Back to top

Note 1: **PC47 does not make any changes to the operative Plan provisions in this chapter except to update reference to the July 2015 Land Stability Assessment for Roberts Ave/Paterson St and Mowhanau areas.**

Note 2: **Only text shaded grey is included in this Plan change process and the rest is included as information only.**

Note 3: **Text shown as ~~strikethrough~~ is to be deleted and text shown as underlined is to be added.**

11 NATURAL HAZARDS

CONTENTS

11.1	ISSUES	2
11.2	OBJECTIVES	3
11.3	POLICIES	3
11.4	RULES – LAND STABILITY ASSESSMENT AREAS	5
11.5	Performance standards	8
11.6	RULES – FLOOD HAZARD OVERLAY	8
11.7	Performance standards – Flood Hazard	10
11.8	RULES – KAI IWI COASTAL HAZARD OVERLAY	10

11 NATURAL HAZARDS

Wanganui District is affected by a number of natural hazards. Parts of the urban area are particularly prone to flooding, while the coast and hill country are affected by land instability and erosion. The District is also dissected by fault lines and is vulnerable to sea level rise and tsunami. The natural hazards occurring within the District have an impact on current and future development. They can cause loss of human life and significant damage to private property, roads and other District assets. They can also cause damage to the natural environment.

It is recognised that while a hazard may be present, the hazard potential is only realised when there are land use activities, buildings or structures and important natural values in the vicinity of the hazard. It is not possible to eliminate hazards, but it is possible to manage the location, design and operation of land use activities and hazardous facilities to avoid, remedy or mitigate the potential adverse effects of hazards on human life, property and the environment.

The Resource Management Act requires both the Regional and the District Councils to share responsibility for the natural hazards of flooding, subsidence, and seismic, volcanic and tsunami hazards; and for hazardous substances. The Regional Policy Statement further defines the appropriate management responsibilities of local authorities for natural hazards and hazardous substances.

11.1 ISSUES

11.1.1 Variety of natural hazards.

The Wanganui District is affected by a number of natural hazards. The most significant ones are flooding, storms, tsunami, erosion and earthquakes. Knowledge of the location and characteristics of natural hazards and their impacts on surrounding development and the environment is far from comprehensive. This along with lack of public awareness hinders the avoidance and mitigation of those hazards.

11.1.2 Inappropriate land use in areas at risk of natural hazards.

Inappropriate land use and occupation of areas at risk from earthquake, flooding, ponding land instability can cause unnecessary risks for people and property.

11.1.3 Flood Hazard Risk

Much of the urban area of Wanganui is built upon the banks of the Whanganui River (Te Awa Tupua). Some of the lower lying areas towards the bottom of the catchment, along with some tributaries and drains including Churton Creek and the Matarawa Stream, are prone to occasional flooding putting people, property and infrastructure at risk.

Back to top

11.2 OBJECTIVES

11.2.1 Informed community of natural hazard risks.
A community informed about the potential risks of natural hazards to people and property in the Wanganui District.

11.2.2 Avoiding and mitigating natural hazards.
The risks of natural hazards through inappropriate subdivision and development are avoided or mitigated whilst minimising adverse effects on natural, cultural and ecological values.

11.2.3 Riverfromt Development
To ensure that development of the Wanganui Riverfront recognises and mitigates against the potential flood hazard from the Whanganui River.

11.2.4 Floodwater inundation
Minimise the risk to people, property and infrastructure from floodwater inundation.

11.3 POLICIES

11.3.1 Promote improved understanding of natural hazards.
Promote improved understanding of natural hazards as development constraints and better knowledge and awareness of the risks to people and property in the Wanganui district.

11.3.2 Protection from natural hazards.
Avoid or minimise risk of loss of life or injury or environmental damage due to use or development in hazard prone areas.

11.3.3 Natural Hazard precautionary approach.
Adopt a precautionary approach in relation to use or development affected by potential natural hazards, especially where hazards are not well understood or the effects of natural processes are difficult to assess or where the effect of activities on natural hazards are not well understood.

11.3.4 Geotechnical report.
In assessing resource consents Council will require confirmation, including as appropriate the preparation of a geotechnical report, as to the suitability of the site for subdivision, use or development and that the effects of the hazard shall be avoided, remedied, mitigated.

11.3.5 Land instability.
Identify areas susceptible to land instability where assessment of the hazard risk is required before land use or subdivision activities are carried out. Where there is an unacceptable geotechnical risk consent shall be declined.

11.3.6 …..

11.3.11 Hazard Mitigation

Mitigate flood hazard impacts associated with the erection of new buildings and structures within areas of moderate probability of flood water inundation (Area B).

11.3.12 …..

11.4 RULES - LAND STABILITY ASSESSMENT AREAS

This section contains the rules that apply to future activities in the Land Stability Assessment Areas, which covers areas of land instability within the urban area of Wanganui. There are two “Land Stability Assessment Areas”.

