.2 RDI- new building</p> <ul style="list-style-type: none"> • Ability to manage risk through building materials, structural or design work, engineering solution or other appropriate measures including the ability to relocate the building • Mitigation through natural features and buffers where appropriate • Triggers to require the building to be removed or relocated • Assessment of risk from coastal hazards including climate change over 100 year period • Site suitability including servicing • Adverse effects on people and property and overall vulnerability • Mitigation measures to reduce risk • Alternative location within the site • For the CSA (Open Coast) the setting of minimum floor levels in areas subject to inundation <p>Rule 15.8.2 RDI – new building</p> <ul style="list-style-type: none"> • Ability to manage risk through building materials, structural or design work, engineering solution or other appropriate measures including the ability to relocate the building and setting minimum floor levels • Mitigation through natural features and buffers where appropriate • Triggers to require the building to be removed or relocated • Assessment of risk from coastal hazards including climate change over 100 year period • Site suitability including servicing • Adverse effects on people and property and overall vulnerability • Mitigation measures to reduce risk • Alternative location within the site
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Mi		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.7 - Protection from risks of coastal hazards</p> <p>(a) Recognise the importance of natural features and buffers, and soft hazard protection works, and prefer them wherever practicable over 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 coastal hazards.</p> <p>Policy 15.2.1.8 - Limitations on hard protection works for coastal hazard mitigation</p> <p>(a) Ensure that where new hard protection structures and works are necessary to</p>	<p>Rules in Coastal Sensitivity Areas - Erosion and Inundation and Open Coast; High Risk Coastal Hazard Areas - Erosion and Inundation</p> <ul style="list-style-type: none"> • Rule 15.7.3 DI- Construction of a new coastal protection structure. • Rule 15.8.3 DI- Construction of a new coastal protection structure. • Rule 15.9.2 D4 - Construction of a new coastal protection structure. • Rule 15.10.2 D3 - Construction of a new coastal protection structure. 	

		<p>protect existing development on public or privately-owned land from coastal hazards, they are appropriately assessed and controlled and:</p> <ul style="list-style-type: none"> (i) have primarily a public and/or environmental benefit when located on public land; (ii) are effective; (iii) the economic, social and environmental benefits outweigh costs; and (iv) do not transfer or increase risk to other people, property, infrastructure, the natural environment, historic heritage, or Maaori Sites and Areas or Significance. <p>Ensure that when new hard protection structures are to be located in an area where an adaptive management strategy has been prepared to manage coastal hazards, they are consistent with that strategy.</p>		
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.9 - Natural features and buffers providing natural hazard protection</p> <p>(a) 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, including natural ponding areas, coastal dunes, intertidal areas, wetlands, waterbody margins, riparian/coastal vegetation and floodways.</p>	<p>Rules in Flood Plain Management Area and Flood Ponding Areas; High Risk Coastal Hazard Areas – Erosion and Inundation</p> <ul style="list-style-type: none"> • Rule 15.4.1 P6 - P8 – Earthworks (minimising the quantity of filling and excavation in the floodplain) • Rule 15.4.2 RDI – Earthworks not permitted • Rule 15.9.1 P4 – Earthworks associated with Permitted Activities up to 10m³ and 0.5m excavation or filling above or below ground • Rule 15.9.2 DI – Earthworks that do not comply with permitted activity conditions • Rule 15.10.1 P4 – Earthworks associated with Permitted Activities up to 10m³ and 0.5m excavation or filling above or below ground • Rule 15.10.2 DI – Earthworks that do not comply with conditions for permitted activity <p>Rules in Stage 1 PDP – Building setbacks from waterbodies</p> <ul style="list-style-type: none"> • Residential Zone - Rule 16.3.9.3 • Business Zone – Rule 17.3.4.2 • Business Town Centre Zone – Rule 18.3.7 • Industrial Zone – Rule 20.3.4.2 • Industrial Zone Heavy – Rule 21.3.4.2 • Rural Zone – Rule 22.3.7.5 • Country Living Zone – Rule 23.3.7.5 • Village Zone – Rule 24.3.6.3 • Reserve Zone – Rule 25.3.5.2 • Rangitahi Peninsula Zone – Rule 28.3.9.3 <p>Note that Stage 1 PDP rules for building setback distances from</p>	<p>Rule 15.4.2 RDI - earthworks</p> <ul style="list-style-type: none"> • Timing, location and scale of earthworks; • Adverse effects on overland flow paths and surface drainage patterns; flood storage capacity; runoff volumes; adjoining properties, including the transfer of risk; infrastructure and flood protection works; • soil types and potential for erosion; • compensatory storage, or other proposed flood management measures

			the coast are not open for submissions under Stage 2 PDP.	
