

PART 14

NATURAL HAZARDS

14.1 INTRODUCTION AND SIGNIFICANT RESOURCE MANAGEMENT ISSUES

- 14.1.1 This Part provides the rules and assessment criteria for land uses and subdivision in areas that may be subject to natural hazards.
- 14.1.2 A natural hazard is the result of natural processes that form, shape and alter the environment and is defined in the Act as including earthquakes, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire or flooding. With the exception of tsunami, the Rotorua district has the potential to be affected at some point by all of the above-listed processes.
- 14.1.3 The most obvious natural hazards in the Rotorua district result from the city being located in the basin of a collapsed volcano that has filled with water and soft sediment. It is an active environment and for this reason it is very important to understand the role of the District Plan in managing natural hazards. The specific District Plan function is part of a broader set of statutory mechanisms that deal with pre and post incident planning. Council is one of several government agencies with a statutory function. The Civil Defence and Emergency Management Act 2002 (CDEMA) focuses on reduction, readiness, response and recovery. Through the Regional Policy Statements the regional council's major role is the assessment of risk, which links strongly to the District Plan function of managing effect. The Building Act 2004 has a major role in the types of building materials and designs for construction on land impacted by natural hazards. It is important the District Plan does not duplicate these other related processes.
- 14.1.4 The two sections of the Act that have the most influence on how a District Plan responds to natural hazards are Section 31 and Section 106. Under Section 31 Council's function is the control of any actual or potential effects of the use of land for the avoidance or mitigation of natural hazards. Under Section 106 of the Act Council may grant subdivision consent to land affected by natural hazards. This latter aspect is addressed in the site suitability component of Part 13 Subdivision.
- 14.1.5 What natural hazards can be avoided and what can be mitigated are very important considerations for the Rotorua community, which lives with and makes use of some natural hazards. Features such as geysers, bubbling mud pools and steaming vents are major tourist attractions and among one of the major contributors to Rotorua's economy. The two historic villages of Whakarewarewa and Ohinemutu are built on and around many of these features.
- 14.1.6 Given the unique volcanic landscape of the district and the specific role the District Plan plays in the hazard management response framework this Part makes a clear statement on those circumstances where:
- Avoidance will be the recommended strategy, which may result in resource consents for certain activities being declined
 - Mitigation will be the recommended strategy, which may result in conditions being imposed on certain activities needing resource consent
 - The District Plan will not attempt to provide a response, deferring instead to other statutory instruments or processes.

14.1.7 The District Plan is not the total and single response to many natural hazards that can occur in the district. For some this is due to the above issue of statutory responsibility. In the built areas such as the city centre, many of the geothermal issues will be addressed at time of Building Consent. For others, such as volcanic eruption, the magnitude of the event is likely to exceed any measure that can be put in place at the zone or property scale. There are also some natural hazards that are known to occur in the district, but further research is required to isolate the most at-risk areas. The two hazards in this category are soft soils and land subject to high groundwater tables.

14.1.8 The issues detailed below have shaped the policy framework for natural hazard management. While many issues have required consideration, and the objectives and policies are comprehensive, most are related to achieving the following major outcome:

- A practical approach to the placement of buildings, people and activities on land that could cause loss of life or property, or land that is susceptible to flooding.

Each issue is discussed further below.

14.1.9 **VOLCANISM AND GEOTHERMAL ACTIVITY**

Volcanism is a defining feature of the district. It is the topographical expressions of these hazards that draw many to live and play in the district. The Rotorua district contains four caldera volcanoes - Rotorua, Okataina, Reporoa and Kapenga. Only the Okataina Volcanic Centre is classed as active. While the consequences of a large scale local volcanic eruption may be devastating, research has shown the probability of this occurring is low. The District Plan can do little to avoid or minimise the impact of a volcanic eruption.

