E36. Natural hazards and flooding

E36.1. Background

Auckland is affected by natural hazards including~~:~~ flooding, coastal erosion (including the effects of sea level rise), freshwater erosion, landslides, wildfires, volcanic activity, tsunami, earthquakes, liquefaction, and other meteorologically induced hazards such as cyclones, tornados and drought.

- ~~those that occur frequently such as flooding, coastal erosion (including the effects of sea level rise), freshwater erosion and land instability; and~~
- ~~those that occur less frequently such as wildfires, volcanic activity, tsunami, earthquakes and meteorological hazards such as cyclones, tornados and drought.~~

All of these hazards ~~can~~ have the potential to affect people, property and the wider environment.

The risk that these natural hazards pose is made up of factors including:

- the nature, magnitude and extent of the ~~hazard~~ potential event (which gives the susceptibility of the site to the event);
- the anticipated frequency or probability of the ~~hazard~~ event occurring (the hazard); and
- the exposure and vulnerability of the environment to the hazard (the resulting risk).

Decisions on how to avoid or mitigate natural hazard~~s~~ risk can affect not only the subject site but also neighbouring properties, mana whenua values and heritage, and the wider environment, and may ~~unintentionally~~ exacerbate the risk. Risk assessment is a key means to identify and understand risks, and to determine which aspects of risk can be managed through appropriate land use planning tools and development methods. Both current and future risks (including the effects of climate change such as sea level rise) need to be considered.

A ~~flexible~~ proportionate risk-based approach has been ~~taken~~ adopted to address the risks associated with natural hazards. A risk ~~management~~ reduction approach applies to land that has been developed for urban use. ~~existing development and infrastructure while a~~. A risk ~~reduction (including~~ avoidance ~~where appropriate)~~ approach applies to development of ~~greenfield~~ land yet to be urbanised. A risk management approach applies to infrastructure.

Where the Council has developed a strategic plan to manage, or adapt to natural hazard risks in particular locations, alignment with those plans is expected to be considered.

The Plan has defined criteria to identify land which may be subject to natural hazards. The Plan requires the use of the best information available to identify ~~greenfield land or~~ all land ~~which is proposed for redevelopment~~ which may be subject to natural hazards. This includes hazard maps, databases and reports held by the Council. The level of detail and the quality of this information is variable. This affects the Council's ability to identify and map land that may be subject to natural hazards. At this time, the provisions in the Plan are focussed on the following hazards:

- coastal erosion;
- coastal ~~storm~~ inundation;
- flooding;
- ~~land instability~~ landslides; and
- wildfires.

The Council is working to gather, assess and refine information so that a more comprehensive range of natural hazards can be assessed and, as appropriate, subdivision, use and development can be better managed through provisions in the Plan.

Some risks from events with low probability but high potential impact (e.g. volcanic activity, tsunamis and earthquakes) ~~cannot~~ are unlikely to be addressed through land use planning and may be better addressed through mechanisms outside of the Plan, such as measures put in place by emergency management groups. ~~such as Civil Defence. These include education, warning systems and emergency preparedness.~~

Hazard sensitivity and risk categories

Natural hazard areas are identified by hazard type and the characteristics of the natural hazard.

To assist with determining the consequences associated with natural hazards, activities have been allocated one of the following sensitivity ratings:

- activities sensitive to natural hazards
- activities potentially sensitive to natural hazards
- activities less sensitive to natural hazards.

These ratings refer to the potential consequences, should the activity be impacted by a natural hazard event, and the impact due to these activities occurring within a natural hazard area.

Risks are then categorised as significant, potentially tolerable and acceptable based on the sensitivity of the activity and the characteristics of the hazard. Where risk is significant, activity is to be avoided in some instances. In other instances, where risk is significant or potentially tolerable, a risk assessment will be required to determine whether the risk can be reduced to, or maintained at, a tolerable level.

While activities (use) and their associated buildings (development) are separated within the provisions of this chapter, their risk from the natural hazards is required to be considered comprehensively in any assessment required with a resource consent. This ensures that due consideration is given to the consequences of new activities sensitive or potentially sensitive to natural hazards being established, or existing activities expanding in existing buildings that are currently located within natural hazard areas.

Some activities are exceptions to the sensitivity ratings above due to their locational limitations (such as emergency services that are required to locate in coastal hazard areas) and are therefore subject to separate provisions within this chapter.

Relationship with zones

The AUP has a variety of zones that are applied across Auckland, ranging from the Business – City Centre zone to the Rural – Rural Production zone. Chapter E36 recognises the constraints imposed by natural hazards and in many cases will seek outcomes to manage natural hazard risks that result in the underlying zoning outcomes being unobtainable.

Structure

Section E36.2 contains objectives that apply to all natural hazards. Section E36.3 starts with policies that apply to all natural hazards and is then followed by sets of policies that apply to individual hazards. These hazard-specific policies start with those that apply across the region and are then followed by differing policies dependent on whether the land is within or outside existing urbanised areas.

E36.2. Objectives [rp/dp]

(1) [Deleted] ~~Subdivision, use and development outside urban areas does not occur unless the risk of adverse effects to people, property, infrastructure and the environment from natural hazards has been assessed and significant adverse effects are avoided, taking into account the likely long-term effects of climate change.~~

(2) [Deleted] ~~Subdivision, use and development, including redevelopment in urban areas, only occurs where the risks of adverse effects from natural hazards to people, buildings, infrastructure and the environment are not increased overall and where practicable are reduced, taking into account the likely long term effects of climate change.~~

(3) [Deleted] ~~Subdivision, use and development on rural land for rural uses is managed to ensure that the risks of adverse effects from natural hazards are not increased and where practicable are reduced.~~

(3A) The risk from natural hazards to people, property, infrastructure and the environment resulting from existing use and development across the region is reduced over time to a tolerable or acceptable level.

(3B) New subdivision, use and development avoids significant risk and only occurs when the risk from natural hazards to people, property, infrastructure and the environment is assessed as being tolerable or acceptable.

(3C) Subdivision, use and development is managed in a way that avoids creating or exacerbating natural hazard risks on other properties, infrastructure and the environment.

(3D) Risks from natural hazards on Māori Land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values are reduced over time, and not created or exacerbated by subdivision, use and development.

(4) Where infrastructure has a functional or operational need to locate in a natural hazard area, ~~the risk of adverse effects to other people, property, and the environment shall be assessed and significant adverse effects are sought first to be avoided~~ avoid the creation or exacerbation of risks from natural hazards to people, property, and the environment or, if avoidance is not able to be ~~totally~~ achieved, the residual effects are otherwise mitigated to the extent practicable.

(5) ~~Subdivision, use and development including redevelopment, is managed to safely maintain~~ The flood storage and the conveyance functions of floodplains and overland flow paths are maintained, and enhanced where practicable, and the creation of new flood prone areas are avoided.

(6) ~~Where appropriate, n~~Natural features and buffers are used where practicable and nature-based solutions are used in preference to hard protection structures to manage risk from natural hazards.

(7) All natural hazard risk assessments and management measures take into account the potential long term effects of climate change.

(8) A precautionary approach is adopted where information is uncertain or incomplete.

E36.3. Policies [rp/dp]

~~General~~

(1) [Deleted] ~~Identify land that may be subject to natural hazards, taking into account the likely effects of climate change, including all of the following:~~

~~coastal hazards (including coastal erosion and coastal storm inundation, excluding tsunami);~~

~~flood hazards;~~

~~land instability; and~~

~~wildfires.~~

Risk classifications

(1A) Identify risk from natural hazards associated with subdivision, use and development by differentiating risk into the following three classifications:

(a) significant

(b) potentially tolerable

(c) acceptable

Risk settings and management methodology

(1B) Manage risk from coastal erosion, coastal inundation and flooding associated with subdivision, use and development by:

(a) identifying land that may be exposed to these hazards and requiring a site-specific assessment to determine the extent and nature of the hazard(s) on site; and

(b) using the hazard, the location of the activity, and the sensitivity of the activity to natural hazards to determine the default level of risk, as per Tables E36.3.1B.1 and E36.3.1B.2; and

(c) requiring a risk assessment to determine the level of risk and applying management approaches proportionate to that level of risk.

Table E36.3.1B.1 Subdivision, use and development within existing urbanised areas

	Activities sensitive to natural hazards	**Activities potentially sensitive to natural hazards**	**Activities less sensitive to natural hazards**
Very high flood hazard area, high flood hazard area, coastal erosion hazard area 1 and coastal inundation hazard area 1	Significant	Significant	Acceptable
Medium flood hazard area, coastal erosion hazard area 2 and coastal inundation hazard area 2	Potentially tolerable	Potentially tolerable	Acceptable
Low flood hazard, coastal erosion hazard area 3 and coastal inundation hazard area 3	Potentially tolerable	Potentially tolerable	Acceptable

Table E36.3.1B.2 Subdivision, use and development outside of existing urbanised areas

	Activities sensitive to natural hazards	**Activities potentially sensitive to natural hazards**	**Activities less sensitive to natural hazards**
Very high flood hazard area, high flood hazard area, coastal erosion hazard area 1 and coastal inundation hazard area 1	Significant	Significant	Acceptable
Medium flood hazard area, coastal erosion hazard area 2 and coastal inundation hazard area 2	Significant	Significant	Acceptable
Low flood hazard, coastal erosion hazard area 3 and coastal inundation hazard area 3	Significant	Significant	Acceptable

(1C) Manage risk from landslides associated with subdivision, use and development by:

(a) identifying land that may be susceptible to landslides; and

(b) requiring a landslide risk assessment to be undertaken in accordance with Appendix 24 Landslide hazard risk assessment methodology, using the level of susceptibility, the underlying zone, the location and type of the activity and the sensitivity of the activity to natural hazards as determinants for the type of assessment and the level of risk; and

(c) applying management approaches proportionate to the level of risk.

(1D) Ensure that subdivision, development and vegetation management mitigate wildfire hazards to as low as reasonably practicable

(2) Investigate other natural hazards to assess whether risks to people, property or the environment should be managed through the Auckland Unitary Plan or otherwise.

Risk assessment requirements

(3) ~~Consider all of the following, as part of a~~ Where a resource consent is necessary, require proposals to subdivide, use or develop land that is subject to natural hazards to prepare a risk assessment ~~of proposals to subdivide, use or develop land that is subject to natural hazards~~ that considers all of the following, taking into account the potential effects of climate change and adopting a precautionary approach where information is uncertain or incomplete:

(a) [Deleted] ~~the type, frequency and scale of the natural hazard and whether adverse effects on the development will be temporary or permanent:~~

(aa) the type, frequency, range and scale of the natural hazard(s), including:

(i) where there may be coinciding, compounding and/or cascading hazards;

(ii) whether the hazard risks will be temporary or permanent;

(iii) whether natural hazard events of lower intensity and higher frequency than the 1 per cent AEP event will impact the property and proposed activity

(b) [Deleted] ~~the type of activity being undertaken and its vulnerability to natural hazard events;~~

(c) the consequences of a natural hazard event in relation to the proposed activity;

(d) [Deleted] ~~the potential effects on public safety and other property;~~

(e) [Deleted] ~~any exacerbation of an existing natural hazard risk or the emergence of natural hazard risks that previously were not present at the location;~~

(f) [Deleted] ~~whether any building, structure or activity located on land subject to natural hazards near the coast can be relocated in the event of severe coastal erosion, inundation or shoreline retreat;~~

(g) [Deleted] ~~the ability to use non-structural solutions, such as planting or the retention or enhancement of natural landform buffers to avoid, remedy or mitigate hazards, rather than hard protection structures;~~

(h) [Deleted] ~~the design and construction of buildings and structures to mitigate the effects of natural hazards;~~

(i) [Deleted] ~~the effect of structures used to mitigate hazards on landscape values and public access;~~

(j) [Deleted] ~~site layout and management to avoid or mitigate the adverse effects of natural hazards, including access and exit during a natural hazard event; and~~

(k) [Deleted] ~~the duration of consent and how this may limit the exposure for more or less vulnerable activities to the effects of natural hazards including the likely effects of climate change.~~

(l) existing and proposed mitigation measures;

(m) residual risk;

(n) any relevant management plan, strategy or hazard risk assessment relating to the area.

(4) [Deleted] ~~Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects:~~

(a) ~~accelerating or exacerbating the natural hazard and/or its potential impacts;~~

(b) ~~exposing vulnerable activities to the adverse effects of natural hazards;~~

(c) ~~creating a risk to human life; and~~

(d) ~~increasing the natural hazard risk to neighbouring properties or infrastructure~~

(4A) Require all of the following matters to be considered when assessing consequences of natural hazards as part of a risk assessment:

(a) accelerating or exacerbating the natural hazard and/or its potential impacts;

(b) creating natural hazard risks that previously were not present at the location;

(c) the type of activity being undertaken and its sensitivity to natural hazard events;

(d) creating or increasing the natural hazard risk(s) to people and communities, including long-term impacts from more frequent hazard events;

(e) creating or increasing the natural hazard risk(s) to other properties, infrastructure and the environment; and

(f) cultural impacts, including consequences for Māori land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values.

(4B) Require all of the following matters to be considered as part of a risk assessment of existing and future mitigation measures and residual risk:

(a) whether any building, structure or activity located on land subject to natural hazards can be relocated within the site or removed;

(b) whether the use, design and construction of buildings and structures can mitigate risks associated with natural hazards;

(c) the extent to which methods for long term maintenance of areas affected by natural hazards, such as easements, are provided;

(d) the ability for site layout and management to limit exposure of people and property to natural hazards, including safe egress during a natural hazard event;

(e) the effect of structures to mitigate hazards on landscape values and public access;

(f) the robustness of the mitigation measures, their enforceability and the ability to carry out repairs and maintenance;

(g) the potential consequences of events that exceed the design parameters of mitigation measures;

(h) the potential effects resulting from failure of structural and nature-based mitigation measures over a 100-year timeframe;

(i) the impacts of the mitigation on other people, properties, infrastructure and the environment;

(j) whether natural hazard risks can be reduced for Māori Land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values;

(k) the use of conditions of consent, including the duration of consent, to monitor changes in risk and to limit the exposure of people and property to natural hazards; and

(l) the extent to which it is practicable to mitigate residual risk where infrastructure has a functional or operational need to locate in a natural hazard area

Management of risk for existing use and development

(4C) Enable adaptation of existing activities and/or the continued use of existing buildings and infrastructure in natural hazard areas where risk is maintained at, or reduced as far as reasonably practicable to, a tolerable or acceptable level, including by:

(a) relocating or extending the building or structures only in areas of the site that are outside of natural hazard areas;

(b) improving the resilience of the building or structure;

(c) reducing the intensity of activity;

(d) changing the use to a less sensitive activity;

(e) limiting the duration of the activity;

(f) in flood hazard and coastal inundation hazard areas:

(i) ensuring appropriate safe refuge and safe egress are provided where possible and maintained where currently available;

(ii) raising floor levels to reduce the extent of flooding or inundation within the building.

(4D) Require re-building of materially damaged or destroyed buildings in natural hazard areas to demonstrate that the natural hazard risk is reduced to a tolerable or acceptable level, or otherwise reduced to as low as reasonably practicable (compared with the previous natural hazard risk to both the building and use of the building on the site).

Management of risk for marae

(4E) Support the use and development of marae while managing natural hazard risks by ensuring the following:

(a) buildings that house activities sensitive to natural hazards are located outside of very high and high flood hazard areas, coastal erosion hazard area 1, coastal inundation hazard area 1, and high landslide hazard risk areas;

(b) safe refuge and safe egress are provided where possible, taking into account access agreements with neighbouring properties;

(c) the long term potential effects of climate change are taken into account;

(d) potential effects on other properties are considered;

(e) Marae trust endorsed marae natural hazard management plans and any mitigation imposed through a Māori Reservation are taken into account.