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.10 – Areas defended by stopbanks adjacent to the Waikato River</p> <p>(a) Control subdivision, use and development in areas identified as Defended Areas adjacent to the Waikato River by:</p> <ul style="list-style-type: none"> (i) assessing the potential risk of overtopping or structural failure of the stopbanks, and overwhelming of associated flood protection structures, before subdivision and development occurs; and (ii) requiring that consideration be given to appropriate mitigation to reduce any residual risk identified; and (iii) ensuring that any residual risk is not transferred to neighbouring sites. <p>(b) Specify minimum setbacks for buildings and earthworks from stopbanks to:</p> <ul style="list-style-type: none"> (i) protect the structural integrity of the stopbanks; and (ii) provide a buffer to reduce the potential risk to life and damage to property from deep and fast-flowing flood waters in the event of a breach. 	<p>Rules in Defended Area</p> <ul style="list-style-type: none"> • Rule 15.6.2 RDI – Subdivision to create additional lot(s). • Rule 15.6.3 D1 – Construction of a new buildings or new accessory building located within 50m of a stop bank under the responsibility of WDC, WRC or the Crown. • Rule 15.6.3 D2 - Earthworks located within 50m of a stop bank under the responsibility of WDC, WRC or the Crown. • Section 15.13.4 – Defended Areas – risk assessment to identify the nature and level of residual risk and methods to reduce risk 	<p>Rule 15.6.2 RDI - subdivision</p> <ul style="list-style-type: none"> • level of service provided by the structural defence and associated flood protection works, • the impact of any planned improvements, maintenance or upgrading on the residual risk; • stop-bank security at and adjacent to the site; • the location of the subdivision, including services such as wastewater, water supply and roading/access, in relation to potential breakout points (failure zone) and likely depth and duration of flood events; • the adverse effects and vulnerability to people and property from potential failure or overwhelming of the structural defences; • potential for the development to transfer/increase flood risk/residual risk; • any additional mitigation measures
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.11 - New development that creates demand for new protection structures and works</p> <p>(a) Avoid locating new subdivision, use and development in High Risk Flood, High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion) Areas where a demand or need for new structural protection works will be required to reduce the risk from natural hazards to acceptable levels.</p>	<p>See bundle above under Policies 15.2.1.1, 15.2.1.2, 15.2.1.3 and 15.2.1.4</p> <p>Rules in High Risk Flood Area; High Risk Coastal Hazard Areas – Erosion and Inundation</p> <ul style="list-style-type: none"> • 15.5.3 D1, 15.5.4 NC1, 15.5.4 NC2, 15.5.4 NC3, 15.9.2 D2 and D3, 15.9.2 D6, 15.9.3 NC1, 15.9.3 NC2, 15.9.3 NC3. 15.10.2 D2, 15.10.2 D5, 15.10.3 NC1, 15.10.3 NC2, 15.10.3 NC3 	
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.12 - Reduce potential for flood damage to buildings located on the</p>	<p>See bundle of policies under policy 15.2.1.6 above</p>	

		<p>Waikato and Waipa River floodplains and flood ponding areas</p> <p>(a) Reduce the potential for flood damage to buildings located on the Waikato and Waipa River floodplains and flood ponding areas by ensuring that 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:</p> <p>(i) the building development is of a type that is not likely to suffer material damage during a flood; or</p> <p>(ii) the building is a small-scale addition to an existing building; or</p> <p>(iii) the risk from flooding is otherwise avoided, remedied or mitigated.</p>	<p>Rules in Flood Plain Management Area and Flood Ponding Areas</p> <ul style="list-style-type: none"> • Rules 15.4.1 P1, 15.4.1 P2, 15.4.1 P3, 15.4.1 P4, 15.4.1 and 15.4.3 DI 	
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.13 - Control filling of land within the 1% AEP floodplain and flood ponding areas</p> <p>(a) Control filling of land within the 1% AEP floodplain and flood ponding areas to ensure that the potential adverse effects on flood storage capacity, overland flows, run-off volumes on surrounding properties or infrastructure, are avoided or mitigated.</p>	<p>See bundle of policies under policy 15.2.1.6 above</p> <p>Rules in Flood Plain Management Area and Flood Ponding Areas</p> <ul style="list-style-type: none"> • Rules 15.4.1 P6 - P8 and 15.4.2 RDI 	See above under policy 15.2.1.6 Rule 15.4.2 RDI
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.14 – Hazardous substances located within floodplain and flood ponding areas</p> <p>(a) Ensure that the location and storage of hazardous substances within the 1% AEP floodplain and flood ponding areas do not create an unacceptable hazard to people, property or the environment.</p>	<p>Rule Rules in Flood Plain Management Area and Flood Ponding Areas</p> <ul style="list-style-type: none"> • Rule 15.4.3 D3 – Hazardous facilities 	
