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## **17 Natural Hazards**

The rules contained in this section take precedence over any other Rules that may apply in the District Plan, unless specifically stated to the contrary.

### **17.1 DISCRETIONARY ACTIVITIES**

The following are Discretionary Activities with the exercise of Council's discretion being restricted to the matters specified in 17.4, subject to complying with other General rules:

- 1 The erection of a habitable building situated on land shown on the Planning Maps as being within an "Area of Flooding Risk".
- 2 Extension of a habitable building which increases the floor area by greater than 15%, where that habitable building is situated on land shown on the Planning Maps as being within an "Area of Flooding Risk".
- 3 The erection of any building between 20m and 100m of the landward side of the centre-line of a floodbank.
- 4 The erection of any fence or gate within 20m of the landward side of the centre-line of a floodbank.

### **17.2 NON-COMPLYING ACTIVITIES**

The following are Non-Complying Activities.

- 1 The erection of any building or structure (excluding fences and gates) within 20m of the landward side of the centre-line of a floodbank.
- 2 Buildings (other than residential activity) on, in or on the riverside of a floodbank, except recorders to measure the flows and levels of lakes and rivers provided for by Rule 15.1.1.12.

### **17.3 NON-COMPLYING ACTIVITIES**

The following are Prohibited Activities in all zones for which no resource consent will be granted.

- 1 Residential Activity, in or on the riverside of a floodbank

### **17.4 RESTRICTION OF DISCRETION**

For activities specified in Rule 17.1, the Council's discretion is restricted to the following matters:

- 1 The risk of flooding
- 2 Measures to avoid, remedy or mitigate the flood hazard, including the provision for floor height.
- 3 Effects on the environment of any measure to avoid, remedy or mitigate the flood hazard.

## **17.5 RESOURCE CONSENT ASSESSMENT MATTER**

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the assessment matters contained in clause 14.7.2(5).