Coastal hazards ~~(including coastal erosion and coastal storm inundation)~~ – general

(5) [Deleted] ~~Ensure that subdivision, use and development on rural land for rural uses and in existing urban areas subject to coastal hazards avoids or mitigates adverse effects resulting from coastal storm inundation, coastal erosion and sea level rise of 1m through location, design and management.~~

(5A) Avoid new subdivision, use, and development in coastal hazard areas that would require raising the level of the land and/or coastal protection structures including nature-based solutions, within a 100-year timeframe, unless it is demonstrated that there is no practicable alternative, and the purpose of the subdivision, use and development is to:

(a) provide significant regional or national benefit; or

(b) provide for the continued use of Māori Land, Treaty Settlement land and marae and the management of cultural heritage; or

(c) maintain or enhances public access or linkages with public open space to, within or adjacent to the coastal marine area; or

(d) maintain or enhances habitat for indigenous species; or

(e) conforms to a Council approved strategic plan to manage or adapt to natural hazard risk in a particular location.

(5B) Ensure all development, including fencing, earth bunds, storage of materials and goods, in coastal hazard areas do not create or exacerbate coastal hazard risk on other sites.

(5C) Require the storage and containment of hazardous substances in coastal inundation areas so that the integrity of the storage method will not be compromised in an inundation event.

(5D) When considering mitigation of coastal inundation hazards where buildings are located within areas of inundation, promote measures such as use of water-resistant materials and flood-proof utility connections to increase resilience to damage from inundation.

(5E) Manage accessways, including private roads and roads intended to be vested in coastal hazard areas, and parking areas so that safe egress is provided where possible, and coastal hazard risks are reduced to as low as reasonably practicable.

(5F) Locate all accessways, including private roads and roads intended to be vested, so that access is maintained as coastal hazards move inland over time.

(5G) Provide for activities that can demonstrate a functional or operational need to be undertaken or located in a coastal hazard area while reducing coastal hazard risks to as low as reasonably practicable.

Coastal hazards – within existing urbanised areas

(5H) Avoid new subdivision, use and development in existing urbanised areas that gives rise to significant coastal hazard risk in accordance with Table E36.3.1B.1.

(5I) Manage new subdivision, use and development in existing urbanised areas that gives rise to potentially tolerable coastal hazard risk in accordance with Table E36.3.1B.1 so that risk is maintained at a tolerable level by:

(a) providing appropriate safe refuge and safe egress for activities sensitive to natural hazards [A], unless it can be demonstrated that safe egress is not necessary to manage risk to life; and

(b) providing appropriate safe refuge and/or safe egress for activities potentially sensitive to natural hazards; and

(c) minimising all other risks to as low as reasonably practicable.

(5J) Provide for activities less sensitive to natural hazards within coastal hazard areas in existing urbanised areas where coastal hazard risks are not exacerbated beyond the site.

(5K) Where specified, ensure that appropriate safe egress is provided from the site during a 1 per cent AEP inundation event, taking into account 1.5m relative sea level rise, requiring such routes to:

(a) be free from inundation wherever possible or have inundation depths that do not pose a risk to life, including for vulnerable people; and

(b) connect continuously to a safe public place, where assistance can be rendered; and

(c) remain safely traversable throughout the event; and

(d) be a usual route to and from the building/site and not be reliant on traversing neighbouring properties; and

(e) not be subject to hazardous residual risk.

(5L) Where specified, ensure that appropriate safe refuge is provided during a 1 per cent AEP inundation event, taking into account 1.5m relative sea level rise, by either:

(a) locating buildings outside of inundation hazard areas; or

(b) when locating buildings within an inundation hazard area that:

(i) floodwaters will not enter habitable areas of the building and sufficient freeboard is provided; and

(ii) the building is designed and certified to resist hydrostatic and hydrodynamic forces, debris impacts and geotechnical effects, including scour and erosion; and

(iii) any residual risk does not pose a risk to life, injury or significant property damage; and

(iv) the building can sustain basic human needs for the expected duration of inundation event, including wet-proofed electricity and sewerage systems; and

(v) those occupying the building will be aware that the building is a safe refuge.

Coastal hazards – outside existing urbanised areas

(5M) Avoid new subdivision, use and development outside existing urbanised areas that gives rise to significant coastal hazard risk in accordance with Table E36.3.1B.2.

(5N) Enable new subdivision, use and development outside existing urbanised areas where coastal hazard risk is acceptable in accordance with Table E36.3.1B.2 where coastal hazard risks are not exacerbated beyond the site.

(6) [Deleted] ~~Avoid subdivision, use and development in greenfield areas which would result in an increased risk of adverse effects from coastal hazards, taking account of a longer term rise in sea level.~~

(7) [Deleted] ~~Ensure that buildings in areas subject to coastal hazards are located and designed to minimise the need for hard protection structures.~~

(8) [Deleted] ~~Ensure that when locating any new infrastructure in areas potentially subject to coastal hazards consider, where appropriate, an adaptive management response taking account of a longer term rise in sea level.~~

(9) [Deleted] ~~Require habitable areas of new buildings and substantial additions, alterations, modifications or extensions to existing buildings located in coastal storm inundation areas to be above the 1 per cent annual exceedance probability (AEP) coastal storm inundation event including an additional sea level rise of 1m.~~

Defences against coastal hazards

(10) Avoid the modification, alteration or removal of sand dunes and vegetation on sand dunes and other coastal margins which would compromise their function as natural defences for an area subject to coastal hazards ~~and ensure adverse effects on wider coastal processes are avoided or mitigated~~.

(10A) Retain natural features and buffers, enable their restoration and enhancement, and support their function as natural defences against natural hazards within coastal hazard areas.

(11) [Deleted] ~~Consider hard protection works to protect development only where existing natural features will not provide protection from the natural hazard and enhancement of natural defences is not practicable.~~

(11A) Where coastal protection is determined to be required, natural features and buffers are used where possible and nature-based solutions are used in preference to hard protection structures to manage natural hazards.

(12) [Deleted] ~~Require hard protection works involving the placement of any material, objects or structures in or on any area located above mean high water springs to be designed and located to avoid, remedy or mitigate adverse environmental effects including all of the following:~~

(a) ~~location of structures as far landward as possible to retain as much natural beach buffer as possible;~~

~~any likely increase in the coastal hazard, including increased rates of erosion, accretion, subsidence or slippage;~~

~~undermining of the foundations at the base of the structure;~~

~~erosion in front of, behind or around the ends or down-drift of the structure;~~

~~settlement or loss of foundation material;~~

~~movement or dislodgement of individual structural elements;~~

~~offshore or long-shore loss of sediment from the immediate vicinity;~~

~~long-term adverse visual effects on coastal landscape and amenity values; and~~

~~effects on public access.~~

(12A) Where coastal protection is proposed to protect existing subdivision use and development, taking into account climate change over a 100-year timeframe, avoid significant adverse effects and mitigate other adverse effects on all of the following:

(a) the natural character of the coastal environment;

(b) outstanding natural features and landscapes;

(c) habitats for indigenous species;

(d) access to Maori Land, Treaty Settlement Land and marae, including effects on mana whenua cultural heritage and values;

(e) identified historic heritage places;

(f) public access to and along the coast;

(g) other properties.

(12B) Provide for coastal protection, where it provides for the continued use of Māori Land, Treaty Settlement land, marae, urupā and the management of mana whenua cultural heritage and values, where natural features and buffers and nature-based solutions are not possible, while avoiding or mitigating the adverse effects identified in Policy 12A.

(12C) Coastal protection must be designed to avoid all of the following:

(a) undermining;

(b) erosion;

(c) settlement;

(d) movement or dislodgement;

(e) failure;

(f) piping or hydraulic pumping of fine material or backfill;

(g) offshore or long-shore loss of sediment from the immediate vicinity; and

(h) any increase in the coastal hazard posed to the coastline elsewhere.

~~*Floodplains in urban areas*~~

(13) [Deleted] ~~In existing urban areas require new buildings designed to accommodate more vulnerable activities to be located:~~

(a) ~~outside of the 1 per cent annual exceedance probability (AEP) floodplain; or~~

~~within or above the 1 per cent annual exceedance probability (AEP) floodplain where safe evacuation routes or refuges are provided.~~

(14) [Deleted] ~~Require redevelopment of sites where existing more vulnerable activities are located within the 1 per cent annual exceedance probability (AEP) floodplain to address all of the following:~~

(a) ~~minimise risks from flood hazards within the site;~~

~~minimise the risks from flood hazards to people and property upstream and downstream of the site;~~

~~remedy or mitigate where practicable or contribute to remedying or mitigating flood hazards in the 1 per cent annual exceedance probability floodplain;~~

~~location of habitable rooms above flood levels; and~~

~~provide safe evacuation routes or refuges from buildings and sites.~~

(15) [Deleted] ~~Within existing urban areas, enable buildings containing less vulnerable activities to locate in the 1 per cent annual exceedance probability (AEP) floodplains where that activity avoids, remedies or mitigates effects from flood hazards on other properties.~~

~~*Floodplains in rural areas*~~

(16) [Deleted] ~~In rural areas, avoid where practicable locating buildings accommodating more vulnerable activities in the 1 per cent annual exceedance probability (AEP) floodplain and manage other buildings and structures so that flood hazards are not exacerbated.~~

~~*Floodplains in greenfield areas*~~

(17) [Deleted] ~~On greenfield land outside of existing urban areas, avoid locating buildings in the 1 per cent annual exceedance probability (AEP) floodplain.~~

(18) [Deleted] ~~Enable flood tolerant activities to locate in the 1 per cent annual exceedance probability (AEP) floodplain where these activities do not involve buildings or structures that exacerbate the flood hazard to other properties upstream or downstream of the site.~~

(19) [Deleted] ~~Require fences, storage of materials and goods and car parking in the 1 per cent annual exceedance probability (AEP) floodplains to not exacerbate the flood hazard to other properties upstream or downstream of the site.~~

(20) [Deleted] ~~Require earthworks within the 1 per cent annual exceedance probability (AEP) floodplain to do all of the following:~~

(a) ~~remedy or mitigate where practicable or contribute to remedying or mitigating flood hazards in the floodplain;~~

(b) ~~not exacerbate flooding experienced by other sites upstream or downstream of the works; and~~

(c) ~~not permanently reduce the conveyance function of the floodplain.~~

~~*Floodplains*~~ *Flooding – general*

(21) Ensure all development, including fencing, storage of materials and goods, and earthworks, in flood hazard areas ~~in the 1 per cent annual exceedance probability (AEP) floodplain~~ doese~~s~~ not create or exacerbate flood risk on other sites ~~increase adverse effects from flood hazards or increased flood depths and velocities, to other properties upstream or downstream of the site~~.

(22) Require the storage and containment of hazardous substances in ~~floodplains~~ flood hazard areas so that the integrity of the storage method will not be compromised in a flood event.

(23) Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate flood risk on other sites ~~flooding upstream or downstream or otherwise increase flood hazards~~.

(24) Enable the planting and retention of vegetation cover to enhance amenity values, green linkages and ecological values in floodplains ~~as long as it does not~~ whilst ensuring that ~~create or exacerbate flooding upstream or downstream or otherwise increase flood hazards~~ flood risk on other sites are not created or exacerbated.

(25) ~~When considering mitigation of flood hazards where buildings are located in floodplains, promote~~ Require measures such as use of water resistant materials and flood-proof utility connections to increase resilience to flood damage when considering mitigation of flood hazards for buildings located in flood hazard areas.

(26) ~~Construct~~ Manage accessways, including private roads and public roads to be vested, and parking areas in flood hazard areas so that safe egress is provided where possible, and flood hazard risks are ~~not increased~~ reduced to as low as reasonably practicable.

(27) [Deleted] ~~Enable the construction and maintenance of flood mitigation works to reduce flood risks to people, property, infrastructure and the environment.~~

(28) [Deleted] ~~Take into account any authorised earthworks or drainage infrastructure which avoids, remedies or mitigates flood hazards when assessing proposed subdivision, use or development.~~

~~*Overland flow paths*~~

(29) Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment by ensuring that any modifications do not result in a reduction in the capacity of the overland flow path and do not cause nuisance or damage to property or the environment.

(30) [Deleted] ~~Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment.~~

(30A) Enable subdivision, use and development that gives rise to acceptable flood hazard risk in accordance with Tables E36.3.1B.1 and E36.3.1B.2 where these activities do not involve buildings or structures that exacerbate the flood hazard beyond the site.

Flooding – within existing urbanised areas

(30B) Avoid new subdivision, use and development in existing urbanised areas that gives rise to significant flood hazard risk in accordance with Table E36.3.1B.1 in very high flood hazard areas.

(30C) Avoid new subdivision, use and development in existing urbanised areas that gives rise to significant flood hazard risk in accordance with Table E36.3.1B.1 where it is for activities sensitive to natural hazards [B] in high flood hazard areas.

(30D) Avoid new subdivision, use and development in existing urbanised areas that gives rise to significant flood hazard risk in accordance with Table E36.3.1B.1 where it is for activities sensitive to natural hazards [A] or activities potentially sensitive to natural hazards in high hazard areas unless risk can be reduced to a tolerable level by:

(a) providing appropriate safe refuge and safe egress for activities sensitive to natural hazards [A]; and

(b) providing appropriate safe refuge and safe egress for activities potentially sensitive to natural hazards, unless it can be demonstrated that safe egress is not necessary to manage risk to life; and

(c) minimising all other risks to as low as reasonably practicable.

(30E) Manage new subdivision, use and development in existing urbanised areas that gives rise to potentially tolerable flood hazard risk in accordance with Table E36.3.1B.1 so that risk is maintained at a tolerable level by:

(a) providing appropriate safe refuge and safe egress for activities sensitive to natural hazards [A] unless it can be demonstrated that safe egress is not necessary to manage risk to life; and

(b) providing appropriate safe refuge and/or safe egress for activities potentially sensitive to natural hazards; and

(c) minimising all other risks to as low as reasonably practicable.

(30F) Where specified, ensure that appropriate safe egress is provided from the site during a 1 per cent AEP flood event by requiring such routes to:

(a) be free from floodwaters wherever possible or have flood depths and velocities that do not pose a risk to life, including for vulnerable people; and

(b) connect continuously to a safe public place, where assistance can be rendered; and

(c) remain safely traversable throughout the event; and

(d) be a usual route to and from the building/site and not be reliant on traversing neighbouring properties; and

(e) not be subject to hazardous residual risk.

(30G) Where specified, ensure that appropriate safe refuge is provided during a 1 per cent AEP flood event by either:

(a) locating buildings outside of flood hazard areas; or

(b) when locating buildings within a flood hazard area that:

(i) floodwaters will not enter habitable areas of the building and sufficient freeboard is provided; and

(ii) the building is designed and certified to resist hydrostatic and hydrodynamic forces, debris impacts and geotechnical effects, including scour and erosion; and

(iii) any residual risk does not pose a risk to life, injury or significant property damage; and

(iv) the building can sustain basic human needs for the expected duration of inundation event, including wet-proofed electricity and sewerage systems; and

(v) those occupying the building will be aware that the building is a safe refuge.

Flooding – outside existing urbanised areas

(30H) Avoid new subdivision, use and development outside existing urbanised areas that gives rise to significant flood hazard risk in accordance with Table E36.3.1B.2.

~~*Land instability*~~

(31) [Deleted] ~~Identify land that may be subject to land instability taking into account all of the following features:~~

(a) ~~proximity to cliffs;~~

~~steepness of land;~~

~~geological characteristics; and~~

~~uncontrolled fill.~~

(32) [Deleted] ~~Require risk assessment prior to subdivision, use and development of land subject to instability.~~

(33) [Deleted] ~~Locate and design subdivision, use and development first to avoid potential adverse effects arising from risks due to land instability hazards, and, if avoidance is not practicably able to be totally achieved, otherwise to remedy or mitigate residual risks and effects to people, property and the environment resulting from those hazards.~~

Landslide hazards – general

(33A) Manage activities sensitive to natural hazards and activities potentially sensitive to natural hazards associated with proposals to subdivide, use or develop land in medium (tolerable) landslide hazard risk areas so the risk is not increased and where practicable, is reduced to an acceptable level in accordance with Appendix 24 Landslide hazard risk assessment methodology.