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.15 - Flood ponding areas and overland flow paths</p> <p>(a) Manage stormwater hazards by requiring new subdivision and development within flood ponding areas and overland flow paths to adopt integrated catchment plan-based stormwater management methods which:</p> <p>(i) maintain the flood storage capacity of natural floodplains, wetlands and ponding</p>	<p>See bundle of policies under policy 15.2.1.6 above</p> <p>Rules in Flood Plain Management Area and Flood Ponding Areas</p> <ul style="list-style-type: none"> • Rules 15.4.1 P6 – P8, 15.4.2 RDI, Rule 15.4.3 D2 • Stage 1 PDP Chapter 14 Infrastructure and Energy • Rule 14.11.1 PI, Rule 14.11.2 RDI • Stage 1 PDP Zone Chapters • All Earthworks General Rules PA and RDA 	See above under policy 15.2.1.6 Rules 15.4.2 RDI and 14.11.2 RDI

		<p>areas; and</p> <p>(ii) retain the function and capacity of overland flow paths to convey stormwater run-off; and</p> <p>(iii) do not transfer or increase risk elsewhere; and</p> <p>(iv) promote low impact stormwater management practices with reference to the Waikato Stormwater Management Guideline and the Regional Infrastructure Technical Specifications (RITS); and</p> <p>(v) minimise impervious surfaces.</p>	<ul style="list-style-type: none"> • All Subdivision Building Platform Rules RDI 	
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.16 - Development in the Coastal Sensitivity Areas</p> <p>(a) In Coastal Sensitive Areas identified on the planning maps, control subdivision, use and development by ensuring that the subdivision, use or development is:</p> <p>(i) supported by a detailed site-specific risk assessment, which includes measures to address the effects of climate change; and</p> <p>(ii) designed, constructed and located to minimise the level of risk to people, property and the environment.</p>	<p>See bundle of policies under policy 15.2.1.6</p> <p>Rules for building and subdivision in Coastal Sensitivity Areas – Erosion and Inundation and Open Coast</p> <ul style="list-style-type: none"> • Rules 15.7.2, 15.7.3 D1, 15.7.3 D2, 15.8.2 RDI, 15.8.3 D1 and 15.8.3 D2 	<p>See above under policy 15.2.1.6</p> <p>Rules 15.7.2 RDI and 15.8.2 RDI</p>
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.17- Setbacks from the coast</p> <p>(a) Avoid increasing the risk from coastal hazards by requiring new built development to be setback from the coastal edge, unless there is a functional or operational need for facilities to be located at or near the coast.</p>	<p>Rules for building and subdivision in Coastal Sensitivity Areas – Erosion and Inundation and Open Coast, and High Risk Coastal Hazard Areas – Erosion and Inundation</p> <ul style="list-style-type: none"> • Rule 15.7.2 RDI – Construction of a new building or additions to an existing building • Rule 15.7.3 D2 – Subdivision to create additional lots • Rule 15.8.2 RDI – Construction of a new building or additions to an existing building • Rule 15.8.3 D2 – Subdivision to create additional lots • Rule 15.9.2 D2 – Relocation of existing building • Rule 15.9.2 D3 – Replacement of existing building • Rule 15.9.2 D5 – New utilities and upgrading of existing utilities • Rule 15.9.2 D6 – Subdivision that creates additional lots • Rule 15.9.3 NC1 – New buildings and additions to existing buildings • Rule 15.9.3 NC2 – Subdivision to create additional lots • Rule 15.9.3 NC3 – Emergency services facilities and hospitals • Rule 15.10.2 D2 – Replacement and relocation of existing buildings • Rule 15.10.2 D4 – New utilities and upgrading of existing utilities 	<p>Rules 15.7.2 RDI and 15.8.2 RDI</p> <p>– new building</p> <ul style="list-style-type: none"> • Mitigation through appropriate building materials, structural or design work, engineering solutions or other appropriate measures including the ability to relocate the <u>building</u> and through appropriate setbacks; • Mitigation through natural features and buffers where appropriate; • Triggers to require the <u>building</u> to be removed or relocated; • The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment;

			<ul style="list-style-type: none"> • Rule 15.10.2 D5 – Subdivision that creates additional lots • Rule 15.10.3 NC1 – New buildings and additions to existing buildings • Rule 15.10.3 NC2 – Subdivision to create additional lots • Rule 15.10.3 NC3 – Emergency services facilities and hospitals <p>Stage I PDP Zone Chapter rules</p> <ul style="list-style-type: none"> • All Subdivision Building Platform Rules RDI- Discretion restricted to <ul style="list-style-type: none"> - Avoidance and /or mitigation of natural hazards and - Geotechnical suitability for building, including liquefaction risk • All Building setbacks from waterbodies (setback from Mean High Water Springs) 	<ul style="list-style-type: none"> • Suitability of the <u>site</u> for the proposed use, including the provision for servicing such as access, wastewater, water supply; • Adverse effects to people and property and overall vulnerability from the establishment of the <u>building</u> in the <u>Coastal Sensitivity Area (Erosion)</u> and any mitigation measures to reduce risk; • Alternative locations