14.1.9.1 Volcanic activity has created a significant number of geothermal surface features throughout the district. A District Plan map has not been produced, as locations can change and new features appear over short periods of time. However, they do concentrate in the geothermal fields which are distributed across the district and illustrated in **Special Map 113**. Much of the city is built on top of the Rotorua Geothermal Field, and many surface features are visible in and around the city centre and the residential suburbs to the south and north-west. Hot ground, gases and hydrothermal eruptions are some of the events that occur in these areas. While presenting a risk these features have a range of economic, social, and scientific values. The historic villages of Ohinemutu and Whakarewarewa have co-existed in significant geothermal environments since pre-European times. The hazard forms a part of the cultural identity of these places. Hazard management in these areas needs to incorporate these considerations.

14.1.10 **EARTHQUAKES AND FAULT LINES**

The Rotorua district is located within the Taupo Rift and has one of the most concentrated areas of active faults in New Zealand. The known active faults in the district are shown on **Special Map 111**. The Taupo Rift is formed from the subduction of the Pacific Plate beneath the North Island. This creates tectonic tension that in turn create a series of faults that can cause significant ground shaking and surface deformation.

14.1.10.1 Development over or close to these fault lines can create risk to property and human safety. A significant amount of research has been completed on fault line hazards within the district providing accurate information on the level of risk and methods of avoidance. The highest density of fault lines are located outside of the main residential urban areas.

14.1.10.2 Earthquakes can cause liquefaction and the soft soils and high groundwater table in the Lake Rotorua Basin are particularly susceptible. The city's location within this area makes it a difficult issue for the District Plan to address. The soft soils in the district are discussed further below.

14.1.11 **SUBSIDENCE AND SEDIMENTATION**

Much of the city is built on lake sediments of a relatively young age (**Special Map 110**). In some situations this may cause issues with building foundations and stability, in particular when combined with high groundwater tables. It is very difficult to adopt a risk avoidance strategy in a heavily built environment, but is an aspect Council will take a robust position on when considering the development of vacant land within the urban area. Additional research is anticipated on this aspect.

14.1.12 **LANDSLIDES**

There are areas prone to landslides around the district with a combination of steep slope, earthquake or high rainfall the main causes. Climate change and larger rainfall events may increase the frequency of landslides. Areas with high to very high susceptibility are shown on **Special Map 112**.

14.1.12 **FLOOD LEVELS**

The Rotorua district is fortunate in that it is at the head of many catchments, which makes it less susceptible to large-scale flooding. While the hazard is present in the district, it is relatively limited in extent. Research undertaken by the Council has shown that areas most susceptible to flooding are along the edges of Lake Rotorua and Lake Rotoiti (**Special Map 109**). Most of the district's population lives in a basin with Lake Rotorua forming the bottom of the basin. Overland flow and stormwater can be a major issue in some areas, as are high groundwater tables

DRAFT POLICY FRAMEWORK – FEEDBACK SOUGHT

1. Does the policy framework suitably address all relevant natural hazards in the district?
2. Does the policy framework provide sufficient direction on the management of effects of natural hazards or is it too prescriptive?
3. Does the policy framework suitably manage the actual and potential effects of natural hazards without placing unnecessary restrictions on landowners?
4. Is there enough detail to provide a clear policy direction?
5. Are there hazards that should have more or less prominence in the framework?

14.2 OBJECTIVES AND POLICIES

The following objectives and policies are based on the issues detailed in **Section 13.1** and the practical reality of the active geothermal environment that makes Rotorua unique. In accordance with Council's functions under Section 31 of the Act it is an environment where a strong statement is needed on those situations where the strategy will be one of avoidance; those situations where the strategy will be one of mitigation; and those situations where the District Plan is not considered to be delivery mechanism.

Matters where the objective will be to **avoid** the natural hazard

- Buildings on land that is or may sink/subside
- Habitable buildings on or very near to active faults
- Habitable buildings on top of geothermal surface features
- Habitable buildings on or in the path of land with a very high landslip susceptibility

Matters where the objective will be to **mitigate** the natural hazard

- Buildings on land that might flood or liquefy
- Buildings in the vicinity of geothermal surface features within the geothermal fields other than Rotorua
- Buildings on or in the path of land with a moderate to high landslip susceptibility

Matters where the District Plan does not provide a policy direction

- Volcanic eruption and ash fall
- Wind
- Erosion
- Fire
- Sedimentation
- Tsunami

Volcanism and geothermal activity

Objective 14.2.1

Pragmatic management of use and development of land in an urban setting where large numbers of buildings and people already co-exist with geothermal features

Policy 14.2.1.1

Provide for the tourism focus of the district by allowing development in and around geothermal hazards where the risk is managed to an acceptable level.