(33B) Enable subdivision, use and development in low (acceptable) landslide hazard risk areas where these activities do not involve buildings or structures that exacerbate landslide hazard risk beyond the site in accordance with Appendix 24 Landslide hazard risk assessment methodology.

(33C) Minimise earthworks and vegetation alteration or removal in high landslide susceptibility assessment areas and high (significant) landslide hazard risk areas to ensure that the resulting risk associated with the proposal is reduced to as low as reasonably practicable in accordance with Appendix 24 Landslide hazard risk assessment methodology, including only allowing earthworks in these landslide hazard areas where:

(a) the soil type and properties are appropriate; and

(b) measures to maintain slope stability are practicably achievable and their ongoing management, maintenance and monitoring is provided for; and

(c) adverse effects on stream health and stability are avoided; and

(d) adverse effects on adjoining properties and infrastructure are avoided in the first instance, or otherwise minimised where avoidance is not reasonably practicable.

(33D) Manage earthworks and vegetation alteration or removal in medium landslide susceptibility assessment areas and medium (tolerable) landslide hazard risk areas so the resulting risk associated with the proposal is not increased and where practicable, is reduced to an acceptable level in accordance with Appendix 24 Landslide hazard risk assessment methodology, including managing earthworks in these landslide hazard areas to ensure:

(a) the soil type and properties are appropriate; and

(b) measures to maintain slope stability are practicably achievable and their ongoing management, maintenance and monitoring is provided for; and

(c) adverse effects on stream health and stability are avoided; and

(d) adverse effects on adjoining properties and infrastructure are avoided in the first instance, or otherwise minimised where avoidance is not reasonably practicable.

(33E) Avoid the discharge of stormwater and wastewater directly to ground in high landslide susceptibility assessment areas and high (significant) landslide hazard risk areas, and, if avoidance is not reasonably practicable in existing urbanised areas, ensure that:

(a) the resulting risk associated with the proposal is reduced to as low as reasonably practicable in accordance with Appendix 24 Landslide hazard risk assessment methodology; and

(b) any adverse effects on the site and receiving environment are avoided in the first instance, or otherwise remedied or mitigated where avoidance is not practicable in existing urbanised areas.

(33F) Manage the discharge of stormwater and wastewater directly to ground in medium landslide susceptibility assessment areas and medium (tolerable) landslide hazard risk areas to ensure:

(a) the resulting risk associated with the proposal is reduced to as low as reasonably practicable in accordance with Appendix 24 Landslide hazard risk assessment methodology; and

(b) any adverse effects on the site and receiving environment are avoided in the first instance, or otherwise remedied or mitigated where avoidance is not practicable in existing urbanised areas.

(33G) Manage the storage and containment of hazardous substances in high (significant) and medium (tolerable) landslide hazard risk areas so that the integrity of the storage method will not be compromised in a landslide event.

(33H) Manage accessways, including private roads and roads intended to be vested, in high (significant) and medium (tolerable) landslide hazard risk areas so that safe egress is provided where practicable, and landslide risks are reduced to as low as reasonably practicable in accordance with Appendix 24 Landslide hazard risk assessment methodology.

Landslide hazards – within existing urbanised areas

(33I) Avoid activities sensitive to natural hazards and activities potentially sensitive to natural hazards associated with proposals to subdivide, use or develop land in existing urbanised areas that give rise to high (significant) landslide hazard risk in accordance with Appendix 24 Landslide hazard risk assessment methodology, and, if avoidance is not reasonably practicable, reduce the risk to as low as reasonably practicable.

Landslide hazards – outside existing urbanised areas

(33J) Avoid activities sensitive to natural hazards and activities potentially sensitive to natural hazards associated with proposals to subdivide, use or develop land outside existing urbanised areas that give rise to high (significant) landslide hazard risk in accordance with Appendix 24 Landslide hazard risk assessment methodology.

~~*Wildfire hazards*~~

(34) [Deleted] ~~Ensure that plan provisions for subdivision and vegetation management appropriately take into account wildfire hazards.~~

~~Note 1~~

~~Areas of high wildfire risk may be determined applying the National Rural Fire Authority New Zealand Wildfire Threat Analysis.~~

Infrastructure in areas subject to natural hazards

(35) ~~Allow~~ Enable for the construction, operation, maintenance, and upgrading ~~and construction~~ of infrastructure, in areas subject to natural hazards where ~~when~~:

(a) infrastructure is functionally or operationally required to locate in hazard areas or it is not reasonably practicable that it be located elsewhere;

(b) [Deleted] ~~in coastal hazard areas the infrastructure does not significantly increase risk to people, property and the environment, and where risks cannot be avoided, adverse effects are mitigated; and~~

(c) ~~in all flood hazard areas~~ risks to people, property and the environment are mitigated to the extent practicable.

(36) When considering the location and design of infrastructure in areas subject to natural hazards consider the potential to reduce natural hazard risks to Māori Land, Treaty Settlement land, marae, urupā, mana whenua cultural heritage and values.

(37) Where practicable, avoid locating infrastructure where it will require coastal protection structures including nature-based solutions, within a 100-year timeframe or increase dependency on existing coastal protection structures.

E36.4. Activity tables

Tables E36.4.1A, E36.4.1B, E36.4.1C and E36.4.1D Activity tables ~~specifies~~ specify the activity status of land use and development activities pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017

If any activity listed in rules (including standards) E36.4.1A to E36.6.1 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or

- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

If the NESPF does not regulate an activity then the plan rules apply.

Note 1

Where activities are located in the coastal marine area then see Chapter F Coastal.

Note 2

Where earthworks are proposed in flood hazard and landslide hazard areas then see Chapter E12 Land disturbance – District.

Note 3

Where vegetation alteration or removal is proposed in landslide hazard areas then see Chapter E15 Vegetation management and biodiversity

Note 4

The rules that have immediate legal effect are identified within the activity tables as below.

Any associated standards, matters of discretion, assessment criteria, special information requirements, maps, definitions and appendices applicable to those rules also have immediate legal effect.

Table E36.4.1 [(A1) to (A56) Deleted] ~~Activity table~~

~~Activity~~		~~Activity status~~
~~Activities on land in the coastal erosion hazard area~~		
(A1)	~~External alterations to buildings which do not increase the gross floor area of the building, on land in the coastal erosion hazard area~~	~~P~~
(A2)	~~External alterations to buildings which increase the gross floor area of the building on land in the coastal erosion hazard area~~	~~RD~~
(A3)	~~New structures and buildings (excluding dwellings) ancillary to farming activities with a gross floor area of up to 100m^2 on land in the coastal erosion hazard area~~ ~~Note 1~~ ~~Structures ancillary to farming activities includes artificial crop protection structures and crop support structures.~~	~~P~~
(A4)	~~All other buildings and structures on land in the coastal erosion hazard area~~	~~RD~~
(A5)	~~On-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or soakage fields on land in the coastal erosion hazard area~~	~~RD~~
~~Activities on land in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area~~		

(A6)	~~External alterations to buildings which do not increase the gross floor area on land in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area~~	~~P~~
(A7)	~~External alterations to buildings which increase the gross floor area of the building on land in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area~~	~~RD~~
(A8)	~~New structures and buildings (excluding dwellings) ancillary to farming activities with a gross floor area of up to 100m^2 on land in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area Note 1~~ ~~Structures ancillary to farming activities includes artificial crop protection structures and crop support structures.~~	~~P~~
(A9)	~~All other buildings and structures on land in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area~~	~~RD~~
(A10)	~~On-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or soakage fields on land in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area~~	~~RD~~
~~Activities on land in the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 m sea level rise area~~		
(A11)	~~Additions of habitable rooms up to 25m^2 to existing buildings in the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area~~	~~P~~
(A12)	~~Habitable rooms in new buildings and additions of habitable rooms (greater than 25m^2) to existing buildings in the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area that comply with standard E36.6.1.1~~	~~P~~
(A13)	~~Habitable rooms in new buildings and additions of habitable rooms (greater than 25m^2) to existing buildings in the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area that do not comply with Standard E36.6.1.1~~	~~D~~
~~Defences against coastal hazards~~		
(A14)	~~Beach nourishment~~	~~P~~
(A15)	~~Dune stabilisation~~	~~P~~
(A16)	~~Beach nourishment which does not comply with Standard E36.6.1.2~~	~~D~~
(A17)	~~Dune stabilisation which does not comply with Standard E36.6.1.3~~	~~D~~
(A18)	~~Modification, alteration or removal of sand dunes and vegetation on sand dunes within 40m of mean high water springs not otherwise provided for~~	~~D~~
(A19)	~~Repair, maintenance or minor upgrade (which does not increase the area occupied by the structure) of lawfully established hard protection structures landward of mean high water springs that may serve as a defence against coastal erosion or inundation~~	~~P~~
(A20)	~~Extension (including upgrading that increases the area occupied by the structure) or alteration of existing lawfully established hard protection structures~~	~~RD~~
(A21)	~~New hard protection structures located landward of the coastal protection yard that may serve as a defence against coastal erosion or inundation~~	~~RD~~
(A22)	~~Hard protection structures not otherwise provided for~~	~~D~~

~~Activities in the 1 per cent annual exceedance probability (AEP) floodplain~~		
(A23)	~~Fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain~~	~~P~~
(A24)	~~Surface parking and above ground parking areas in the 1 per cent annual exceedance probability (AEP) floodplain, that comply with Standard E36.6.1.7~~	~~P~~
(A25)	~~Surface parking areas and above ground parking areas in the 1 per cent annual exceedance probability (AEP) floodplain, that do not comply with Standard E36.6.1.7~~	~~C~~
(A26)	~~Below ground parking or parking areas in the 1 per cent annual exceedance probability (AEP) floodplain~~	~~RD~~
(A27)	~~Maintenance, repair and construction of private roads and accessways in the 1 per cent annual exceedance probability (AEP) floodplain~~	~~P~~
(A28)	~~Storage of goods and materials in the 1 per cent annual exceedance probability (AEP) floodplain~~	~~P~~
(A29)	~~Storage of hazardous substances in the 1 per cent annual exceedance probability (AEP) floodplain~~	~~RD~~
(A30)	~~On-site septic tanks, on-site wastewater treatment and disposal systems and effluent disposal fields in the 1 per cent annual exceedance probability (AEP) floodplain~~	~~RD~~
(A31)	~~Operation, maintenance, renewal, repair and minor infrastructure upgrading of land drainage works, stormwater management devices and flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain~~	~~P~~
(A32)	~~Construction of stormwater management devices or flood mitigation works that are to be vested in the Council or which are identified in a precinct plan incorporated into the Plan or an approved network discharge consent in the 1 per cent annual exceedance probability (AEP) floodplain~~	~~P~~
(A33)	~~Construction of other land drainage works, stormwater management devices or flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain~~	~~RD~~
(A34)	~~New structures and buildings (and external alterations to existing buildings) with a gross floor area up to 10m^2 within the 1 per cent annual exceedance probability (AEP) floodplain that comply with standard E36.6.1.9~~	~~P~~
(A35)	~~New structures and buildings designed to accommodate flood tolerant activities up to 100m^2 gross floor area within the 1 per cent annual exceedance probability (AEP) floodplain~~	~~P~~
(A36)	~~New structures and buildings (and external alterations to existing buildings) with a gross floor area up to 10m^2 within the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with standard E36.6.1.9~~	~~RD~~
(A37)	~~All other new structures and buildings (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain~~	~~RD~~
(A38)	~~Use of new buildings to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 1 per cent annual exceedance probability (AEP) floodplain~~	~~RD~~
~~Activities in overland flow paths~~		

(A39)	~~Fences and walls located within or over an overland flow path that do not obstruct the overland flow path~~	~~P~~
(A40)	~~Flood mitigation works within an overland flow path required to reduce the risk to existing buildings from flooding hazards~~	~~P~~
(A41)	~~Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path~~	~~RD~~
(A42)	~~Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path~~	~~RD~~
[Deleted] ~~Activities on land which may be subject to land instability~~		
(A43)	~~Buildings and structures on land which may be subject to land instability that comply with Standard E36.6.1.11~~	~~P~~
(A44)	~~On-site septic tanks, onsite wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater soakage fields and access ways on land which may be subject to land instability that comply with Standard E36.6.1.12~~	~~P~~
(A45)	~~On-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater soakage fields, on land which may be subject to land instability that do not comply with Standard E36.6.1.12~~	~~RD~~
(A46)	~~Storage of hazardous substances on land which may be subject to land instability~~	~~RD~~
(A47)	~~External alteration to any building, on land which may be subject to land instability which does not increase the gross floor area~~	~~P~~
(A48)	~~New structures and buildings (excluding dwellings) ancillary to farming activities with a gross floor area up to 100m^2 on land which may be subject to land instability~~ ~~Note 1~~ ~~Structures ancillary to farming activities includes artificial crop protection structures and crop support structures~~	~~P~~
(A49)	~~Alterations to existing structures and buildings (excluding dwellings) ancillary to farming activities which do not increase the gross floor area, on land which may be subject to land instability~~ ~~Note 1~~ ~~Structures ancillary to farming activities includes artificial crop protection structures and crop support structures~~	~~P~~
(A50)	~~External additions to buildings and to any structures excluding decks under 1.2m high and 20m^2 gross floor area on land which may be subject to land instability~~	~~RD~~
(A51)	~~All other buildings and structures, on land which may be subject to land instability not otherwise provided for~~	~~RD~~

[Deleted] ~~Infrastructure:~~

- **~~in the coastal erosion hazard area;~~**
- **~~in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area;~~**
- **~~in the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area;~~**
- **~~in the 1 per cent annual exceedance probability (AEP) floodplain;~~**
- **~~in overland flow paths~~**
- **~~on land which may be subject to land instability~~**

(A52)	~~Operation, maintenance, renewal, repair and minor infrastructure upgrading, of infrastructure in areas listed in the heading above that complies with Standard E36.6.1.13~~	~~P~~
(A53)	~~Construction, operation, maintenance, renewal and repair of road network activities within the legal road or road formation width in areas listed in the heading above~~	~~P~~
(A54)	~~Infrastructure within roads or the Strategic Transport Corridor Zone in areas listed in the heading above~~	~~P~~
(A55)	~~Operation, maintenance, renewal, repair and minor infrastructure upgrading of infrastructure in areas listed in the heading the above that do not comply with Standard E36.6.1.13~~	~~RD~~
(A56)	~~All other infrastructure in areas listed in the heading above not otherwise provided for~~	~~RD~~

Immediate legal effect under s86B(3)(f) RMA

Table E36.4.1A Activity table

Activity		Activity status		
		Very high flood hazard areas, high flood hazard areas, coastal erosion hazard area 1 and coastal inundation hazard area 1	Medium flood hazard areas, coastal erosion hazard area 2 and coastal inundation hazard area 2	Low flood hazard areas, coastal erosion hazard area 3 and coastal inundation hazard area 3
Activities on land in coastal hazard areas				
Use – coastal hazard areas				
Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA (A57)	Activities where natural hazard risk is significant in accordance with Table E36.3.1B.1 and E36.3.1B.2 in coastal hazard areas	NC	NC	NC
(A58)	Activities where natural hazard risk is potentially tolerable in accordance with Table E36.3.1B.1 in coastal hazard areas	N/A	D	RD
(A59)	Activities where natural hazard risk is acceptable in accordance with Table E36.3.1B.1 and E36.3.1B.2 in coastal hazard areas	P	P	P
(A60)	Surface parking and above ground parking areas (including vehicle entry and exit points) in coastal inundation hazard areas	D	RD	P
(A61)	Below ground parking (including vehicle entry and	D	RD	RD

