

## Natural Hazards

Natural hazards are an important consideration in planning. The decisions made in our new District Plan focus on ensuring natural hazard risks are better managed to protect people and places, especially around floods and wildfire.

| What Council consulted on  | What Council has decided  | Why Council made the decision  |
|--|---|--|
| <b>Flood Risk</b>  |   |  |
| <p>Identify and manage flood risk in areas at risk of a one in 200 year flood event, rather than a one in 50 year event (as was the old approach).</p> <p>Require new homes and other main buildings on a site that are located in a one in 200 year flood event area to have a minimum floor height of 300mm above the projected flood level.</p> | <p>The modelled flood layers have been removed from the District Plan but are still available through Canterbury Maps. Instead, the entire extent of the Inner Plains has been mapped as being subject to flood risk.</p> <p>Any new home or main building located in a flood overlay area will now be required to have a flood assessment certificate. In addition, any existing homes or main buildings being expanded by more than 25m<sup>2</sup> will need a flood assessment certificate.</p> <p>A flood assessment certificate will be issued by the district council at the time of building consent and it will specify any minimum building floor height required. A standard charge will apply for these certificates.</p> | <p>There was concern that the approach in the notified proposed plan was out of step with other district plans such as Christchurch and the proposed Waimakariri District Plan. A flood assessment certificate approach will provide more up-front certainty to those wanting to build about what flood risks are present and what building floor heights are required to mitigate them.</p> |
| <p>Coastal erosion and coastal inundation layers are shown in the planning maps for the first time. Rules are to be tightened for subdividing and building in areas that are subject to coastal erosion or inundation.</p>   | <p>Coastal erosion and inundation layers have been retained and resource consent will be required for new residential or main buildings in these areas.</p>   |  |
| <p>A tsunami layer is included in the maps. Evacuation routes from tsunamis are to be considered when deciding a resource consent application.</p>   | <p>Tsunami layers have been retained.</p>   |  |
| <b>Geotechnical Risk</b>   |   |  |
| <p>Areas of geotechnical risk have been identified for the first time. Depending on the geotechnical risk identified in the District Plan, an investigation may be needed for</p>  | <p>This approach has largely been retained.</p>   |  |

|   |  |   |
|---|--|---|
| <p>certain types of development or subdivision. Within identified fault overlays, certain development must be avoided or is restricted unless it can be demonstrated that the risk to human health and safety is not increased.</p>       |  |   |
| <b>Wildfire Risk</b>  |  |   |
| <p>Setbacks have been introduced for the first time to manage wildfire risk from planting, such as shelterbelts and woodlots.</p> <p>Greater consideration is required for any vegetation planting or landscaping around a new house.</p> | <p>An additional requirement is now in place that restricts new houses in the rural zone from being too close to internal site boundaries as wildfire risks can arise from planting close to property boundaries. Setbacks have therefore been increased from 5m to 30m.</p> | <p>Council has made this change for two reasons: one, to reduce human health and safety risks and property damage from wildfire and two, to protect primary production activities from reverse sensitivity effects where people move in close-by and then expect high standards of amenity.</p> |