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.18 – Residential development potentially subject to fire risk</p> <p>(a) In areas assessed or identified as being potentially subject to elevated fire risk, ensure that an appropriate buffer area or setback is provided around new residential subdivision and development.</p>	<p>See Variation to Stage I PDP additional matters of discretion in Subdivision rules:</p> <ul style="list-style-type: none"> • Subdivision General - Rule 16.4.1 RDI(b)(v) • Subdivision - Rule 22.4.1.2 RDI(b)(vi) • General Subdivision - Rule 23.4.2 RDI(b) (iii) • Subdivision General - Rule 24.4.1 RDI(b) (viii) and RD2(b) (ix) • Subdivision Te Kowhai and Tuakau – Rule 24.4.2 RDI(b) (ix) and RD2 (b) (ix) 	<p>Rules 16.4.1 RDI, 22.4.1.2 RDI, Rule 23.4.2 RDI, 24.4.1 RDI, 24.4.1 RD2, 24.4.2 RDI and 24.4.2 RD2</p> <ul style="list-style-type: none"> • Avoidance and mitigation of natural hazards, including fire risk • Natural hazard risk including fire risk
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<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>Matters of discretion for earthworks and subdivision rules, included into Stage I through Variation 2</p>	<p>Earthworks and Subdivision -</p> <ul style="list-style-type: none"> • Earthworks General - Matters of discretion for RDA rules in Chapters 16 – 24, includes land instability and geotechnical stability. • Subdivision General - Matters of discretion for RDA rules in Chapters 16, 17, 18, 20, 21, 22, 23 and 24, includes land instability, geotechnical stability and/or avoidance and mitigation of natural hazards. • Subdivision – Multi-unit development – Matters of discretion for RDA rules in Chapters 16, 17 and 18 includes geotechnical suitability for buildings. • Subdivision – Building Platform – Matters of discretion for RDA rules in Chapters 16, 22,

				<p>23 and 24, include geotechnical suitability for buildings.</p> <ul style="list-style-type: none"> • Subdivision of land containing mapped off-road walkways – Matters of discretion for RDA rules in Chapters 16, 23 and 24, include natural hazard risk including land stability. • Subdivision – Te Kauwhata West Residential Area - Matters of discretion for RDA rules in Chapters 16, including geotechnical suitability for building. • Subdivision Lakeside General – Matters of discretion for RDA rules in Chapters 16 and 17, including geotechnical suitability for building.
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<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> <ul style="list-style-type: none"> (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 (ii) buildings are designed and constructed, and uses appropriate materials, to effectively minimise the risk of damage to the building from ground subsidence. <p>Corresponding Policy</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>Rules in Mine Subsidence Risk Area</p> <ul style="list-style-type: none"> • Rule 15.11.1 P1 – Additions to an existing building that do not increase the GFA by more than 15m² and do not result in any length of any wall exceeding 20m. • Rule 15.11.1 P2 – Standalone garage not exceeding 55m² GFA. • Rule 15.11.1 P3 – Establishment, operation, replacement, repair, upgrading or maintenance of utilities. • Rule 15.11.1 P4 – Earthworks filling not exceeding 20m³ per site and excavation or filling not exceeding a maximum depth of 1m above or below ground. • Rule 15.11.2 RDI – Earthworks not provided for as a permitted activity under Rule 15.11.1. P4. • Rule 15.11.3 DI – Construction of a building or additions to an existing building not provided for under Rule 15.11.1 P1 and P3. • Rule 15.11.3 D2 – Subdivision to create one or more additional lots. 	<p>Rule 15.11.2 RDI – Earthworks</p> <ul style="list-style-type: none"> • Location and scale of earthworks • Geotechnical and geological stability of site after completion of earthworks • Risk to people and property • Other risk reduction measures

		<p>Policy 15.2.1.21 - 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>		
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.21 - 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>Chapter 14.11 – Infrastructure and Energy</p> <ul style="list-style-type: none"> Rule 14.11.1 PI – Stormwater systems for new development or subdivision - 14.11.1.1(vi) Activity specific conditions – Stormwater discharge on land subject to instability only where the ground conditions have been identified as suitable to absorb discharge without causing, accelerating or contributing to land instability. Rule 14.11.2 RDI – Stormwater systems for new development or subdivision that do not comply with 14.11.1.PI 	<p>Rule 14.11.2 RDI - stormwater</p> <ul style="list-style-type: none"> The likely effectiveness of the system to avoid flooding, nuisance or damage to other buildings and sites The capacity of the system and suitability to manage stormwater