Policy 14.2.1.2

New areas of high intensity development and redevelopment are accompanied by comprehensive management plans that mitigate the risk.

Policy 14.2.1.3

Provide for activities that use geothermal resources only if there is no increase in the intensity of the natural hazard

Faultlines

Objective 14.2.2

Manage the types of buildings and activities near active fault lines so that life and property during earthquakes is minimised

Policy 14.2.2.1

Require activities to avoid or mitigate the risk of locating on or near active fault lines by requiring habitable buildings to be set back from the hazard

Policy 14.2.2.2

Take into account uncertainty in the identification of fault lines and require further investigation of fault traces where buildings are located close to identified fault traces.

Landslides

Objective 14.2.3

Reduce the risk to life, property and the environment resulting from use and development of land subject to, or likely to be subject to, instability

Policy 14.2.3.1

Avoid the construction of buildings where land instability is considered very high.

Flooding and inundation

Objective 14.2.4

That the risk of flooding and inundation to life and property are avoided where the risk cannot be mitigated to an acceptable level.

Policy 14.2.4.1

New or expanded development in the primary risk area (2% AEP) shall be avoided for residential activities and other activities where people congregate.

Policy 14.2.4.2

New and expanded development in the secondary risk zone (1% AEP) shall be mitigated.

Policy 14.2.4.3

Works, buildings and structures, including those to mitigate the effects of inundation, shall not divert flood waters from one property to another without agreement of that party, unless it is part of an approved reticulated stormwater management system.

14.3 RULES FOR ACTIVITIES WITHIN AREAS IDENTIFIED AS BEING SUBJECT TO NATURAL HAZARDS

The following Rules classify the status of activities that are to be located within an area identified as being at risk from natural hazards. The natural hazards addressed by the rules are shown on the 100 series planning maps and include Fault lines, Landslides, Flood Levels and Soft Ground.

The rules listed in Table 14.3 relate to land use activities only not subdivision which will be dealt with under Part 13 of this Plan.

P = Permitted activities	Where activities in 14.3 are stated as Permitted Activities, AND where they comply in all respects with the Performance Standards in 14.4, resource consents will not be required.
C = Controlled activities	Where activities are expressly stated in 14.3 as Controlled Activities they shall comply with the Performance Standards of the relevant Zone. The matters over which Council shall reserve its control are stated in Rule 14.4. Council cannot refuse a resource consent for a controlled activity but can grant the resource consent subject to conditions relating to those matters over which Council has reserved control.
D = Discretionary activities	Where activities are expressly stated in 14.3 as Discretionary Activities the activity shall be assessed against those matters in Rule 14.5. Council can grant or refuse a resource consent for a discretionary activity. If Council grants a resource consent it can be granted subject to conditions.
NC = Non-complying activities	Where activities are expressly stated in 14.3 as Non-complying Activities they shall be assessed against those matters in Rule 14.6. Council can grant or refuse a resource consent for a non-complying activity. If Council grants a resource consent it can be granted subject to conditions.

Meanings for the terms used below can be found in Part 1 Definitions.