Immediate legal effect under s86B(3)(f) RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

	exit points) in coastal inundation areas			
(A62)	Conversion of non-habitable rooms into habitable rooms within the ground or basement floor of a building in coastal hazard areas	NC	D	RD
(A63)	Storage of goods and materials in coastal hazard areas	P	P	P
(A64)	Storage of hazardous substances in coastal hazard areas	D	P	P
(A65)	Emergency services required to locate within coastal hazard areas	RD	RD	RD
Re-building – coastal hazard areas [rp]				
(A66)	Re-building of materially damaged or destroyed buildings in coastal hazard areas	RD	RD	C
Development (excluding infrastructure covered by A103-A107) – coastal hazard areas				
(A67)	Fences and walls for landscaping, privacy, or aesthetic purposes (excluding retaining walls and earth bunds) in coastal hazard areas	P	P	N/A
(A68)	On-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (excluding above-ground domestic rainwater tanks) or stormwater pipes or soakage fields on land in the coastal hazard areas	RD	RD	RD
(A69)	Construction of private roads, roads intended to be vested, and accessways in coastal hazard areas	RD	RD	RD
(A70)	Domestic above-ground rainwater tanks in coastal hazard areas	RD	P	P
(A71)	External alterations to existing buildings (as existing at 03/11/25) which do not increase the gross	P	P	P

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

Immediate legal effect under s86B(3)(f) RMA

	floor area of the building in coastal hazard areas			
(A72)	External additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by no more than 10m^2 in coastal hazard areas	RD	RD	P
(A73)	External additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by more than 10m^2 in coastal hazard areas	RD	RD	RD
(A74)	New structures and buildings (excluding dwellings) ancillary to farming activities with a gross floor area of up to 100m^2 in coastal hazard areas	RD	P	P
(A75)	New structures and buildings with a gross floor area up to 10m^2 in coastal hazard areas	RD	P	P
(A76)	All other external additions and alterations to structures and buildings in coastal hazard areas	D	RD	RD
(A77)	All other buildings and structures, including retaining walls and earth bunds, in coastal hazard areas	D	RD	RD
Activities on land in flood hazard areas				
Use – flood hazard areas				
(A78)	Activities where natural hazard risk is significant in accordance with Table E36.3.1B.1 and E36.3.1B.2 in flood hazard areas	NC	NC	NC
(A79)	Activities where natural hazard risk is potentially tolerable in accordance with Table E36.3.1B.1 in flood hazard areas	N/A	D	RD
(A80)	Activities where natural hazard risk is acceptable in accordance with Table E36.3.1B.1 and	P	P	P

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

Immediate legal effect under s86B(3)(f) RMA

	E36.3.1B.2 in flood hazard areas			
(A81)	Surface parking and above ground parking areas (including vehicle entry and exit points) in flood hazard areas	D	RD	P
(A82)	Below ground parking (including vehicle entry and exit points) in flood hazard areas	D	RD	RD
(A83)	Storage of goods and materials in flood hazard areas	P	P	P
(A84)	Storage of hazardous substances in flood hazard areas	RD	RD	RD
(A85)	Conversion of non-habitable rooms into habitable rooms within the ground or basement floor of a building in flood hazard areas	NC	D	RD
Re-building – flood hazard areas [rp]				
(A86)	Re-building of materially damaged or destroyed buildings in flood hazard areas	RD	RD	C
Development (excluding infrastructure covered by A103-A107) – flood hazard areas				
(A87)	Fences, earth bunds, and walls in flood hazard areas	P	P	P
(A88)	Construction of private roads, roads intended to be vested, and accessways in flood hazard areas	RD	RD	P
Development (excluding infrastructure covered by A103-A107) – 1 per cent AEP floodplain and flood prone areas				
(A89)	On-site septic tanks, on-site wastewater treatment and disposal systems and effluent disposal fields in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas	RD	RD	RD
(A90)	Operation, maintenance, renewal, repair and minor infrastructure upgrading of land drainage works, stormwater management devices and flood mitigation works in the 1	P	P	P

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

Immediate legal effect under s86B(3)(f) RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

	per cent annual exceedance probability (AEP) floodplain and flood prone areas			
(A91)	Construction of stormwater management devices or flood mitigation works that are to be vested in the Council or which are identified in a precinct plan incorporated into the Plan or an approved network discharge consent in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas	P	P	P
(A92)	Construction of other land drainage works, stormwater management devices or flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas	RD	RD	RD
(A93)	External alterations to existing buildings (as existing at 03/11/25) which do not increase the gross floor area of the building in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas	P	P	P
(A94)	External additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by no more than 10m^2 in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas	RD	RD	P
(A95)	External additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by more than 10m^2 in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas	RD	RD	RD
(A96)	New structures and	RD	RD	P

Immediate legal effect under s86B(3)(f) RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

	buildings with a gross floor area up to 10m^2 in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas			
(A97)	All other external additions and alterations to structures and buildings in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas	RD	RD	RD
(A98)	All other structures and buildings (including retaining walls) in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas	RD	RD	RD
Development (excluding infrastructure covered by A103-A107) – overland flow paths				
(A99)	Flood mitigation works within an overland flow path required to reduce the risk to existing buildings from flooding hazards	P	P	P
(A100)	Any buildings or other structures located within an overland flow path with a catchment less than 4,000m^2	P	P	P
(A101)	Any buildings or other structures located within an overland flow path with a catchment greater than 4,000m^2	RD	RD	RD
(A102)	Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path	RD	RD	RD
Infrastructure – flood and coastal hazard areas				
(A103)	Operation, maintenance, renewal, repair and minor infrastructure upgrading, of infrastructure in flood and coastal hazard areas that complies with Standard E36.6.1.13	P	P	P
(A104)	Construction, operation, maintenance, renewal and repair of road network activities within the legal road or road formation	P	P	P

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

Immediate legal effect under s86B(3)(f) RMA

	width in flood and coastal hazard areas			
(A105)	Infrastructure within roads or the Strategic Transport Corridor Zone in flood and coastal hazard areas	P	P	P
(A106)	Construction, operation, maintenance, renewal and repair of underground utilities within flood and coastal inundation hazard areas	P	P	P
(A107)	All other infrastructure in flood and coastal hazard areas not otherwise provided for	RD	RD	RD

Table E36.4.1B Activity table

Activity		Activity status		
		High (significant) landslide hazard risk areas	Medium (tolerable) landslide hazard risk areas	Low (acceptable) landslide hazard risk areas
Activities on land in landslide hazard risk areas				
Use – landslide hazard risk areas				
(A108)	Storage of hazardous substances in landslide hazard risk areas that comply with Standard E36.6.A1	RD	P	P
(A109)	Storage of hazardous substances in landslide hazard risk areas that do not comply with Standard E36.6.A1	NC	RD	C
Re-building – landslide hazard risk areas [rp]				
(A110)	Re-building of materially damaged or destroyed buildings in landslide hazard risk areas that comply with Standard E36.6.A1	RD	RD	C
(A111)	Re-building of materially damaged or destroyed buildings in landslide hazard risk areas that do not comply with Standard E36.6.A1	NC	D	RD
Development and associated use, where applicable (excluding infrastructure covered by Table E36.4.1C) – landslide hazard risk areas				

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

Immediate legal effect under s86B(3)(f) RMA

(A112)	On-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or soakage fields, accessways private roads and roads intended to be vested in landslide hazard risk areas that comply with Standard E36.6.A1	RD	P	P
(A113)	On-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or soakage fields, accessways, private roads and roads intended to be vested in landslide hazard risk areas that do not comply with Standard E36.6.A1	D	RD	C
(A114)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) associated with activities potentially sensitive and less sensitive to natural hazards in low (acceptable) landslide hazard risk areas	N/A	N/A	P
(A115)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area up to 20m^2 associated with activities sensitive to natural hazards in low (acceptable) landslide hazard risk areas and less sensitive to natural hazards in medium (tolerable) and high (significant) landslide hazard risk areas	P	P	P

Immediate legal effect under s86B(3)(f) RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

(A116)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area up to 20m^2 associated with activities potentially sensitive to natural hazards in medium (tolerable) and high (significant) landslide hazard risk areas that comply with Standard E36.6.A1	C	P	N/A
(A117)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area up to 20m^2 associated with activities potentially sensitive to natural hazards in medium (tolerable) and high (significant) landslide hazard risk areas that do not comply with Standard E36.6.A1	RD	C	N/A
(A118)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area up to 20m^2 associated with activities sensitive to natural hazard in medium (tolerable) and high (significant) landslide hazard risk areas that comply with Standard E36.6.A1	RD	C	N/A
(A119)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area up to 20m^2 associated with activities sensitive to natural hazard in medium (tolerable) and high (significant) landslide hazard risk areas that do	D	RD	N/A

Immediate legal effect under s86B(3)(f) RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

	not comply with Standard E36.6.A1			
(A120)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area more than 20m^2 associated with activities less sensitive to natural hazards in medium (tolerable) and high (significant) landslide hazard risk areas that comply with Standard E36.6.A1	P	P	N/A
(A121)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area more than 20m^2 associated with activities less sensitive to natural hazards in medium (tolerable) and high (significant) landslide hazard risk areas that do not comply with Standard E36.6.A1	RD	C	N/A
(A122)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area more than 20m^2 associated with activities potentially sensitive to natural hazards in medium (tolerable) and high (significant) landslide hazard risk areas that comply with Standard E36.6.A1	RD	C	N/A
(A123)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor	D	RD	N/A

Immediate legal effect under s86B(3)(f) RMA

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

	area more than 20m^2 associated with activities potentially sensitive to natural hazards in medium (tolerable) and high (significant) landslide hazard risk areas that do not comply with Standard E36.6.A1			
(A124)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area more than 20m^2 associated with activities sensitive to natural hazards in landslide hazard risk areas that comply with Standard E36.6.A1	RD	RD	P
(A125)	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area more than 20m^2 associated with activities sensitive to natural hazards in landslide hazard risk areas that do not comply with Standard E36.6.A1	NC	D	C
(A126)	All other external additions and alterations to buildings and structures in landslide hazard risk areas that comply with Standard E36.6.A1	RD	P	P
(A127)	All other external additions and alterations to buildings and structures in landslide hazard risk areas that do not comply with Standard E36.6.A1	D	RD	C
(A128)	All other buildings and structures, including retaining walls, in landslide hazard risk areas that comply with Standard E36.6.A1	RD	P	P
(A129)	All other buildings and structures, including	D	RD	C

	retaining walls, in landslide hazard risk areas that do not comply with Standard E36.6.A1			

Table E36.4.1C Activity Table

Activity		Activity status		
		High landslide susceptibility assessment areas	Medium landslide susceptibility assessment areas	Low landslide susceptibility assessment areas
Infrastructure – landslide susceptibility assessment areas				
(A130)	Operation, maintenance, renewal, repair and minor infrastructure upgrading, of infrastructure in landslide susceptibility assessment areas that complies with Standard E36.6.1.13	P	P	P
(A131)	Construction, operation, maintenance, renewal and repair of road network activities within the legal road or road formation width in landslide susceptibility assessment areas	P	P	P
(A132)	Infrastructure within roads or the Strategic Transport Corridor Zone in landslide susceptibility assessment areas	P	P	P
(A133)	All other infrastructure in landslide susceptibility assessment areas not otherwise provided for	RD	RD	P

Table E36.4.1D Activity table

Activity		Activity status
Defences against coastal hazards		
(A134)	Beach nourishment	P
(A135)	Dune stabilisation	P
(A136)	Beach nourishment which does not comply with Standard E36.6.1.2	D
(A137)	Dune stabilisation which does not comply with Standard E36.6.1.3	D
(A138)	Modification, alteration or removal of sand dunes and vegetation on sand dunes within 40m of mean high water springs not otherwise provided for	D

Immediate legal effect under s86B(3)(f) RMA

(A139)	Repair, maintenance or minor upgrade (which does not increase the area occupied by the structure) of lawfully established hard protection structures landward of mean high water springs that may serve as a defence against coastal erosion or inundation	P
(A140)	Extension (including upgrading that increases the area occupied by the structure) or alteration of existing lawfully established hard protection structures	RD
(A141)	New hard protection structures located landward of the coastal protection yard that may serve as a defence against coastal erosion or inundation	RD
(A142)	Hard protection structures not otherwise provided for	D

E36.5. Notification

(1) An application for resource consent for a controlled activity listed in Tables E36.4.1A and E36.4.1B Activity tables will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Tables E36.4.1A and E36.4.1B Activity tables and which is not listed in E36.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

E36.6. Standards

E36.6.A1 General standards

(1) All activities (except activities (A108), (A114) and (A115)) listed as a permitted activity, controlled activity or restricted discretionary activity in Table E36.4.1B, must comply with the following standards by being undertaken in accordance with:

(a) geotechnical reports, prepared by a suitably qualified and experienced person in accordance with Auckland Council Code of Practice for Land Development and Subdivision, Section 2 (Earthworks and Geotechnical Requirements) and approved or certified by Council when associated with a building consent or resource consent;

(b) hazard risk assessment reports prepared by a suitably qualified and experienced person in accordance with E36.9 and Appendix 24 Landslide hazard risk assessment methodology and approved or certified by Council when associated with a resource consent or compliant proposal to subdivide, use or develop land within a landslide hazard risk area; and

(c) any conditions of a building consent, resource consent or consent notice registered on the land title(s) associated with the site(s) and relating to landslide risk and geotechnical assessment matters.

E36.6.1. Permitted activity standards

Activities listed as a permitted activity in Tables E36.4.1A, E36.4.1C and E36.4.1D Activity tables must comply with the specified permitted activity standards.

Activities in the coastal hazard areas ~~coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 m sea level rise area~~

E36.6.1.1. [Deleted] ~~Habitable rooms in new buildings and additions of habitable rooms (greater than 25m²) to existing buildings in the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area~~

(1) ~~Finished floor levels of habitable rooms must be above the inundation level of the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise area.~~

E36.6.1.1A. Activities where natural hazard risk is acceptable in accordance with Table E36.3.1B.1 and E36.3.1B.2 in coastal hazard areas

(1) The risk from coastal hazards must not be exacerbated beyond the site.

E36.6.1.1B. Surface parking and above ground parking areas (including vehicle entry and exit points) in coastal inundation hazard areas

(1) The parking areas including vehicle entry and exit points must be above the 1 per cent AEP inundation level taking into account 1.5m relative sea level rise.

E36.6.1.1C. Storage of goods and materials in coastal hazard areas; and storage of hazardous substances in coastal hazard areas

(1) Goods and materials are secured and contained so as not to cause an environmental, public health or safety hazard during or after an event.

E36.6.1.1D. Fences and walls for landscaping, privacy, or aesthetic purposes in coastal hazard areas (excluding retaining walls and earth bunds)

(1) The fence or wall must be constructed so that 80 per cent of the surface area will permit the unobstructed passage of tidal water, overland flow or stormwater drainage.

(2) The fence or wall must not prevent the ebb and flow of the tide during storm events.

(3) The fence or wall shall not be for erosion control or hazard mitigation.

(4) The fence or wall must not incorporate footings, anchoring systems, steel reinforcement or other structural elements designed to withstand lateral earth pressure.

E36.6.1.1E. Domestic above-ground rainwater tanks in coastal hazard areas

(1) The rainwater tank must be secured so that it cannot become mobile during a coastal inundation event.

Defences against coastal hazards

E36.6.1.2. Beach nourishment

(1) Depositing must be for the purpose of:

(a) erosion management;

(b) beach (including dune system) replenishment or re-contouring;

(c) habitat enhancement; or

(d) depositing of material excavated during stream mouth and stormwater outfall clearance operations.

(2) Written advice must be given to the council at least 10 working days prior to the work starting.