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.1.22 - Liquefaction-prone land risk assessment</p> <p>(a) On land potentially 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>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</p>	<p>Section 15.12 Liquefaction matters apply to the following rules amended by way of Variation 2 to stage 1</p> <p>Rules:</p> <ul style="list-style-type: none"> 16.1.3 RDI- Multi-unit development 16.4.1 RDI – Subdivision general 16.4.2 RDI – Subdivision TK Ecological Residential Area 16.4.3 RDI – Subdivision TK West Residential Area 16.4.4 RDI – Multi-unit development (subdivision) 16.4.12 RDI – Subdivision – Building platform 16.5.3 RDI – Comprehensive land development consent 16.5.9.1 CI – Subdivision Lakeside – general 16.5.9.2 RDI – Lakeside Comprehensive Subdivision 16.5.9.3 RDI – Subdivision – sites less than 5ha 17.1.3 RDI- Multi-unit development 17.4.1 RDI - General subdivision 17.4.1.1 RDI - Subdivision – Multi-unit development 	<p>Matters of discretion for stage 1 rules</p> <ul style="list-style-type: none"> Geotechnical suitability for building, including liquefaction risk (refer to Chapter 15) Avoidance or mitigation of natural hazards, including liquefaction risk (refer to Chapter 15) Effects of natural hazards, geotechnical (including liquefaction risk, refer chapter 15) <p>Chapter 15 Additional matters of restricted discretion for liquefaction risk</p> <ul style="list-style-type: none"> Chapter 15.12.2 - for subdivision to create one or more additional

		liquefaction-induced ground damage, to ensure appropriate mitigation is provided so that the level of risk to people, property, infrastructure and the environment is acceptable.	<ul style="list-style-type: none"> • 17.5.2 RDI - Comprehensive land development consent • 17.5.9 RDI – Subdivision • 18.1.3 RDI - Multi-unit development • 18.4.1 RDI - Subdivision – general • 18.4.2 RDI - Subdivision – Multi-unit subdivision • 20.4.1 RDI - Subdivision – General • 21.4.1 RD2 - Subdivision - General • 22.4.1.2 RDI - General subdivision • 22.4.1.5 RDI - Rural Hamlet Subdivision • 22.4.9 RDI - Subdivision – Building platform • 22.8.8 RDI - Lakeside Comprehensive Subdivision • 23.4.2 RDI - General Subdivision • 23.4.8 RDI - Subdivision – Building Platform • 24.4.1 RDI - Subdivision - General • 24.4.2 RDI and RD2 - Subdivision Te Kowhai & Tuakau • 24.4.10 RDI - Subdivision – Building Platform • 27.4.6 RDI - Building platform • 28.1.3 RD2 – Comprehensive Residential Development • 28.4.1 RDI - Subdivision - General • 28.4.6 RDI - Subdivision – Building platform <p>Information Requirements</p> <ul style="list-style-type: none"> • Section 15.13 – Information requirements for all resource consent applications addressing natural hazards • 15.13.1 General – geotech and liquefaction assessments • 15.13.2 Liquefaction Potential – Information requirements where RDA rules for land use include liquefaction 	vacant lots • Chapter 15.12.3 - for new land use (e.g. multi-unit development)
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Issue to be addressed	Objective (what we want to achieve)	Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
Lack of community knowledge and understanding of natural hazards and related risks is a contributing factor in increasing community exposure to the risks and reduced resilience and	Objective 15.2.2 - A well-informed community that: (a) is aware of, and understands, which natural hazards affect the district; and (a) is able to effectively and efficiently respond to, and recover from, natural hazard events.	Policy 15.2.2.1 - Natural hazard risk information (a) Enable people to be informed and have access to information on the natural hazards affecting their properties and surrounding area, including through: (i) provision of Land Information Memoranda (ii) natural hazard technical information, risk registers and mapping on the Council's website, the Waikato Regional Council Hazards Portal, this district plan and accompanying planning maps; (iii) education, provision of information and community engagement; and (iv) alignment with the work of other	Council Information and Process including Methods: <ul style="list-style-type: none"> • LIM Reports • Maintaining a Hazard Register – WDC and WRC • Hazard maps • Technical information such as publically available stormwater catchment management plans • District plan provisions and hazard overlay areas • Public education, Council website, locational signage and community engagement • Regional Hazards Portal • CDEM Method: <ul style="list-style-type: none"> • CDEM process working with communities to develop Community Response Plans 	

ability to respond.		agencies including iwi and the Waikato Regional Council. Policy 15.2.2.2 - Awareness of Civil Defence plans (a) Improve response to and recovery from natural hazard events by encouraging community awareness and use of information and methods contained in Community Response Plans.		