Table 14.3 Activities in areas identified as being at risk from Natural Hazards

Geothermal Surface Features within the Rotorua Geothermal Field.	Status
1. Notwithstanding any other activity stated in 14.3, activities located within the villages of Ohinemutu and Whakarewarewa where consent is not required under any other part of this Plan	P
2. The operation, maintenance and upgrades of infrastructure including existing network utility lines, cables, pipelines and associated support structures.	P
3. Infill of geothermal features.	D
4. Daycare facilities within 5 metres of a Geothermal Surface Feature	NC
5. Hotels and Motels within 5 metres of a Geothermal Surface Feature	NC
6. Community facilities within 5 metres of a Geothermal Surface Feature	NC
7. Medical centres and Hospitals within 5 metres of a Geothermal Surface Feature	NC
Geothermal Surface Features outside of the Rotorua Geothermal Field.	
8. The operation, maintenance and upgrades of infrastructure including existing network utility lines, cables, pipelines and associated support structures.	P
9. Infill of geothermal features.	D
10. Earthworks within sites containing a geothermal feature.	D
11. Notwithstanding any other activity stated in 14.3, any building located within 5 metres of a Geothermal Feature	NC
12. Daycare facilities within 5 metres of a Geothermal Surface Feature	NC
13. Hotels and Motels within 5 metres of a Geothermal Surface Feature	NC
14. Community facilities within 5 metres of a Geothermal Surface Feature	NC
15. Medical centres and Hospitals within 5 metres of a Geothermal Surface Feature	NC
16. Household Units, Additional Dwellings, Subsidiary Dwellings located within 5 metres of a Geothermal Feature	NC
17. Additions and Extensions to existing buildings within 5 metres of a Geothermal Feature	NC
Active Fault Line Hazards as shown on Planning Map 110	
18. The operation, maintenance and upgrades of infrastructure including existing network utility lines, cables, pipelines and associated support structures.	P
19. Notwithstanding any other activity stated in 14.3, any buildings located within fault avoidance zones as shown on Planning Map 110.	P
20. Household Units, Additional Dwellings, Subsidiary Dwellings, Sleep outs located within Fault Avoidance Zones as shown on Planning Map 110	D
21. Daycare facilities located within Fault Avoidance Zones as shown on Planning Map 110	NC
22. Hotels and Motels located within Fault Avoidance Zones as shown on Planning Map 110	NC
23. Community facilities located within Fault Avoidance Zones as shown on Planning Map 110	NC
24. Medical centres and Hospitals located within fault avoidance zones as shown on Planning Map 110	NC

Flood Levels as shown on Planning Map 109	
25. The operation, maintenance and upgrades of infrastructure including existing network utility lines, cables, pipelines and associated support structures.	P
26. Notwithstanding any other activity stated in 14.3, buildings located within areas subject to flooding as shown on Planning Map 109.	P
27. Additions or Extensions to existing household units located within sites subject to flooding as shown on Planning Map 109.	P
28. The establishment of wetlands to reduce flooding risk	P
29. The upgrade, maintenance and repair of existing flood control structures	P
30. New Household Units, Additional Dwellings, Subsidiary Dwellings and Sleep outs located within areas subject to flooding as shown on Planning Map 109.	C
31. Daycare facilities within areas subject to flooding as shown on Planning Map 109	D
32. Hotels and Motels within areas subject to flooding as shown on Planning Map 109	D
33. Community facilities within areas subject to flooding as shown on Planning Map 109	D
34. Medical centres and Hospitals within areas subject to flooding as shown on Planning Map 109	D
Landslide Hazards as shown on Planning Map 112	
35. The operation, maintenance and upgrades of infrastructure including existing network utility lines, cables, pipelines and associated support structures.	P
36. Removal of vegetation within areas of high and very high landslide susceptibility as shown on Planning Map 112	D
37. Earthworks on slopes with high and very high land slide susceptibility	D
38. New Household Units, Additional Dwellings, Subsidiary Dwellings and Sleep outs within areas of high and very high land slide susceptibility as shown on Planning Map 112	D
39. Daycare facilities within areas of high and very high land slide susceptibility as shown on Planning Map 112	NC
40. Hotels and Motels within areas of high and very high land slide susceptibility as shown on Planning Map 112	NC
41. Community facilities within areas of high and very high land slide susceptibility as shown on Planning Map 112	NC
42. Medical centres and Hospitals within areas of high and very high land slide susceptibility as shown on Planning Map 112	NC
Subsidence	
43. Household Units, Tourist Accommodation, Places of Assembly on vacant land within Area D of Planning Map 110.	NC

14.4 CONTROLLED ACTIVITIES

14.4.1 Where activities in **14.3** are stated as Controlled Activities the matters over which Council shall reserve its control are stated in **14.4.4**.