(3) Placement of sediment must avoid existing areas of indigenous vegetation and any bird nesting area.

(4) The deposited material must have similar physical characteristics to the sediment at the location it will be deposited, and must generally be of slightly coarser grain size.

(5) The deposited sediment must not permanently prevent or hinder public access or prevent or hinder the operation of any existing infrastructure.

(6) There must be no release of contaminants from equipment being used for the activity.

(7) All equipment and materials must be removed from the foreshore and seabed on the completion of works or activities.

E36.6.1.3. Dune stabilisation

(1) Dune stabilisation must be for the purpose of:

(a) erosion management;

(b) beach (including dune system) replenishment or re-contouring;

(c) habitat enhancement; or

(d) depositing of material excavated during stream mouth and stormwater outfall clearance operations.

(2) Written advice must be given to the Council at least 10 working days prior to the work starting.

(3) Placement of sediment must avoid existing areas of indigenous vegetation and any bird nesting area.

(4) The deposited sediment must not permanently prevent or hinder public access or prevent or hinder the operation of any existing infrastructure.

(5) There must be no release of contaminants from equipment being used for the activity.

(6) The reshaped dune toe must not extend seaward of the typical extent of the natural dune toe position, and the seaward slope must lie within the slope range of 1:5 (around 11 degrees) to 1:3 (around 18 degrees).

(7) Any foreign material, including clay fill or soil material that has been placed on the dune, must be removed and lawfully disposed off-site.

(8) Works must be timed in accordance with favourable weather patterns and, where necessary, carried out in stages to enable planting work to commence immediately to minimise risk of wind erosion.

(9) Planting of native vegetation must be sourced from the same ecological district and must use plants that are appropriate for the location considering dune form and function.

E36.6.1.4. The repair, maintenance or minor upgrade (which does not increase the area occupied by the structure) of lawfully established hard protection structures, landward of mean high water springs that may serve as a defence against coastal erosion or inundation

(1) The work must maintain the structure or building in a good and safe working condition.

(2) The work must not use materials which alter the form or external appearance of the structure in more than a minor way.

(3) The work must not change the area occupied by the structure.

Activities in flood hazard areas ~~the 1 per cent annual exceedance probability (AEP) floodplain~~

E36.6.1.5. Fences, earth bunds, and walls ~~in the 1 per cent annual exceedance probability (AEP) floodplain~~ in flood hazard areas

(1) Fences, earth bunds and walls in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas must be designed to allow for the passage of flood waters ~~where those flood waters exceed 300mm in depth.~~

(2) [Deleted] ~~Standard E36.6.1.5(1) above does not apply where the fence and wall design is controlled by a rule or standard elsewhere in the Plan~~.

(3) Fences, earth bunds and walls located within an overland flow path must not obstruct the overland flow path.

(4) Fences, earth bunds or walls must not exacerbate the depth, velocity or extent of flow of surface water beyond the subject site.

Note 1
The following fence designs would comply with Standard E36.6.1.5(1) Fences, earth bunds, and walls in ~~the 1 per cent annual exceedance probability (AEP) floodplain~~ in flood hazard areas:

- post and wire fences and wire mesh fences;
- railing type fences where at least 70 per cent of the surface area of the fence is not solid; or
- solid fences and walls with an opening of sufficient size at flood level that can convey the 1 per cent annual exceedance probability (AEP) flood flow or overland flow.

E36.6.1.6. Storage of goods and materials in flood hazard areas ~~the 1 per cent annual exceedance probability (AEP) floodplain~~

(1) Goods and materials stored in ~~the 1 per cent annual exceedance probability (AEP) floodplain~~ flood hazard areas for longer than 28 consecutive days must:

(a) not impede flood flows; and

(b) where capable of creating a safety hazard by being shifted by floodwaters, be contained and secured in order to minimise movement in times of floods; and

(c) be stored in watertight containers if they are hazardous substances.

E36.6.1.6A. External alterations to existing buildings (as existing at 03/11/25) which do not increase the gross floor area of the building in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas; and external additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by no more than 10m^2 in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas

(1) External additions and alterations must not impede flood flows or exacerbate the depth, velocity or extent of flow of surface water beyond the subject site.

E36.6.1.6B. New structures and buildings with a gross floor area of up to 10m^2 in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas

(1) The structure or building must not impede flood flows or exacerbate the depth, velocity or extent of flow of surface water beyond the subject site.

E36.6.1.7. [Deleted] ~~Surface parking areas and above ground parking areas within the 1 per cent annual exceedance probability (AEP) flood plain~~

(1) ~~Surface parking areas and vehicle entry and exit points to above ground parking areas in the 1 per cent annual exceedance probability (AEP) floodplain must be located where the depth of flood waters in a 1 per cent annual exceedance probability (AEP) event does not exceed 200mm above ground level~~.

E36.6.1.8. [Deleted] ~~Maintenance, repair and construction of private roads and accessways in the 1 per cent annual exceedance probability (AEP) floodplain~~

(1) ~~Where the road or accessway serves more than two lots, the road or accessway is to be located where the depth of flood waters in a 1 per cent annual exceedance probability (AEP) event does not exceed 200mm above ground level~~.

E36.6.1.9. [Deleted] ~~New structures and buildings with a gross floor area of up to 10m² within the 1 per cent annual exceedance probability (AEP) floodplain~~

(1) ~~The structure or building is to be located where the depth of flood waters in a 1 per cent annual exceedance probability (AEP) event does not exceed 300mm above ground level.~~

~~Activities in overland flow paths~~

E36.6.1.10. [Deleted] ~~Fences and walls located within or over an overland flow path that do not obstruct the overland flow path~~

~~(1) Any ponding of floodwater caused by any fence or wall must not extend beyond (upstream of or adjacent to) the site.~~

~~(2) Standard E36.6.1.10(1) above does not apply where the fence and wall design is controlled by a rule or standard elsewhere in the Plan.~~

~~Note 1~~

~~The following fence designs would comply with Standard E36.6.1.10(1) above:~~

~~(a) post and wire fences and wire mesh fences;~~

~~(b) railing type fences where at least 70 per cent of the surface area of the fence is not solid; or~~

~~(c) solid fences and walls with an opening at ground level sufficient to convey the overland flow.~~

~~Activities on land which may be subject to land instability~~

E36.6.1.11. [Deleted] ~~Buildings and structures on land which may be subject to land instability~~

~~(1) Buildings and structures located on land which may be subject to land instability must be constructed in accordance with:~~

(a) ~~a geotechnical completion report or similar professional report, approved by Council; and~~

(b) ~~any conditions of resource consent or subdivision consent associated with the site relating to stability or geotechnical matters.~~

E36.6.1.12. [Deleted] ~~On-site septic tanks, on-site wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater soakage fields and accessways on land which may be subject to land instability~~

~~(1) On-site septic tanks, on-site wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater soakage fields and accessways on land which may be subject to land instability must be constructed in accordance with:~~

(a) ~~a geotechnical completion report or similar professional report, approved or endorsed by Council; and~~

(b) ~~any conditions of resource consent or subdivision consent associated with the site relating to stability or geotechnical matters.~~

Infrastructure:

- ~~*in the coastal erosion hazard area;*~~
- ~~*in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area;*~~
- ~~*in the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area;*~~
- ~~*in the 1 per cent annual exceedance probability (AEP) floodplain;*~~
- ~~*in overland flow paths and*~~
- ~~*on land which may be subject to land instability*~~
- *in flood hazard areas*
- *in coastal hazard areas and*
- *in landslide susceptibility assessment areas*

E36.6.1.13. Operation, maintenance, renewal, repair and minor infrastructure upgrading, of infrastructure in areas listed in the heading above

(1) Minor infrastructure upgrading of infrastructure must comply with the following (where relevant):

(a) minor re-alignment, configuration, relocation or replacement of electricity, gas distribution, or telecommunication line, pipe, pole, conductors, cross arms, switches, transformers, cabinets or ancillary structures:

(i) that is within 2m of the existing alignment or location; or

(ii) that is within 5m of the existing alignment or location when associated with road widening reasons or road safety or electricity clearance reasons.

(b) alterations and additions to overhead electricity and telecommunication lines on existing poles:

(i) do not increase the number of conductors or wires/lines by more than 100 per cent; or

(ii) when installing a new low voltage circuit on an existing pole, the total number of new conductors or wires/lines must not exceed 8, consisting specifically of 4 lines for electricity circuit, 1 hot water pilot line, 1 street light line, and 2 for telecommunication purposes. Where the hot water pilot and street light lines are not required, the maximum number of new conductors must not exceed 6;

(iii) the provisions in E36.6.1.13(b)(i) and (ii) above exclude service connections and lateral network connections;

(iv) include additional cross arms that do not exceed the length of the existing cross arm by more than 100 per cent, up to a maximum of 4m;

(v) additional or replacement electricity and telecommunication lines that do not exceed 30mm in diameter;

(c) the addition or replacement of:

(i) earthwires, either overhead or underground, and underground earthgrids, which may contain telecommunication lines, and earthpeaks; or

(ii) above-ground insulators on the poles;

(d) any pole which replaces an existing pole provided that:

(i) it must not have a diameter or width that is more than the existing pole’s diameter or width at its largest point plus 50 per cent and in the case of double pole 100 per cent, and

(ii) it must not have a height greater than 25m;

(e) modification of an existing pole:

(i) only where the mechanical loading requirements make this necessary in order to undertake reconductoring or the reconfiguration of equipment, such as stay wires, anchor blocks, on overhead electricity and telecommunication lines; or

(ii) when modifications to structures are required to meet mechanical loading requirements provided that the height and profile of any modified support structure~~s~~ remains the same as existed prior to the improvements;

(f) the installation of new mid-span electricity poles in existing networks to address clearances in New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001;

(g) an increase in the power carrying or operating capacity, efficiency or security of electricity lines, gas distribution lines and telecommunications lines, where this uses the existing network utility and meets the requirements of E36.6.1.13(c) to (f) above;

(h) the alteration, replacement or relocation of water, wastewater or stormwater structures (excluding pipes):

(i) there must be no more than a 10 per cent increase in the width, length and/or height of the structure;

(ii) the structure must be located within the 2m of existing alignment or location;

(iii) must not involve a new or relocated outfall structure that discharges to an area outside the influence of the current outfall structure;

(i) the alterations or replacement of water, wastewater, stormwater, gas pipes provided that:

(i) above ground pipes must not exceed 300mm increase in diameter of the pipe;

(ii) underground pipes must not exceed a 50 per cent increase in the diameter of the pipe;

(j) the replacement of any antennae with a new antenna provided that the new antenna does not exceed the maximum dimension of the antenna, or the diameter where it is a dish antenna, by more than 20 per cent, and the overall height of the facility to which the antenna is attached either does not increase or that any height increase is as a result of the antenna size increase only.

E36.6.2. [Deleted] ~~Controlled activity standards~~

~~Activities listed as a controlled activity in Table E36.4.1 Activity table must comply with the specified controlled activity standards.~~

E36.6.2.1. [Deleted] ~~Surface parking areas and above ground parking areas in the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with Standard E36.6.1.7~~

~~(1) Surface parking areas and above ground parking areas (excluding parking on roads) within the 1 per cent annual exceedance probability (AEP) floodplain:~~

~~(a) must be located where depth of flood waters in a 1 per cent annual exceedance probability (AEP) event does not exceed 500mm above ground level; and~~

~~(b) vehicles can be contained within the site during the flood event.~~

E36.7. Assessment – controlled activities

E36.7.1. Matters of control

The Council will reserve its control to all the following matters when assessing a controlled activity resource consent application:

(1) [Deleted] ~~for surface parking areas and above ground parking areas (excluding parking on roads) in the 1 per cent annual exceedance probability (AEP) floodplain~~:

(a) ~~the effects of the location and design of parking;~~

(b) ~~actions necessary to protect people in flood events; and~~

(c) ~~the design of containment structures.~~

(2) for the re-building of materially damaged or destroyed buildings in coastal erosion hazard area 3 and coastal inundation hazard area 3; for the re-building of materially damaged or destroyed buildings in low flood hazard areas; and for the re-building of materially damaged or destroyed buildings in low (acceptable) landslide hazard risk areas that comply with Standard E36.6.A1:

(a) the location, design and use of the re-build;

(b) the risk from natural hazards resulting from the re-build and the level of risk in comparison to the previous natural hazard risk to both the building and use of the building on the site;

(c) measures to reduce natural hazard risk to the re-build;

(d) measures to avoid creating or exacerbating natural hazard risks on other property resulting from the re-build

(3) for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or stormwater soakage fields, accessways, private roads and roads intended to be vested in low (acceptable) landslide hazard risk areas that do not comply with E36.6.A1:

(a) the likely effect of landslides on the design, location and functioning of the structure; and

(b) measures to avoid creating or exacerbating natural hazard risks and associated adverse effects to people, property and the environment, including all of the following:

(i) risk to public health and safety and groundwater quality;

(ii) impacts on landscape values and public access associated with the proposed activity including a need for hard protection structures or increased dependency on existing hard protection structures required to protect accessways and roads from landside hazard risks;

(iii) the management or regulation of other people and property required to mitigate landslide hazard risks resulting from the location of the accessway or road;

(iv) the use of non-structural solutions instead of hard engineering solutions;

(v) the ability to relocate or remove structures;

(vi) effects on mana whenua cultural heritage and values;

(vii) effects on Māori Land and Treaty Settlement land;

(viii) methods provided to manage activities and uses within the site, including safe egress from the site; and

(ix) the extent of any associated earthworks and/or vegetation alteration or removal

(4) all other controlled activities in landslide hazard risk areas:

(a) the type of activity being undertaken and its sensitivity to the potential effects of landslides;

(b) the consequences of the potential effects of landslides in relation to potentially sensitive and sensitive activities;

(c) the possible effects on public safety and other property resulting from the proposed development or activity;

(d) the likelihood of a hazard arising from a landslide and the likely extent of any damage;

(e) measures to avoid creating or exacerbating landslide hazard risks and associated adverse effects to people, property and the environment;

(f) the effects of the location of the structures or building platforms;

(g) the effects on landscape values, associated earthworks and land form modifications;

(h) the methods provided to manage activities and uses within the site, including the provision of safe egress from buildings and structures and the management of people and property;

(i) the ability to relocate buildings or structures within a landslide hazard risk area, including the proposed duration of occupation of the structures or building;

(j) the ability to design, construct and maintain buildings or structures so that they are resilient to landslide hazards

(k) the effects on mana whenua cultural heritage and values; and

(l) the effects on Māori Land, Treaty Settlement land, marae, and urupā.

E36.7.2. Assessment criteria

The Council will consider the relevant assessment criteria for controlled activities from the list below:

(1) [Deleted] ~~for surface parking areas and above ground parking areas (excluding parking on roads) in the 1 per cent annual exceedance probability (AEP) floodplain~~:

(a) ~~the adequacy of the site design to contain vehicles displaced by flood waters within the site;~~

(b) ~~whether actions are necessary to ensure that people will not be placed in danger during a flood event when parking or retrieving vehicles; and~~

(c) ~~the extent to which the containment structures will not result in increased flood hazards upstream or downstream through blockage or displacement of flood waters.~~

(2) for the re-building of materially damaged or destroyed buildings in coastal erosion hazard area 3 and coastal inundation hazard area 3; for the re-building of materially damaged or destroyed buildings in low flood hazard areas; and for the re-building of materially damaged or destroyed buildings in low (acceptable) landslide hazard risk areas that comply with Standard E36.6.A1:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B) and E36.3(4D).

(3) for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or stormwater soakage fields, accessways, private roads and roads intended to be vested in low (acceptable) landslide hazard risk areas that do not comply with E36.6.A1:

(a) the extent to which the structure is necessary to provide for the proposed use or development

(b) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(33E) and E36.3(33F).