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Issue to be addressed	Objective (what we want to achieve)	Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
The effects of climate change (including climate variability) will have a wide range of impacts the district, including exacerbating weather related natural hazards, increasing mean sea level, inland migration of coastal habitats and biodiversity. This may have adverse impacts on people (including their health and safety), land use, development, infrastructure	Objective 15.2.3 - Climate change A well-prepared community that: (a) is able to adapt to the effects of climate change; and (b) has transitioned to development that prioritises lower greenhouse gas emissions.	Policy 15.2.3.1 - Effects of climate change on new subdivision and development (a) Ensure that adequate allowances are made for the projected effects of climate change in the design and location of new subdivision and development throughout the district, including undertaking assessments where relevant that provide for: (i) the projected increase in rainfall intensity, as determined by national guidance, but being not less than 2.3°C by 2120; (ii) the projected increase in sea level, where relevant, as determined by national guidance, but being not less than 1m by 2120; (iii) stress testing under the RCP 8.5 scenario for rainfall ¹ and RCP 8.5H+ for sea level rise ² ; and (iv) in respect to the coastal environment, increases in storm surge, waves and wind.	Rules in Flood Plain Management Area and Flood Ponding Areas; High Risk Flood Area; Coastal Sensitivity Areas – Erosion and Inundation. <ul style="list-style-type: none"> Rule 15.4.3 DI – Construction of a new building and additions to an existing building that doesn't comply with permitted standards in Rule 15.4.1 PI – P5. Rule 15.4.3 D2 – Subdivision to create 1 or more additional lots. Rule 15.4.3 D3 – A hazardous facility. Rule 15.5.3 DI – Subdivision in a High Risk Flood Area where additional lot(s) are either entirely outside HRFA or are partially in but building platform(s) are entirely outside the HRFA Rule 15.5.4 NC2 – Subdivision in High Risk Flood Area that cannot comply with conditions under 15.5.3 DI Rule 15.5.4 NCI – New buildings and additions to existing buildings in High Risk Flood Area Rule 15.5.4 NC3 – Emergency services facilities and hospitals Rule 15.7.2 RDI – Construction of a new building or additions to an existing building. Rule 15.7.3 DI – New coastal protection structure. Rule 15.7.3 D2 – Subdivision to create additional lots. Rule 15.8.2 RDI – Construction of a new building or additions to an existing building. Rule 15.8.3 DI – New coastal protection structure. Rule 15.8.3 D2 – Subdivision to create additional lots. <ul style="list-style-type: none"> Flood modelling from Horotiu - Huntly - Ohinewai incorporate climate change 2.3 degrees increase in temperature and shown on planning maps as Floodplain, High Risk Flood Area and Ponding area. Mapping for coastal erosion/inundation sensitivity overlay areas include 1m sea level rise to 2120, allowance. 	Rules 15.7.2 RDI and 15.8.2 RDI – new building <ul style="list-style-type: none"> Mitigation through appropriate building materials, structural or design work, engineering solutions or other appropriate measures including the ability to relocate the <u>building</u>; Mitigation through natural features and buffers where appropriate; Triggers to require the <u>building</u> to be removed or relocated; The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment; Suitability of the <u>site</u> for the proposed use, including the provision for servicing such as access, wastewater, water supply; Adverse effects to people and property and overall vulnerability from the establishment of the <u>building</u> in the <u>Coastal Sensitivity Area (Erosion)</u> and any mitigation measures to reduce risk; Alternative locations

¹ Ministry for the Environment, 2018: Climate Change Projections for New Zealand. September 2018. Publication No. MFE 1385.

² Ministry for the Environment, 2017: Coastal Hazards and Climate Change – Guidance for Local Government. December 2017. Publication No. ME 1341.

and the natural environment.				
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.3.2 - Future land use planning and climate change</p> <p>(a) Increase the ability of the community to adapt to the effects of climate change when undertaking future land use planning by:</p> <p>(i) Ensuring the potential environmental and social costs of climate change, including effects on indigenous biodiversity (inland migration), historic heritage, Maaori Sites and Areas of Significance, mahinga kai, public health and safety, public access to the coast and waterway margins, and the built environment are addressed.</p> <p>(ii) encouraging the incorporation of sustainable design measures within new subdivision, landuse and development, including:</p> <p>(A) low impact, stormwater management, urban design and green infrastructure;</p> <p>(B) use of relocatable buildings and structures in areas potentially at risk due to sea level rise or increased flood levels;</p> <p>(C) efficient water storage;</p> <p>(D) provision of renewable energy generation; and</p> <p>(E) transferring to activities with lower greenhouse gas emissions.</p> <p>(iii) providing on-going monitoring of changes to the environment due to climate change; and</p> <p>(iv) 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.