14.4.2 Activities in **14.3** that are stated as Controlled Activities comprise:

ACTIVITY NUMBER	NAME
14.3.31	New Household Units, Additional Dwellings, Subsidiary Dwellings and Sleep outs located within areas subject to flooding

14.4.3 The general assessment criteria for controlled activities are provided in **14.4.4**. Specific criteria for activities identified in table **14.3** are provided in **14.4.4**. In addition to the assessment criteria listed in **14.4.4** the application shall be assessed against the relevant assessment criteria applicable to the Zone where required.

14.4.4 MATTERS OVER WHICH CONTROL IS TO BE RESERVED FOR SPECIFIC ACTIVITIES

In addition to the relevant assessment criteria specified in any other Part of this Plan the following assessment criteria shall apply to specific activities;

New household units, additional dwellings, subsidiary dwellings and sleep outs located within areas subject to flooding

14.4.4.1 Conditions may be imposed to avoid, remedy or mitigate adverse effects on the environment and the intended future residential use, and in particular in respect of the following matters;

- 1 The minimum floor level of any structure;
- 2 Earthworks and any alteration of ground level;
- 3 The location and extent of coverage of any building or structure in relation to any overland flow path;
- 4 The distance of any building or structure in relation to Lake Rotorua
- 5 The degree to which building, structural or design work to be undertaken can avoid or mitigate the effects of the natural hazard.
- 6 The nature of the activity, its intended uses including whether the use is temporary or permanent and the degree to which other people are put at risk as a result of the activity.
- 7 The degree to which the activity may increase, worsen or alter the effect of the natural hazard.
- 8 Any increase of/in the flood hazard to other sites, including any effect on drainage function during a flood event from the proposed activity.
- 9 Any risk to the structure or proposed activity from erosion.

14.5 RESTRICTED DISCRETIONARY ACTIVITIES

14.5.1 There are no Restricted Discretionary Activities in relation to Natural Hazards.

14.6 DISCRETIONARY ACTIVITIES

14.6.1 Where activities in Table 14.3 are stated as Discretionary Activities the activity shall be assessed against those matters in Rules 14.6.4 to 14.6.9. Council can choose to grant or refuse a consent for a discretionary activity. If Council grants consent it can be granted subject to conditions.

14.6.2 Activities in 14.3 that are stated as Discretionary Activities comprise:

ACTIVITY NUMBER	ACTIVITY
14.3.3, 14.3.9	Infill of geothermal features.
14.3.10	Earthworks within sites containing a geothermal feature.
14.3.20	Household Units, Additional Dwellings, Subsidiary Dwellings, Sleep outs located within fault avoidance zones.
14.3.32	Daycare facilities within areas subject to flooding
14.3.33	Hotels and Motels within areas subject to flooding
14.3.34	Community facilities within areas subject to flooding
14.3.35	Medical centres and Hospitals within areas subject to flooding
14.3.36	Removal of vegetation within areas of high and very high landslide susceptibility
14.3.38	Earthworks on slopes with high and very high land slide susceptibility
14.3.39	Household Units, Additional Dwellings, Subsidiary Dwellings and Sleep outs within areas of high and very high land slide susceptibility

14.6.3 The general assessment criteria for Discretionary activities are provided in 14.5.4 to 14.5.9. In addition to this assessment criteria the application shall be assessed against the relevant assessment criteria applicable to the Zone where required.

14.6.4 MATTERS COUNCIL WILL USE WHEN ASSESSING SPECIFIC DISCRETIONARY ACTIVITIES

In addition to the relevant assessment criteria specified in any other Part of this Plan the application shall be assessed against the following applicable assessment criteria;

14.6.5 INFILL OF GEOTHERMAL FEATURES AND EARTHWORKS WITHIN SITES CONTAINING A GEOTHERMAL FEATURE

Council may decline the application, or grant it subject to conditions in consideration of the matters stated below;

- 1 The extent to which infilling the geothermal feature reduces potential impacts on development and human safety.
- 2 The extent to which the proposal reduces the cultural and geothermal significance of the environment.
- 3 The extent to which the proposed works will alter the natural geothermal courses and create potential adverse effects on the functioning of the geothermal system, site stability, and public health and safety
- 4 The extent to which the required geotechnical and/or geothermal assessment provides sufficient detail and recommendations to avoid and reduce the level of risk
- 5 The extent to which the alteration or disturbance of the ground, will increase the risk of gas emissions or hydrothermal eruptions.