(4) all other controlled activities in landslide hazard risk areas:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(4E), and E36.3(33A)

E36.8. Assessment – restricted discretionary activities

E36.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

~~*Activities in the coastal erosion hazard area*~~

(1) [Deleted] ~~for external alterations to existing buildings which increase the gross floor area of the building in the coastal erosion hazard area; for all other buildings and structures in the coastal erosion hazard area; and for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater pipes or soakage fields in the coastal erosion hazard area~~:

(a) ~~the type of activity being undertaken and its vulnerability to natural hazard events including the consequences of a natural hazard event in relation to more or less vulnerable activities;~~

(b) ~~the likelihood of a natural hazard event occurring and the likely extent of any damage to people, property or the environment taking in to account the likely effects of climate change, including sea level rise;~~

(c) ~~the effects on public access, landscape and other environmental values, caused by any works proposed in association with the building or structure, including any associated earthworks and land form modifications, to address the hazard by way of mitigation; and~~

(d) ~~the ability to relocate buildings or structures including the proposed duration of occupation of the building or structure within a hazard area, taking into account the long term likely effects of climate change.~~

All restricted discretionary activities

(1A) for all restricted discretionary activities:

(a) effects on Māori Land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values

Activities in coastal hazard areas ~~the coastal storm inundation 1 per cent annual exceedance probability (AEP) area~~

(2) [Deleted] ~~for external alternations to existing buildings which increase the gross floor area of the building in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area; for all other buildings and structures in the~~

~~coastal storm inundation 1 per cent annual exceedance probability (AEP) area; for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater pipes or soakage fields in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area:~~

(a) ~~the type of activity being undertaken and its vulnerability to natural hazard events including the consequences of a natural hazard event in relation to more or less vulnerable activities;~~

(b) ~~the likelihood of a natural hazard event occurring and the likely extent of any damage to people, property or the environment taking in to account the likely effects of climate change, including sea level rise;~~

(c) ~~the effects on public access, landscape and other environmental values, caused by any works proposed in association with the building or structure, including any associated earthworks and land form modifications, to address the hazard by way of mitigation; and~~

(d) ~~the ability to relocate buildings or structures including the proposed duration of occupation of the building or structure within a hazard area, taking into account the long term likely effects of climate change.~~

(2A) for activities where natural hazard risk is potentially tolerable in accordance with Table E36.3.1B.1 in coastal erosion hazard area 3 and coastal inundation hazard area 3:

(a) type of activity being undertaken and its sensitivity to natural hazard events including the consequences of a natural hazard event;

(b) the possible effects on public safety and other property resulting from the proposed development or activity;

(c) the effects on landscape values, associated earthworks and land form modifications;

(d) the effects on public access;

(e) the methods provided to manage activities and uses within the site, including safe egress from buildings and structures or and the site and the management of people and property during a coastal hazard event;

(f) any exacerbation of an existing coastal hazard or creation of a new coastal hazard as a result of the proposed activity or development and possible effects on public safety and other property;

(g) the proposed use of, necessity for and design of hard engineering solutions to mitigate the hazard;

(h) the ability to relocate buildings or structures, including the proposed duration of occupation of the buildings or structures, taking into account the long term likely effects of climate change; and

(i) the ability to design, construct and maintain buildings or structures so that they are resilient to the effects of the hazard

(2B) for surface parking areas and above ground parking areas (including vehicle entry and exit points) in coastal inundation hazard area 2:

(a) the location and design of parking;

(b) actions necessary to protect people in an inundation event; and

(c) the design of containment structures

(2C) for below ground parking in the coastal inundation hazard areas 2 and 3:

(a) the effects of the location and design of below ground parking;

(b) the structural integrity of the below ground parking building or structure;

(c) the location of the vehicle entry and exit points in relation to the coastal inundation hazard area;

(d) the potential effects of vehicles being mobilised by inundation waters;

(e) actions necessary to protect people in an inundation event; and

(f) the design of containment structures.

(2D) for the conversion of non-habitable rooms into habitable rooms within the ground floor or basement of a building in coastal erosion hazard area 3 and coastal inundation hazard area 3:

(a) the type of activity being undertaken and its sensitivity to natural hazard events including the consequences of a natural hazard event; and

(b) the methods provided to manage safe egress from the building and/or refuge during and after a coastal hazard event.

(2E) for emergency services required to locate within coastal hazard areas:

(a) the extent to which natural hazard risk to human life can be avoided, remedied or mitigated;

(b) the ability to design, construct and maintain buildings or structures so that they are resilient to coastal hazards, including the ability to relocate in the future

(2F) for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (excluding above-

ground domestic rainwater tanks) or stormwater pipes or soakage fields on land in the coastal hazard areas:

(a) the design of the device including inundation proofing;

(b) the potential risk to public health; and

(c) the potential release of contaminants into water.

(2G) for the construction of private roads, roads to be vested and accessways in coastal hazard areas:

(a) the location and design of the road or accessway;

(b) actions necessary to protect people in coastal hazard events; and

(c) the design of containment structures

(2H) for domestic above-ground rainwater tanks in coastal erosion hazard area 1 and coastal inundation hazard area 1:

(a) the potential environmental and safety risks resulting from the tank becoming mobile

(2I) for external additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by no more than 10m^2 in coastal erosion hazard areas 1 and 2 and coastal inundation hazard areas 1 and 2; and external additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by more than 10m^2 in coastal hazard areas:

(a) the extent to which the additions or alterations reduce natural hazard risks on the site and/or its surrounds;

(2J) for new structures and buildings (excluding dwellings) ancillary to farming activities with a gross floor area of up to 100 m^2; and new structures and buildings with a gross floor area up to 10m^2 in coastal erosion hazard area 1 and coastal inundation hazard area 1:

(a) the effects of the location of the structures and building platforms;

(b) the effects of coastal hazards on the structural integrity of a building or structure;

(c) the effects of storage of outdoor goods and materials;

(d) the effects of the location and design of roads, accessways and parking areas;

(e) the extent of any associated earthworks;

(f) the effects of potential changes in coastal hazard extent and frequency on adjoining sites, from the buildings and structures;

(g) the extent to which methods for maintenance of areas affected by coastal hazards, such as easements, are provided in the long term;

(h) the effects of the use of spaces under buildings; and

(i) the effects on the operational or functional needs of network utilities, marine and port activities and electricity generation activities.

(2K) for all other external additions and alterations to buildings in coastal erosion hazard areas 2 and 3 and coastal inundation hazard areas 2 and 3; and all other buildings and structures, including retaining walls and earth bunds, in coastal erosion hazard areas 2 and 3 and coastal inundation hazard areas 2 and 3:

(a) the type of activity being undertaken and its sensitivity to natural hazard events including the consequences of a natural hazard event;

(b) the likelihood of a natural hazard event occurring and the likely extent of any damage to people, property or the environment

(c) the effects on public access, landscape and other environmental values, caused by any works proposed in association with the building or structure, including any associated earthworks and land form modifications, to address the hazard by way of mitigation; and

(d) the ability to relocate buildings or structures including the proposed duration of occupation of the building or structure within a hazard area

Defences against coastal hazards

(3) for the extension (including upgrading that increases the area occupied by the structure) or alteration of existing lawfully established hard protection structures; and for new hard protection structures, located landward of the coastal protection yard that may serve as a defence against coastal erosion or inundation:

(a) any relevant management strategy, strategic plan or hazard risk assessment relating to the area where hard protection structures are proposed, including the ability to relocate buildings, structures, infrastructure or land uses which the structure is designed to protect;

(b) effects on coastal processes, ecological values, landscape values and visual amenity;

(c) effects on public access and safety;

(d) effects on existing uses and activities (including other infrastructure);

(e) consent duration and monitoring;

(f) the operational or functional need for the structure;

(g) the design, location and construction including:

(i) the ability to locate the structure as far landward as practicable from mean high water springs;

(ii) the ability to use, retain or enhance natural defences non-structural solutions in place of hard protection structures;

(iii) the ongoing management, maintenance and monitoring of structures;

(iv) construction or works methods, timing and hours of construction, including any associated earthworks; and

(v) location, design and materials.

(3A) for the re-building of materially damaged or destroyed buildings in:

- coastal inundation hazard area 1 and 2;
- coastal erosion hazard area 1 and 2;
- very high, high and medium flood hazard areas; and
- high (significant) and medium (tolerable) landslide hazard risk areas complying with Standard E36.6.A1 and low (acceptable) landslide hazard risk areas not complying with Standard E36.6.A1

(a) the location, design and use of the re-build;

(b) the risk from natural hazards resulting from the re-build and the level of risk in comparison to the previous natural hazard risk to both the building and use of the building on the site;

(c) measures to reduce natural hazard risk to the re-build; and

(d) measures to avoid creating or exacerbating natural hazard risks on other property resulting from the re-build.

Activities in flood hazard areas ~~the 1 per cent annual exceedance probability (AEP) flood plain~~

(4) for fences, earth bunds and walls in ~~the 1 per cent annual exceedance probability (AEP) floodplain~~ flood hazard areas that do not comply with Standard E36.6.1.5:

(a) the design of the fence or wall;

(aa) any obstruction of flows, including changes to location and capacity of overland flow paths;

(b) the effects on flood depth and velocity from the blocking or channelling of water; and

(c) the effects of the flood hazard within and beyond the site ~~and on other properties upstream or downstream of the site.~~

(4A) for the construction of private roads, roads intended to be vested and accessways in very high, high and medium flood hazard areas:

(a) the location and design of the road or accessway;

(b) actions necessary to protect people in flood events; and

(c) the design of containment structures.

(4B) for surface parking areas and above ground parking areas (including vehicle entry and exit points) in medium flood hazard areas:

(a) the location and design of parking;

(b) actions necessary to protect people in flood events; and

(c) the design of containment structures.

(5) for below ground parking ~~or parking areas~~ in ~~the 1 per cent annual exceedance probability (AEP) floodplain~~ medium and low flood hazard areas:

(a) [Deleted] ~~the effects of the location of the structures and building platforms;~~

(b) [Deleted] ~~the effects of flood hazards on the structural integrity of a building or structure;~~

(c) [Deleted] ~~the effects of storage of outdoor goods and materials;~~

(d) [Deleted] ~~the effects of the location and design of roads, accessways and parking areas;~~

(e) [Deleted] ~~the extent of any associated earthworks;~~

(f) [Deleted] ~~the effects of potential changes in flood depth, velocity and frequency on adjoining sites, including upstream and downstream from buildings and structures;~~

(g) [Deleted] ~~the extent to which methods for long term maintenance of areas affected by flooding, such as easements, are provided;~~

(h) [Deleted] ~~the effects of the use of spaces under buildings; and~~

(i) [Deleted] ~~the effects on the operational or functional needs of network utilities, marine and port activities and electricity generation activities.~~

(j) the structural integrity of the below ground parking building or structure;

(k) the location of the vehicle entry and exit points in relation to the flood hazard area;

(l) the potential effects of vehicles being mobilised by floodwaters;

(m) actions necessary to protect people in flood events; and

(n) the design of containment structures.

(6) for the storage of hazardous substances in ~~the 1 per cent annual exceedance probability (AEP) floodplain~~ flood hazard areas:

(a) the location, design and management of facilities where hazardous substances are stored, used or disposed;

(b) the potential risk to public health and the environment; and

(c) the potential contamination of water.

(7) for on-site septic tanks, on-site wastewater treatment and disposal systems and effluent disposal fields in the 1 per cent annual exceedance probability (AEP) flood plain and flood prone areas:

(a) the design of the device including flood proofing;

(b) the potential risk to public health; and

(c) the potential contamination of groundwater.

(8) for the construction of other land drainage works, stormwater management devices and flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas:

(a) the effects that the flooding may have on the function of the device including the potential mobilisation of accumulated contaminants.

(9) for external additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by no more than 10m^2 in very high, high and medium flood hazard areas for the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas; for external additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by more than 10m^2 in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas; for new structures and buildings ~~(and external alterations to existing buildings)~~ with a gross floor area up to 10m^2 within very high, high and medium flood hazard areas for the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas ~~that do not comply with standard E36.6.1.9~~; for all other external additions and alterations to buildings in the 1 per cent annual exceedance probability (AEP) flood plain and flood prone areas; and for all other structures and buildings (~~and external alterations to existing buildings~~ including retaining walls) ~~with~~in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas:

(a) the effects of the location of the structures and building platforms;

(b) the effects of flood hazards on the structural integrity of a building or structure;

(c) the effects of storage of outdoor goods and materials;

(d) the effects of the location and design of roads, accessways and parking areas;

(e) the extent of any associated earthworks;

(f) the effects of potential changes in flood depth, velocity and frequency on adjoining sites, including upstream and downstream from buildings and structures;

(g) the extent to which methods for long term maintenance of areas affected by flooding, such as easements, are provided;

(h) the effects of the use of spaces under buildings; and

(i) the effects on the operational or functional needs of network utilities, marine and port activities and electricity generation activities.

(10) [Deleted] ~~for use of new buildings to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 1 per cent annual exceedance probability(AEP) floodplain:~~

(a) ~~the type of activity being undertaken and its vulnerability to flood events;~~

(b) ~~the likelihood and consequences of a flood event in relation to more vulnerable activities;~~

(c) ~~the possible effects on public safety and other property resulting from the proposed development or activity;~~

(d) ~~the effects on landscape values, associated earthworks and land form modifications;~~

(e) ~~the effects on public access;~~

(f) ~~the methods provided to manage activities and uses within the site, including safe egress from buildings and structures or the site and the management of people and property during a flood event;~~

(g) ~~any exacerbation of an existing flood hazard or creation of a new flood hazard as a result of the proposed activity or development and possible effects on public safety and other property;~~

(h) ~~the proposed use of, necessity for and design of hard engineering solutions to mitigate the hazard;~~

(i) ~~the ability to relocate buildings or structures, including the proposed duration of occupation of the buildings or structures, taking into account the long term likely effects of climate change; and~~

(j) ~~the ability to design, construct and maintain buildings or structures so that they are resilient to the effects of the hazard.~~

(10A) for activities where natural hazard risk is potentially tolerable in accordance with Table E36.3.1B.1 in low flood hazard areas:

(a) the type of activity being undertaken and its sensitivity to flood events;

(b) the likelihood and consequences of a flood event~~;~~

(c) the possible effects on public safety and other property resulting from the proposed development or activity;

(d) the effects on landscape values, associated earthworks and land form modifications;

(e) the effects on public access;

(f) the methods provided to manage activities and uses within the site, including safe egress from buildings and structures or the site and the management of people and property during a flood event;

(g) any exacerbation of an existing flood hazard or creation of a new flood hazard as a result of the proposed activity or development and possible effects on public safety and other property;

(h) the proposed use of, necessity for and design of hard engineering solutions to mitigate the hazard;

(i) the ability to relocate buildings or structures, including the proposed duration of occupation of the buildings or structures, taking into account the long term likely effects of climate change; and

(j) the ability to design, construct and maintain buildings or structures so that they are resilient to the effects of the hazard.

(10B) for the conversion of non-habitable rooms into habitable rooms within the ground or basement floor of a building in low flood hazard areas:

(a) the type of activity being undertaken and its sensitivity to natural hazard events including the consequences of a natural hazard event; and

(b) the methods provided to manage safe egress from the building and/or refuge during and after a flood event.

~~*Activities in overland flow paths*~~

(11) [Deleted] ~~for fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with Standard E36.6.1.10~~:

(a) ~~the design of the fence or wall;~~

(b) ~~the potential impacts on the overland flow path including all of the following:~~

(i) ~~the obstruction of flows;~~

(ii) ~~any change to location and capacity;~~

(iii) ~~any changes in depth and velocity of flow; and~~

(iv) ~~any change to overland flow on the site and on other properties upstream or downstream of the site.~~

(12) for diverting the entry or exit point, piping or reducing the capacity in any part of an overland flow path:

(a) the potential impacts on the overland flow path including:

(i) the obstruction of flows; and

(ii) any change to location and capacity; and

(iii) any changes in depth and velocity of flow; and

(iv) any change to overland flow on other properties.