</p>	<p>Methods:</p> <ul style="list-style-type: none"> Adaptive management planning and development of adaptive management strategies for vulnerable communities, including identifying adaptive pathways This policy is relevant to any proposed rezoning and any subdivision proposals in any of the natural hazard overlays i.e greenfields development, Policy 15.2.3.2(1)(a) and (b) will be relevant to any discretionary or non-complying activities and also some RDA's which have climate change as a consideration. <ul style="list-style-type: none"> Rule 15.7.2 RDI – Construction of a new building or additions to an existing building. Rule 15.7.3 DI – New coastal protection structure. Rule 15.7.3 D2 – Subdivision to create additional lots. Rule 15.8.2 RDI – Construction of a new building or additions to an existing building. Rule 15.8.3 DI – New coastal protection structure. Rule 15.8.3 D2 – Subdivision to create additional lots. 	<p>Rules 15.7.2 RDI and 15.8.2 RDI – new building</p> <ul style="list-style-type: none"> Mitigation through appropriate building materials, structural or design work, engineering solutions or other appropriate measures including the ability to relocate the <u>building</u>; Mitigation through natural features and buffers where appropriate; Triggers to require the <u>building</u> to be removed or relocated; The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment; Suitability of the <u>site</u> for the proposed use, including the provision for servicing such as access, wastewater, water supply; Adverse effects to people and property and overall vulnerability from the establishment of the <u>building</u> in the <u>Coastal Sensitivity Area (Erosion)</u> and any mitigation measures to reduce risk; Alternative locations
		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.3.3 - Precautionary approach for dealing with uncertainty</p> <p>(a) In areas throughout the district likely to be</p>	<p>Rules for building and subdivision in Coastal Sensitivity Areas – Erosion and Inundation and High Risk Coastal Hazard Areas – Erosion and Inundation</p>	<p>Rules 15.7.2 RDI and 15.8.2 RDI</p> <ul style="list-style-type: none"> Mitigation through appropriate building materials, structural or

		<p>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.</p> <p>Policy 15.2.3.4 - Provide sufficient setbacks for new development</p> <p>(a) Protect people, property and the environment from the projected adverse effects of climate change, including sea level rise, by providing sufficient setbacks from water bodies and the coast when assessing new development.</p> <p>(b) Ensure that, in establishing development setbacks, adequate consideration is given to:</p> <ul style="list-style-type: none"> (i) the protection of natural ecosystems, including opportunities for the inland migration of coastal habitats; (ii) the vulnerability of the community; (iii) the maintenance and enhancement of public access to the coast and public open space; (iv) the requirements of infrastructure; and (v) natural hazard mitigation provision, including the protection of natural defences. 	<ul style="list-style-type: none"> • Rule 15.7.2 RDI – Construction of a new building or additions to an existing building. • Rule 15.7.3 DI – New coastal protection structure. • Rule 15.7.3 D2 – Subdivision to create additional lots. • Rule 15.8.2 RDI – Construction of a new building or additions to an existing building. • Rule 15.8.3 D2 – Subdivision to create additional lots. • Rule 15.9.2 D2 and D3 – Relocation of an existing building or replacement of an existing building in the High Risk Coastal Erosion Area located landward of existing building • Rule 15.9.2 D5 – New utilities and upgrading of existing utilities • Rule 15.9.2 D6 – Subdivision to create additional lot(s) where additional lot(s) are either entirely outside High Risk Coastal Erosion Area or are partially in but building platform(s) are entirely outside the High Risk Coastal Erosion Area • Rule 15.9.3 NCI – New buildings and additions to existing buildings not provided for as permitted or discretionary activities • Rule 15.9.3 NC2 – Subdivision that cannot comply with conditions for a discretionary activity • Rule 15.9.3 NC3 – Emergency services and hospitals • Rule 15.10.2 D2 – Relocation or replacement of an existing building in the High Risk Coastal Inundation Area where the ground floor area is no greater than the existing building • Rule 15.10.2 D4 – New utilities and upgrading of existing utilities • Rule 15.10.2 D5 – Subdivision to create additional lot(s) where additional lot(s) are either entirely outside High Risk Coastal Erosion Area or are partially in but building platform(s) are entirely outside the High Risk Coastal Erosion Area • Rule 15.10.3 NCI – New buildings and additions to existing buildings not provided for as permitted or discretionary activities • Rule 15.10.3 NC2 – Subdivision that cannot comply with conditions for a discretionary activity • Rule 15.10.3 NC3 – Emergency services and hospitals <p>Stage 1 PDP Zone Chapter rules (Also for Policy 15.2.3.4)</p> <p>Rules in Stage 1 PDP – Building setbacks from waterbodies</p> <ul style="list-style-type: none"> • Residential Zone - Rule 16.3.9.3 • Business Zone – Rule 17.3.4.2 • Business Town Centre Zone – Rule 18.3.7 • Industrial Zone – Rule 20.3.4.2 • Industrial Zone Heavy – Rule 21.3.4.2 • Rural Zone – Rule 22.3.7.5 • Country Living Zone – Rule 23.3.7.5 • Village Zone – Rule 24.3.6.3 • Reserve Zone – Rule 25.3.5.2 • Rangitahi Peninsular Zone – Rule 28.3.9.3 	<p>design work, engineering solutions or other appropriate measures including the ability to relocate the <u>building</u>;</p> <ul style="list-style-type: none"> • Mitigation through natural features and buffers where appropriate; • Triggers to require the <u>building</u> to be removed or relocated; • The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment; • Suitability of the <u>site</u> for the proposed use, including the provision for servicing such as access, wastewater, water supply; • Adverse effects to people and property and overall vulnerability from the establishment of the <u>building in the Coastal Sensitivity Area (Erosion)</u> and any mitigation measures to reduce risk; • Alternative locations