- 6 The extent to which the location of the activity or building on the site has the potential to increase geothermal effects or the risk of geothermal effects to other sites

14.6.6 HOUSEHOLD UNITS, ADDITIONAL DWELLINGS, SUBSIDIARY DWELLINGS, SLEEP OUTS LOCATED WITHIN FAULT AVOIDANCE ZONES AND AREAS OF HIGH AND VERY HIGH LAND SLIDE SUSCEPTIBILITY

Council may decline the application, or grant it subject to conditions in consideration of the matters stated below;

- 1 The extent to which the building, structural or design work proposed to be undertaken can avoid or mitigate the effects of the natural hazard.
- 2 The extent to which the geotechnical assessment provides sufficient detail and recommendations to avoid and reduce the level of risk
- 3 The extent to which the health and safety of people are put at risk as a result of the activity.
- 4 The nature of the activity, its intended uses including whether the use is temporary or permanent.
- 5 The type and nature of ground rupture or ground deformation likely to occur as a result of movement along the fault line.
- 6 The extent of the distance of the proposed structure from the fault line and area affected by land slippage.

14.6.7 EARTHWORKS ON SLOPES WITHIN HIGH AND VERY HIGH LAND SLIDE SUSCEPTIBILITY AREAS

Council may decline the application, or grant it subject to conditions in consideration of the matters stated below;

- 1 The extent to which the works and/or development may reduce, accelerate, worsen or alter the potential risk and impact of a landslide.
- 2 The nature of the development, its intended uses including whether the use is temporary or permanent and the degree to which other people are put at risk as a result of the activity.
- 3 The extent to which the geotechnical assessment provides sufficient detail and recommendations to avoid and reduce the level of risk
- 4 The extent to which any physical works can be undertaken that may avoid or mitigate the effects of the landslide.

14.6.8 REMOVAL OF VEGETATION WITHIN AREAS OF HIGH AND VERY HIGH LANDSLIDE SUSCEPTIBILITY

Council may decline the application, or grant it subject to conditions in consideration of the matters stated below;

- 1 The extent to which the removal of the vegetation will accelerate slope failure
- 2 The extent to which the existing vegetation located on the slope is contributing to potential slope slippage.
- 3 The extent to which the removal of vegetation will increase potential risk to human safety
- 4 The extent to which alternative measures are provided to stabilise the slope.

14.6.9 DAYCARE FACILITIES, HOTELS AND MOTELS, COMMUNITY FACILITIES, MEDICAL CENTRES AND HOSPITALS WITHIN AREAS SUBJECT TO FLOODING

Council may decline the application, or grant it subject to conditions in consideration of the matters stated below;

- 1 The relevant Discretionary assessment criteria listed under Part 10 of the District Plan
- 2 The nature of the use of the building, the level of occupation and use by humans and the higher levels of impacts and risk associated with the potential occurrence of a natural hazard.
- 3 The extent to which the proposed activity provides a significant contribution to the health, safety and economic well being of the community and potential impacts on the community from loss of access and services in the event of a natural hazard.
- 4 The extent to which the building can be designed to reduce potential risk, impacts and maintain safe public access in the occurrence of a natural hazard.

14.7 NON-COMPLYING ACTIVITIES

14.7.1 Where activities in **14.3** are stated as Non-complying Activities they shall be assessed against those matters in Rule **14.73** and **14.7.4** and the relevant objectives and policies of the district plan **14.2**. Council can choose to grant or refuse a consent for a non-complying activity. If Council grants a consent it can be granted subject to conditions.