(b) the provision of alternative overland flow paths;

(c) the extent of any associated earthworks; and

(d) the extent to which methods for long term maintenance of areas affected by flooding, such as easements, are provided.

(13) for any buildings or structures ~~including retaining walls~~ (~~but excluding permitted fences and walls~~) located within an overland flow path <u>with a catchment greater than 4,000m^2</u>:

(a) the effects of flooding on the activity proposed, including whether it is a <u>natural hazard sensitive, potentially sensitive or less sensitive</u> ~~more or less vulnerable~~ activity;

(b) the effects on the location of habitable rooms;

(c) the design of the building and how it provides for safe access and the potential effects of flood hazards on chosen access routes; and

(d) the effects on people during a flood event and the ability to avoid, remedy or mitigate these.

~~*Activities on land which may be subject to land instability*~~

(14) [Deleted] ~~for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater soakage fields on land which may be subject to land instability that do not comply with permitted activity Standard E36.6.1.12~~:

(a) ~~the likely effect of land instability on the design, location and functioning of the device;~~

(b) ~~the potential risk to public health; and~~

(c) ~~the potential for contamination of groundwater.~~

(15) [Deleted] ~~for the storage of hazardous substances on land which may be subject to land instability~~:

(a) ~~the likely effect of land instability on the design, location and management of facilities where hazardous substances are stored, used or disposed; and~~

(b) ~~the potential risk to public health.~~

(16) [Deleted] ~~for external additions to buildings and to any structures excluding decks under 1.2m high and 20m^2 gross floor area on land which may be subject to instability; and for all other buildings and structures on land which may be subject to land instability not otherwise provided for~~:

(a) ~~the type of activity being undertaken and its vulnerability to the potential effects of land instability;~~

(b) ~~the consequences of the potential effects of land instability in relation to more vulnerable activities;~~

(c) ~~the possible effects on public safety and other property resulting from the proposed development or activity;~~

(d) ~~the likelihood of a hazard arising from unstable land event and the likely extent of any damage;~~

(e) ~~the effects on landscape values, associated earthworks and land form modifications;~~

(f) ~~the methods provided to manage activities and uses within the site, including safe egress from buildings and structures and the management of people and property during a hazard event;~~

(g) ~~any exacerbation of an existing land instability hazard or creation of a new land instability hazard as a result of the proposed activity or development and possible effects on public safety and other property;~~

(h) ~~the proposed use of, necessity for and design of hard engineering solutions for land instability hazards;~~

(i) ~~the ability to relocate buildings or structures within a hazard area, including the proposed duration of occupation of the structures or building; and~~

(j) ~~the ability to design, construct and maintain buildings or structures so that they are resilient to land instability hazards.~~

(17) [Deleted] ~~for all other infrastructure on land which may be subject to land instability not otherwise provided for:~~

(a) ~~the functional and/or operational need to locate within the hazard area;~~

(b) ~~the risk of adverse effects to other people, property and the environment including all of the following:~~

(i) ~~risk to public health and safety;~~

(ii) ~~impacts on landscape values and public access associated with the proposed activity including a need for hard protection structures to be required to protect the utility from land instability hazards;~~

(iii) ~~the management or regulation of other people and property required to mitigate land instability hazard risks resulting from the location of the network utility or infrastructure;~~

(iv) ~~the storage or use of hazardous substances in relation to the activity;~~

(v) ~~any exacerbation of an existing land instability hazard or creation of a new land instability hazard as a result of the structure;~~

(vi) ~~the use of non-structural solutions instead of hard engineering solutions; and~~

(vii) ~~the ability to relocate or remove structures.~~

Activities in landslide hazard areas

(17A) for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or soakage fields, accessways, private roads and roads intended to be vested in high (significant) and medium (tolerable) landslide hazard risk areas:

(a) the likely effect of landslides on the design, location and functioning of the structure; and

(b) measures to avoid creating or exacerbating landslide hazard risks and associated adverse effects to people, property and the environment, including all of the following

(i) risk to public health and safety and groundwater quality;

(ii) impacts on landscape values and public access associated with the proposed activity including a need for hard protection structures or increased dependency on existing hard protection structures required to protect accessways and roads from landside hazard risks;

(iii) the management or regulation of other people and property required to mitigate landslide hazard risks resulting from the location of the accessway or road;

(iv) the use of non-structural solutions instead of hard engineering solutions;

(v) the ability to relocate or remove structures; and

(vi) methods to manage activities and uses within the site, including safe egress from the site.

(17B) for the storage of hazardous substances on land in medium (tolerable) and high (significant) landslide hazard risk areas:

(a) the likely effect of landslides on the design, location and management of facilities where hazardous substances are stored, used or disposed; and

(b) the potential risk to public health and the receiving environment.

(17C) for all other restricted discretionary activities in landslide hazard risk areas:

(a) the likelihood of a landslide hazard event occurring, its magnitude and duration, the consequences of the event and its effects on public health, safety, property and the environment;

(b) the extent to which site-specific analysis has been undertaken and any other information the Council may have on the site and surrounding land;

(c) measures to avoid creating or exacerbating landslide hazard risks and associated adverse effects to people, property and the environment, including all of the following:

(i) the effects of the location of the structures and building platforms;

(ii) the effects of landslide hazards on the structural integrity of a building or structure;

(iii) the effects on landscape values, associated earthworks and land form modifications;

(iv) the methods provided to manage activities and uses within the site, including safe egress from buildings and structures and the management of people and property;

(v) the ability to relocate buildings or structures within a landslide hazard risk area, including the proposed duration of occupation of the structures or building; and

(vi) the ability to design, construct and maintain buildings or structures so that they are resilient to landslide hazards;

Infrastructure:

- ~~*in the coastal erosion hazard area;*~~
- ~~*in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area;*~~

- ~~*in the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area;*~~
- ~~*in the 1 per cent annual exceedance probability (AEP) floodplain;*~~
- ~~*in overland flow paths and*~~
- ~~*on land which may be subject to land instability*~~
- *in flood hazard areas*
- *in coastal hazard areas and*
- *in landslide susceptibility assessment areas*

(18) [Deleted] ~~Operation, maintenance, renewal, repair and minor infrastructure upgrading, of infrastructure in areas listed in the heading above that do not comply with Standard E36.6.1.13~~

(a) [Moved to (18A)(a)] ~~the functional and/or operational need to locate within the hazard area;~~

(b) [Moved to (18A)(b)] ~~the risk of adverse effects to other people, property and the environment including all of the following:~~

(i) [Moved to (18A)(b)(i)] ~~risk to public health and safety;~~

(ii) [Moved to (18A)(b)(ii)] ~~impacts on landscape values and public access associated with the proposed activity including a need for hard protection structures to be required to protect the utility from the natural hazard;~~

(iii) [Moved to (18A)(b)(iii)] ~~the management or regulation of other people and property required to mitigate natural hazard risks resulting from the location of the infrastructure;~~

(iv) [Moved to (18A)(b)(iv)] ~~the storage or use of hazardous substances in relation to the activity;~~

(v) [Moved to (18A)(b)(v)] ~~any exacerbation of an existing natural hazard or creation of a new natural hazard as a result of the structure;~~

(vi) [Moved to (18A)(b)(vi)] ~~the use of non-structural solutions instead of hard engineering solutions; and~~

(vii) [Moved to (18A)(b)(vii)] ~~the ability to relocate or remove structures~~

(18A) For all other infrastructure in flood hazard areas, coastal hazard areas and high and medium landslide susceptibility assessment areas not otherwise provided for:

(a) the functional and/or operational need to locate within the hazard area;

(b) the risk of adverse effects to other people, property and the environment including all of the following:

(i) risk to public health and safety;

(ii) impacts on landscape values and public access associated with the proposed activity including a need for hard protection structures to be required to protect the utility from the natural hazard or increased dependency on existing hard protection structures;

(iii) the management or regulation of other people and property required to mitigate natural hazard risks resulting from the location of the infrastructure;

(iv) the storage or use of hazardous substances in relation to the activity;

(v) any exacerbation of an existing natural hazard or creation of a new natural hazard as a result of the structure;

(vi) the use of non-structural solutions instead of hard engineering solutions; ~~and~~

(vii) the ability to relocate or remove structures; and

(viii) the benefits of the infrastructure.

E36.8.2. Assessment criteria

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:

~~*Activities in the coastal erosion hazard area*~~

(1) [Deleted] ~~for external alterations to existing buildings which increase the gross floor area of the building in the coastal erosion hazard area; for all other buildings and structures in the coastal erosion hazard area; and for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater pipes or soakage fields in the coastal erosion hazard area:~~

(a) ~~the likelihood of a coastal hazard event occurring, its magnitude and duration, the consequences of the event and its effects on public health, safety, property and the environment;~~

(b) ~~the extent to which site specific analysis, such as engineering, stability or flooding reports and its analysis have been undertaken and any other information the Council may have on the site and surrounding land;~~

(c) ~~the extent to which public access, landscape and other environmental values are affected by any works proposed in association with the building or structure, by way of mitigation of the hazard; and~~

(d) ~~the extent to which any building or structure can be relocated in the event of severe coastal erosion or shoreline retreat, taking into account the likely long term effects of climate change.~~

All restricted discretionary activities

(1A) for all restricted discretionary activities:

(a) effects on Māori Land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values

Activities in coastal hazard areas ~~the coastal storm inundation 1 per cent annual exceedance probability (AEP) area~~

~~(2)~~ [Deleted] ~~for external alternations to existing buildings which increase the gross floor area of the building in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area; for all other buildings and structures in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area; for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater pipes or soakage fields in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area:~~

(a) ~~the likelihood of a coastal storm inundation hazard event occurring, its magnitude and duration, the consequences of the event and its effects on public health, safety, property and the environment;~~

(b) ~~the extent to which site-specific analysis, such as engineering, stability or flooding reports and its analysis have been undertaken and any other information the Council may have on the site and surrounding land;~~

(c) ~~the extent to which public access, landscape and other environmental values are affected by any works proposed in association with the building or structure, by way of mitigation of the hazard; and~~

(d) ~~the extent to which any building or structure can be relocated in the event of severe coastal erosion or shoreline retreat, taking into account the likely long term effects of climate change.~~

(2A) for activities where natural hazard risk is potentially tolerable in accordance with Table E36.3.1B.1 in coastal erosion hazard area 3 and coastal inundation hazard area 3:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(4C), E36.3(4E), E36.3(5I), E36.3(5K), and E36.3(5L).

(2B) for surface parking areas and above ground parking areas (including vehicle entry and exit points) in coastal inundation hazard area 2:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), and E36.3(5E).

(2C) for below ground parking in the coastal inundation hazard areas 2 and 3:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(5D), E36.3(5E) and E36.3(5F).

(2D) for the conversion of non-habitable rooms into habitable rooms within the ground floor or basement of a building in coastal erosion hazard area 3 and coastal inundation hazard area 3:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(4C), E36.3(4E), E36.3(5I) and E36.3(5M).

(2E) for emergency services required to locate within coastal hazard areas:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(4C), and E36.3(5G).

(2F) for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (excluding above-ground domestic rainwater tanks) or stormwater pipes or soakage fields on land in the coastal hazard areas:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B) and E36.3(5B).

(2G) for the construction of private roads, roads to be vested and accessways in coastal hazard areas:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(5B), E36.3(5E), and E36.3(5F).

(2H) for domestic above-ground rainwater tanks in coastal erosion hazard area 1 and coastal inundation hazard area 1:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), and E36.3(5B).

(2I) for external additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by no more than 10m^2 in coastal erosion hazard areas 1 and 2 and coastal inundation hazard areas 1 and 2; and external additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by more than 10m^2 in coastal hazard areas:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(4C), E36.3(5B) and E36.3(4E).

(2J) for new structures and buildings (excluding dwellings) ancillary to farming activities with a gross floor area of up to 100 m^2; and new structures and buildings with a gross floor area up to 10m^2 in coastal erosion hazard area 1 and coastal inundation hazard area 1:

(a) refer to Policy E36.3(3), E36.3(4A), E36.3(4B), E36.3(4E), E36.3(5B) and E36.3(5J).

(2K) for all other external additions and alterations to structures and buildings in coastal erosion hazard areas 2 and 3 and coastal inundation hazard areas 2 and 3; and all other buildings and structures, including retaining walls and earth bunds, in coastal erosion hazard areas 2 and 3 and coastal inundation hazard areas 2 and 3:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(4C), E36.3(4E), and E36.3(5B).

Defences against coastal hazards

(3) for the extension (including upgrading that increases the area occupied by the structure) or alteration of existing lawfully established hard protection structures; and for new hard protection structures, located landward of the coastal protection yard that may serve as a defence against coastal erosion or inundation:

(a) [Deleted] ~~the extent to which the structure or works for the structure are located and designed to avoid, remedy or mitigate adverse effects;~~

(b) [Deleted] ~~the extent to which the structure avoids, remedies or mitigates effects on public access, including pedestrian access, access to the coastline and access to areas of public open space;~~

(c) [Deleted] ~~the extent of consent duration sought and whether it is necessary for the functional and operational needs of the activity or whether an adaptive management approach can be achieved;~~

(d) [Deleted] ~~the extent of monitoring required to avoid, remedy or mitigate adverse environmental effects;~~

(e) [Deleted] ~~whether the construction works can be undertaken at a time that will avoid or minimise adverse effects on marine mammals, roosting, nesting and feeding areas, and recreational users of the coastal marine area;~~

(f) [Deleted] ~~whether the construction works or methods avoid, remedy or mitigate adverse effects, particularly on water quality and sedimentation;~~

(g) [Deleted] ~~whether the structure is located and designed to avoid, remedy or mitigate adverse effects on the environment; and~~

(h) [Deleted] ~~the extent to which material used are compatible with the surrounding coastal environment and where practicable, with the natural material at the site. This includes texture, colour, composition, grain size, level of contamination and potential for leaching.~~

(i) refer Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(10), E36.3(10A), E36.3(11A), E36.3(12A), E36.3(12B) and E36.3(12C)

Re-building in flood hazard areas, coastal hazard areas and landslide hazard risk areas

(3A) for the re-building of materially damaged or destroyed buildings in:

- coastal inundation hazard area 1 and 2;
- coastal erosion hazard area 1 and 2;

- very high, high and medium flood hazard areas; and
- high (significant) and medium (tolerable) landslide hazard risk areas complying with Standard E36.6.A1 and low (acceptable) landslide hazard risk areas not complying with Standard E36.6.A1

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(4C) and E36.3(4D).

Activities in flood hazard areas ~~the 1 per cent annual exceedance probability (AEP) flood plain~~

(4) for fences, earth bunds and walls in ~~the 1 per cent annual exceedance probability (AEP) floodplain~~ flood hazard areas that do not comply with Standard E36.6.1.5:

(a) [Deleted] ~~whether the fence or wall will result in changes to the flood hazard experienced within the site, or on other sites including upstream or downstream of the site;~~

(b) [Deleted] ~~whether the fence or wall will result in changes to flood depths and velocities from the blocking or channelling of flood waters; and~~

(c) [Deleted] ~~the extent to which the fence or wall is necessary to maintain privacy, security, biosecurity or safety of the site or adjoining sites.~~

(d) refer to Policies E36.3(3), E36.3(4A), E36.3(4B) and E36.3(21).

(4A) for the construction of private roads, roads intended to be vested and accessways in very high, high and medium flood hazard areas:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B) E36.3(21) and E36.3(26).

(4B) for surface parking areas and above ground parking areas (including vehicle entry and exit points) in medium flood hazard areas

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(21) and E36.3(26).