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		Policies (how to achieve the objective)	Rules/ Methods (to give effect to the policies)	Matters of Restricted Discretion or Control
		<p>Policy 15.2.3.5 - Assess the impact of climate change on the level of natural hazard risks</p> <p>(a) For all new subdivision, use and development requiring rezoning or a resource consent, 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 their effects on people, property, infrastructure and the environment.</p> <p>(b) Ensure that, when assessing the effects of climate change on the level of natural hazard risk in accordance with Policy 15.2.3.5(a) above, the allowances in Policy 15.2.3.1(a)(i)-(iii) are applied.</p> <p>(c) Where the assessment required by Policy 15.2.3.5(a) and Policy 15.2.3.5(b) above indicates that natural hazards are likely to be exacerbated by climate change, ensure that subdivision and development are designed and located to avoid, or appropriately mitigate, any increased and cumulative risk, including increased risk of flooding, liquefaction, coastal inundation, coastal erosion, slope instability, fire, and drought.</p>	<p>Rules in Flood Plain Management Area and Flood Ponding Area; High Risk Flood Area; Coastal Sensitivity Areas – Erosion and Inundation; High Risk Coastal Hazard Areas – Erosion and Inundation where built development and subdivision either RDA, DA or NCA may require site specific hazard reports that incorporate the projected effects of climate change.</p> <ul style="list-style-type: none"> • Rule 15.4.3 DI – Construction of a new building and additions to an existing building that doesn't comply with permitted standards in Rule 15.4.1 PI – P5. • Rule 15.4.3 D2 – Subdivision to create 1 or more additional lots. • Rule 15.4.3 D3 – A hazardous facility. • Rule 15.5.3 DI – Subdivision in a High Risk Flood Area where additional lot(s) are either entirely outside HRFA or are partially in but building platform(s) are entirely outside the HRFA • Rule 15.5.4 NC2 – Subdivision in High Risk Flood Area that cannot comply with conditions under 15.5.3 DI • Rule 15.5.4 NCI – New buildings and additions to existing buildings in High Risk Flood Area • Rule 15.5.4 NC3 – Emergency services facilities and hospitals • Rule 15.7.2 RDI – Construction of a new building or additions to an existing building. • Rule 15.7.3 DI – New coastal protection structure. • Rule 15.7.3 D2 – Subdivision to create additional lots. • Rule 15.8.2 RDI – Construction of a new building or additions to an existing building. • Rule 15.8.3 DI – New coastal protection structure. • Rule 15.8.3 D2 – Subdivision to create additional lots. • Rule 15.9.2 D2 and D3 – Relocation of an existing building or replacement of an existing building in the High Risk Coastal Erosion Area located landward of existing building • Rule 15.9.2 D6 – Subdivision to create additional lot(s) where additional lot(s) are either entirely outside High Risk Coastal Erosion Area or are partially in but building platform(s) are entirely outside the High Risk Coastal Erosion Area • Rule 15.9.3 NCI – New buildings and additions to existing buildings not provided for as permitted or discretionary activities • Rule 15.9.3 NC2 – Subdivision that cannot comply with conditions for a discretionary activity • Rule 15.9.3 NC3 – Emergency services and hospitals • Rule 15.10.2 D2 – Relocation or replacement of an existing building in the High Risk Coastal Inundation Area where the ground floor area is no greater than the existing building • Rule 15.10.2 D5 – Subdivision to create additional lot(s) where additional lot(s) are either entirely outside High Risk Coastal Erosion 	<p>Rules 15.7.2 RDI and 15.8.2 RDI</p> <ul style="list-style-type: none"> • Mitigation through appropriate building materials, structural or design work, engineering solutions or other appropriate measures including the ability to relocate the <u>building</u>; • Mitigation through natural features and buffers where appropriate; • Triggers to require the <u>building</u> to be removed or relocated; • The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment; • Suitability of the <u>site</u> for the proposed use, including the provision for servicing such as access, wastewater, water supply; • Adverse effects to people and property and overall vulnerability from the establishment of the <u>building</u> in the <u>Coastal Sensitivity Area (Erosion)</u> and any mitigation measures to reduce risk; • Alternative locations

			<p>Area or are partially in but building platform(s) are entirely outside the High Risk Coastal Erosion Area</p> <ul style="list-style-type: none"> • Rule 15.10.3 NCI – New buildings and additions to existing buildings not provided for as permitted or discretionary activities 	
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