14.7.2 Activities in **14.3** that are stated as Non Complying Activities comprise:

ACTIVITY NUMBER	ACTIVITY
14.3.5, 14.3.12	Daycare facilities within 5 metres of a Geothermal Surface Feature
14.3.11	Notwithstanding any other activity stated in 14.3, any building located within 5 metres of a Geothermal Feature.
14.3.6, 14.3.13	Hotels and Motels within 5 metres of a Geothermal Surface Feature
14.3.7, 14.3.14	Community facilities within 5 metres of a Geothermal Surface Feature
14.3.8, 14.3.15	Medical centres and Hospitals within 5 metres of a Geothermal Surface Feature
14.3.16	Household Units, Additional Dwellings, Subsidiary Dwellings located within 5 metres of a Geothermal Feature
14.3.17	Additions and Extensions to existing buildings within 5 metres of a Geothermal Feature
14.3.21	Daycare facilities located within fault avoidance zones
14.3.22	Hotels and Motels located within fault avoidance zones
14.3.23	Community facilities located within fault avoidance zones
14.3.24	Medical centres and Hospitals located within fault avoidance zones
14.3.40	Daycare facilities within areas of high and very high land slide susceptibility
14.3.41	Hotels and Motels within areas of high and very high land slide susceptibility
14.3.42	Community facilities within areas of high and very high land slide susceptibility
14.3.43	Medical centres and Hospitals within areas of high and very high land slide susceptibility

14.7.3 Non Complying activities are considered to create adverse effects that are more than minor and will impact the amenity of the zone, health and social wellbeing of residents. Such activities may be suited to a different zone and/or location.

14.7.4 ASSESSMENT CRITERIA WHEN ASSESSING SPECIFIC NON COMPLYING ACTIVITIES

In addition to the relevant assessment criteria specified in any other Part of this Plan the application shall be assessed against the following relevant assessment criteria.

14.7.5 DAYCARE FACILITIES, HOTELS AND MOTELS, COMMUNITY FACILITIES, MEDICAL CENTRES AND HOSPITALS WITHIN AN IDENTIFIED HAZARD AREA

Council may decline the application, or grant it subject to conditions in consideration of the matters stated below;

1. The relevant Discretionary assessment criteria listed under Part 10 of the District Plan

2. The nature of the use of the building, the level of occupation and use by humans and the higher levels of impacts and risk associated with the potential occurrence of a natural hazard.
3. The extent to which the proposed activity provides a significant contribution to the health, safety and economic well being of the community and potential impacts on the community from loss of access and services in the event of a natural hazard.
4. The extent to which the building can be designed to reduce potential risk, impacts and maintain safe public access in the occurrence of a natural hazard.

14.7.6 **HOUSEHOLD UNITS, ADDITIONAL DWELLINGS, SUBSIDIARY DWELLINGS, BUILDINGS AND ADDITIONS AND EXTENSIONS TO HABITABLE HOUSE HOLD UNITS LOCATED WITHIN 5 METRES OF A GEOTHERMAL FEATURE**

Council may decline the application, or grant it subject to conditions in consideration of the matters stated below;

- 1 The extent to which the design and construction of the building and location of the building within the site mitigates and reduces potential risk.
- 2 The extent of coverage of the site with buildings and sealed surfaces and its subsequent adverse effects on the functioning of the geothermal system
- 3 The extent of coverage of the site and its impacts on the diversion of natural gases and/or water movement to other sites, and the subsequent increase in geothermal effects or risk of geothermal effects on these sites
- 4 The extent to which the development and any alteration of ground may impact site stability, and public health and safety
- 5 The extent to which the alteration or disturbance of the ground, and/or the presence of buildings and sealed surfaces will increase the risk of gas emissions or hydrothermal eruptions.
- 6 The extent and nature of gas emissions, and whether these will be increased by the proposal, and whether they pose a risk to potential users and occupants of the site
- 7 The extent to which the design and construction of the building (including venting) and the location of the building within the site can avoid or mitigate any adverse geothermal effects.

14.9 SUBDIVISION

- 14.9.1 The subdivision provisions of the district plan are located in **Part 13**. The criteria upon which subdivision applications will be assessed, and any condition that Council may impose, are included in **Part 13**.

14.8 OTHER DISTRICT PLAN PROVISIONS

- 14.8.1 Reference should also be made the following sections of the plan for other matters that may determine the classification of an activity within the residential areas of the district:

Part 1	Definitions
Part 2	Issues of Importance to Maori
Part 3	Matters of National Importance
Part 4	Residential
Part 11	Reserves and recreation
Part 13	Subdivision
Part 14	Natural hazards
Part 15	Financial contributions
Part 16	Hazardous substances
Appendix 5	Approved Development Plans