(5) for below ground parking ~~or parking areas~~ in ~~the 1 per cent annual exceedance probability (AEP) floodplain~~ medium and low flood hazard areas:

(a) [Deleted] ~~whether the parking area can be located outside of the 1 per cent annual exceedance probability (AEP) floodplain so as not to block or impede the flood hazard;~~

(b) [Deleted] ~~where the parking area cannot be practically located outside or above the floodplain, how the parking areas can be designed and managed to minimise any increase in flood related risks to people and property on site and to other properties upstream or downstream of the site;~~

(c) [Deleted] ~~the extent of potential adverse effects resulting from vehicles being mobilised by a 1 per cent annual exceedance probability (AEP) flood event;~~

(d) [Deleted] ~~whether the building or structure maintains structural integrity during a flood event; and~~

(e) [Deleted] ~~whether site layout and management can avoid hazardous and floatable materials, including cars and other stored items, being carried off the site.~~

(f) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(21) and E36.3(26).

(5A) for private roads, roads intended to be vested and accessways in flood hazard areas:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(21) and E36.3(26).

(6) for the storage of hazardous substances in ~~the 1 per cent annual exceedance probability (AEP) floodplain~~ flood hazard areas:

(a) [Deleted] ~~the extent to which the proposal ensures that hazardous substances stored in flood hazard areas are protected from flooding, spillage and leakage should a flood hazard event occur;~~

(b) [Deleted] ~~the extent of public health hazards that may result from a flood hazard event and how these are proposed to be avoided; and~~

(c) [Deleted] ~~whether groundwater contamination in a flood event can be avoided.~~

(d) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(21) and E36.3(22).

(7) for on-site septic tanks, on-site wastewater treatment and disposal systems and effluent disposal fields in the 1 per cent annual exceedance probability (AEP) flood plain and flood prone areas:

(a) [Deleted] ~~whether the design of the devise impedes flood flows or otherwise increases flood risk upstream or downstream of the site and how such effects can be avoided or mitigated;~~

(b) [Deleted] ~~whether the design of the device is resilient to damage from a range of flood events;~~

(c) [Deleted] ~~whether access to the device for maintenance and maintenance plans are provided and the potential effects that may result from the proposed access route;~~

(d) [Deleted] ~~the extent of public health hazards that may result from a flood hazard event and how these are proposed to be avoided; and~~

(e) [Deleted] ~~whether groundwater contamination in a flood event can be avoided.~~

(f) refer to Policy E36.3(3), E36.3(4A), E36.3(4B) and E36.3(21).

(8) for the construction of other land drainage works, stormwater management devices and flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas:

(a) [Deleted] ~~whether the design of and works or devices impede flood flows or otherwise increases flood risk upstream or downstream of the site and how such effects can be avoided or mitigated;~~

(b) [Deleted] ~~whether the design of the works or any device is resilient to damage from a range of flood events; and~~

(c) [Deleted] ~~whether access to the works or device for maintenance and maintenance plans are provided and the potential effects that may result from the proposed access route.~~

(d) refer to Policies E36.3(3), E36.3(4A), E36.3(4B) and E36.3(21).

(9) for external additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by no more than 10m^2 in very high, high and medium flood hazard areas for the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas; for external additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by more than 10m^2 in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas; for new structures and buildings ~~(and external alterations to existing buildings)~~ with a gross floor area up to 10m^2 within very high, high and medium flood hazard areas for the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas ~~that do not comply with standard E36.6.1.9~~; for all other external additions and alterations to structures and buildings in the 1 per cent annual exceedance probability (AEP) flood plain and flood prone areas; and for all other structures and buildings (~~and external alterations to existing buildings~~ including retaining walls) ~~with~~in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas:

(a) [Deleted] ~~whether the building platform can be located outside of the 1 per cent AEP floodplain so as not to block or impede the flood waters;~~

(b) [Deleted] ~~where the building cannot be practically located outside or above the flood plain, how the building can be designed and managed to minimise increase in flood related risks experienced by other properties, including those upstream or downstream such as, maintaining a clear under croft, allowing for the passage of flood waters;~~

(c) [Deleted] ~~whether buildings likely to be affected by flood waters should be wet proofed or dry proofed to minimise damage to the building and its contents; and~~

(d) [Deleted] ~~site layout and management to avoid hazardous and floatable materials including cars and other stored items being carried off site.~~

(e) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(4C), E36.3(4E), E36.3(21), E36.3(25).

(10) [Deleted] ~~for use of new buildings to accommodate more vulnerable activities, and changes of use to accommodate more vulnerable activities within existing buildings located within the 1 per cent annual exceedance probability(AEP) floodplain:~~

(a) ~~the likelihood of a flood hazard event occurring and its magnitude and duration, and the consequences of the event, its possible effects on public health, safety, property and the environment;~~

(b) ~~the extent to which a flood hazard assessment or mitigation plan addresses methods provided to manage activities or uses within the site;~~

(c) ~~whether sufficient actions can be undertaken to ensure that people will not be placed in danger during a flood event;~~

(d) ~~the extent to which the proposal and any subsequent land use is likely to exacerbate the flood hazard or create a new flood on the subject land and/or on any adjacent land; and~~

(e) ~~whether the building or structure maintains structural integrity during as flood event.~~

(10A) for activities where natural hazard risk is potentially tolerable in accordance with Table E36.3.1B.1 in low flood hazard areas:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(21), E36.3(30E), and E36.3(30F), E36.3(30G).

(10B) for the conversion of non-habitable rooms into habitable rooms within the ground or basement floor of a building in low flood hazard areas:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(4C), E36.3(4E), E36.3(21), E36.3(30F), E36.3(30G) and E36.3(30H).

~~*Activities in overland flow paths*~~

(11) [Deleted] ~~for fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with Standard E36.6.1.10~~:

(a) ~~whether the fence or wall will result in changes to the flood hazard experienced within the site, or on other sites including upstream or downstream of the site;~~

(b) ~~whether the fence or wall will result in changes to flood depths and velocities from the blocking or channelling of flood waters; and~~

(c) ~~the extent to which the fence or wall is necessary to maintain privacy, security, biosecurity or safety of the site or adjoining sites.~~

(12) for diverting the entry or exit point, piping or reducing the capacity in any part of an overland flow path:

(a) [Deleted] ~~the extent to which the continuity of the overland flow paths both within the site and upstream and downstream of the site will be maintained;~~

(b) [Deleted] ~~the extent to which and how the effects on other properties from the diversion or alteration of the overland flow path will be avoided or mitigated;~~

(c) [Deleted] ~~the extent to which and how scouring and erosion will be managed;~~

(d) [Deleted] ~~the extent to which and how the proposal will avoid, or mitigate adverse effects on stream ecology;~~

(e) [Deleted] ~~the extent of long-term maintenance proposed, ensuring that, when appropriate, an easement in favour of Council is created to limit further changes to the overland flow path; and~~

(f) [Deleted] ~~the extent to which design and management measures are proposed to manage risk to a building, its occupants or contents.~~

(g) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(21) and E36.3(29).

(12A) for any buildings or structures ~~including retaining walls~~ (~~but excluding permitted fences and walls~~) located within an overland flow path with a catchment greater than 4,000m^2:

(a) [Deleted] ~~the extent to which the overland flow path is maintained to convey stormwater runoff safely from a site to the receiving environment;~~

(b) [Deleted] ~~the location of habitable rooms in relation to the overland flow path;~~

(c) [Deleted] ~~the extent to which the design of the building provides for safe access and the potential effects of flood hazards on chosen access routes; and~~

(d) [Deleted] ~~the extent to which people are affected during flood events and the extent to which effects are avoided, remedied or mitigated.~~

(e) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(21) and E36.3(29).

~~*Activities on land which may be subject to land instability*~~

(13) [Deleted] ~~for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks or stormwater soakage fields on land which may be subject to land instability that do not comply with permitted activity Standard E36.6.1.12~~:

(a) ~~the extent to which the location, design and functioning of the devise would be adversely affected by the land instability hazard and how such effects can be avoided or mitigated;~~

(b) ~~whether the design of the device is resilient to damage from the land instability hazard;~~

(c) ~~whether access to the device for maintenance and maintenance plans are provided and the potential effects that may result from the proposed access route;~~

(d) ~~the extent of public health hazards that may result from the land instability hazard and how these are proposed to be avoided; and~~

(e) ~~whether groundwater contamination from the land instability hazard can be avoided.~~

(14) [Deleted] ~~for the storage of hazardous substances on land which may be subject to land instability~~:

(a) ~~the extent to which the proposal ensures that hazardous substances are protected from spillage or leakage should a natural hazard event occur; and~~

(b) ~~the extent of public health hazards that may result from the land instability hazard and how these are proposed to be avoided.~~

(15) [Deleted] ~~for external additions to buildings and to any structures excluding decks under 1.2m high and 20m^2 gross floor area on land which may be subject to instability; and for all other buildings and structures on land which may be subject to land instability not otherwise provided for~~:

(a) ~~the likelihood of a land instability hazard event occurring, its magnitude and duration, the consequences of the event and its effects on public health, safety, property and the environment;~~

(b) ~~the extent to which site-specific analysis, such as engineering, or stability reports and its analysis have been undertaken and any other information the Council may have on the site and surrounding land;~~

(c) ~~the extent to which landscape and other environmental values are affected by any works proposed in association with the building or structure or mitigation of the hazard; and~~

(d) ~~the extent to which any building or structure can be relocated in the event of a land instability hazard occurring.~~

(16) [Deleted] ~~for all other infrastructure on land which may be subject to land instability not otherwise provided for~~:

(a) ~~the long-term management, maintenance and monitoring of any mechanisms associated with managing the risk of adverse effects resulting~~

~~from the placement of infrastructure within a hazard area to other people, property and the environment including the management of hazardous substances;~~

(b) ~~the extent to which residual risks to people, property and the environment resulting from any mitigation measures implemented to manage the hazard;~~

(c) ~~the extent to which an existing hazard is exacerbated or a new hazard is created as a result of the structure;~~

(d) ~~the extent to which the proposal includes non-structural solutions to protect infrastructure from the hazard and resulting adverse effects; and~~

(e) ~~the extent to which landscape values and/ or public access are affected by the proposed structure or structures associated with the mitigation of the hazard.~~

Activities in landslide hazard areas

(16A) for on-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or soakage fields, accessways, private roads and roads intended to be vested in high (significant) and medium (tolerable) landslide hazard risk areas:

(a) the extent to which the structure is necessary to provide for the proposed use or development; and

(b) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(33E), E36.3(33F) and E36.3(33H).

(16B) for the storage of hazardous substances on land in medium (tolerable) and high (significant) landslide hazard risk areas:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B) and E36.3(33G).

(16C) for all other restricted discretionary activities in landslide hazard risk areas:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(4E), E36.3(33A), E36.3(33I), and E36.3(33J).

Infrastructure:

- *in flood hazard areas*
- *in coastal hazard areas and*
- *in landslide susceptibility assessment areas*

(17) ~~[Deleted] for operation, maintenance, renewal, repair and minor infrastructure upgrading of infrastructure in the coastal erosion hazard area; or in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area; or in the coastal storm inundation 1 per cent annual exceedance probability (AEP)~~

~~plus 1m sea level rise area; or in the 1 per cent annual exceedance probability (AEP) floodplain; or in overland flow paths; or on land which may be subject to land instability:~~

(a) ~~the long-term management, maintenance and monitoring of any mechanisms associated with managing the risk of adverse effects resulting from the placement of infrastructure within a hazard area to other people, property and the environment including the management of hazardous substances;~~

(b) ~~the extent to which residual risks to people, property and the environment resulting from any mitigation measures implemented to manage the hazard;~~

(c) ~~the extent to which an existing hazard is exacerbated or a new hazard is created as a result of the structure;~~

(d) ~~the extent to which the proposal includes non-structural solutions to protect infrastructure from the hazard and resulting adverse effects; and~~

(e) ~~the extent to which landscape values and/ or public access are affected by the proposed structure or structures associated with the mitigation of the hazard.~~

(17A) for all other infrastructure in flood hazard areas, coastal hazard areas and high and medium landslide susceptibility assessment areas not otherwise provided for:

(a) refer to Policies E36.3(3), E36.3(4A), E36.3(4B), E36.3(35), E36.3(36) and E36.3(37).

E36.9. Special information requirements

(1) A hazard risk assessment must be undertaken when subdivision, use or development requiring resource consent is proposed to be undertaken on land which ~~may be subject to~~ are within any one or more natural hazard areas ~~of the following:~~

(a) [Deleted] ~~coastal erosion;~~

(b) [Deleted] ~~coastal storm inundation 1 per cent annual exceedance probability (AEP);~~

(c) [Deleted] ~~coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise;~~

(d) [Deleted] ~~the 1 per cent annual exceedance probability (AEP) floodplain;~~

(e) [Deleted] ~~overland flow paths; or~~

(f) [Deleted] ~~land instability.~~

The level of information required to be provided should be proportionate to the hazard risk, the nature of the hazard. It should also be appropriate to the scale, nature and location of the development and reflective of the scale of the activity proposed. For coastal hazards this should include a consideration of the potential effects of climate change over at least a 100 year timeframe.

(2) A hazard risk assessment report must accompany a resource consent application for the subdivision, use or development referenced in E36.9(1) above and must identify which natural hazard(s) that the land is potentially at risk of being exposed to over at least the next 100 years and ~~whether the land is or is likely to be subject to coastal erosion; coastal storm inundation 1 per cent annual exceedance probability (AEP); coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise; the 1 per cent annual exceedance probability (AEP) floodplain; overland flow paths; or land instability, over at least the next 100 years and, if found to be subject to one or more of these hazards,~~ should provide an assessment, ~~which does not need to duplicate an assessment of environmental effects,~~ which addresses ~~all of the following:~~ all the matters outlined in Policies E36.3(3), E36.3(4A) and E36.3(4B), including climate scenarios in Auckland Council Guideline Document 15: Climate change scenarios (GD15) November 2024.

(a) [Deleted] ~~the type, frequency and scale of the natural hazard and whether adverse effects on the development will be temporary or permanent;~~

(b) [Deleted] ~~the type of activity being undertaken and its vulnerability to natural hazard events;~~

(c) [Deleted] ~~the consequences of a natural hazard event in relation to the proposed activity and the people likely to be involved in that activity;~~

(d) [Deleted] ~~the potential effects on public safety and other property;~~

(e) [Deleted] ~~any exacerbation of an existing natural hazard risks or creation of a new natural hazard risks;~~

(f) [Deleted] ~~whether any building, structure or activity located on land subject to natural hazards near the coast can be relocated in the event of severe coastal erosion, coastal storm inundation or shoreline retreat;~~

(g) [Deleted] ~~the ability to use of non-structural solutions, such as planting or the retention or enhancement of natural landform buffers to avoid, remedy or mitigate the hazard, rather than hard engineering solutions or protection structures;~~

(h) [Deleted] ~~the design and construction of buildings and structures to mitigate the effects of natural hazards;~~

(i) [Deleted] ~~the effect of structures used to mitigate hazards on landscape values and public access;~~

(j) [Deleted] ~~site layout and management to avoid or mitigate the adverse effects of natural hazards, including access and exit during a natural hazard event;~~

(k) [Deleted] ~~the duration of consent and how this may limit the exposure for more or less vulnerable activities to the effects of natural hazards including the effects of climate change; and~~

(l) [Deleted] ~~any measures and/ or plans proposed to mitigate the natural hazard or the effects of the natural hazard.~~

(3) A landslide hazard risk assessment prepared by a suitably qualified and experienced person in accordance with Appendix 24 Landslide hazard risk assessment methodology must accompany a resource consent application for the subdivision, use or development of land within a landslide hazard area.

(4) Geotechnical reports prepared by a suitably qualified and experienced person in accordance with Auckland Council Code of Practice for Land Development and Subdivision, Section 2 (Earthworks and Geotechnical Requirements) must accompany a resource consent application for the subdivision, use or development of land within a landslide hazard area.