Investigation of the extent of the land within the Wanganui District at risk of land slip has identified a list of areas which are priorities for further study. These areas will be examined to identify the extent of susceptibility to land instability hazards. These hazard prone areas will be incorporated into the Land Stability Assessment Areas overlay as investigations are completed.

The investigations do not consider existing structures, rather the focus is on the underlying geology and data of historic landslides as a guide to potential risks of future land instability.

Existing lawfully established structures are assumed to be fit for purpose. The application of the overlay to particular properties does not diminish the suitability of existing structures for habitation or use. Rather the focus of regulation of activities in the LSAA overlay is to ensure that any future land disturbance activities are managed appropriately to avoid any increased risk to people or property in the wider vicinity.

Seven ~~Five~~ areas have been investigated and the following reports prepared:

- Hillside Stability Study – Anzac Parade/Putiki Drive, June 2011;
- Shakespeare Cliff, Wanganui – Building Line Restriction, Amended Report, November 2012;
- Land Stability Assessment Areas – Ikitara Road, Bastia Hill and Durie Hill, Risk Study Report, May 2014;
- Land Stability Assessment Areas – Mowhanau & Roberts-Paterson, Risk Study Report, July 2015

The potential risks to people and property resulting from any future development in these areas will be managed through the Plan to achieve sustainable management.

Future research relating to potential land instability will focus on the

following remaining areas:

- ~~Mowhanau~~
- ~~Roberts Ave/Paterson St~~
- Parkdale/Christies Hill/Virginia Road
- Putiki Areas
- Marybank Area

Within the Land Stability Assessment Areas instability and damage may occur from natural erosion processes or from activities which are incompatible with the soft rock of these escarpments. These erosive processes may lead to slips and consequent loss of property and landscape.

The purpose of the Land Stability Assessment Area is to recognise its potentially hazardous characteristics and ensure that effects from incompatible activities causing or accelerating natural erosion, are avoided or mitigated.

11.4.1 Permitted Activities.

The following are permitted activities:

a. Any activity permitted in an underlying zone and not excluded by Rules 11.4.2, 11.4.3, 11.4.4 or 11.4.5.

b. Maintenance and minor upgrading of existing network utility facilities (excluding excavation or trenching).

11.4.2 Controlled Activities.

The following are controlled activities provided Rule 11.5.1 is complied with:

a. Excavation, construction, alteration or modification to any structure or retaining wall.

   Council limits its control to the following matter:

   i. Implementation of conditions to ensure that the excavation and construction, alteration or modification to any structure or retaining wall does not worsen or accelerate the risk of land instability on the site or surrounding area.

b. Network utilities involving excavation, trenching or construction to any structure or retaining wall.

   Council limits its control to the following matter:

   i. Implementation of conditions to ensure that the excavation and construction of any structure or retaining wall does not worsen or accelerate the risk of or level of erosion on the site or

surrounding area.

c. Vegetation clearance (greater than 5m^2 area annually)**.**

Council limits its control to the following matter:

i. Implementation of conditions to ensure that the activity does not worsen or accelerate the risk of or level of erosion on the site or surrounding area.

11.4.3 Restricted Discretionary Activities.

The following are restricted discretionary activities provided Rule 11.5.1 is complied with:

a. Any restricted discretionary activity in an underlying zone and not excluded by Rules 11.4.4 or 11.4.5.

Council restricts its discretion to the matters identified in the underlying zone for the proposed activity.

i. whether the activity contributes to land instability.

b. Subdivision for boundary adjustment where no additional building platforms are created.

Council restricts its discretion to the matters identified in the underlying zone for the proposed activity (this includes the matters Council has limited its control to for subdivision in the Outer Commercial zone) where applicable.

i. whether the subdivision contributes to land instability.

11.4.4 Discretionary Activities.

The following are discretionary activities:

a. Any discretionary activity in an underlying zone not excluded by Rule 11.4.5.

b. Subdivision where additional building platforms are created within Area B and where Rule 11.5.1 is complied with.

c. Vegetation clearance (greater than 5m^2 area annually), where Rule 11.5.1 is not complied with.

11.4.5 Non-Complying Activities.

The following are non-complying activities:

a. Excavation where Rule 11.5.1 is not complied with.

b. Subdivision where additional building platforms are created within Area A, or where Rule 11.5.1 is not complied with for sites in Area B.

c Construction, alteration or modification of any structure or retaining wall where Rule 11.5.1 is not complied with.

d Network utilities involving excavation, trenching or construction of any structure or retaining wall where Rule 11.5.1 is not complied with.

e. Any other activity which is not provided for as a permitted, controlled or discretionary activity.

11.5 PERFORMANCE STANDARDS – Land Stability Assessment Areas

11.5.1 Geotechnical Report.

Where required by rules 11.4.2, 11.4.3, 11.4.4 or 11.4.5, the person proposing to undertake the activity shall provide Council with a report from a suitably qualified and experienced geotechnical engineer, prior to commencement of any works onsite. Council shall consider this rule is complied with where the report confirms that:

1. the risk of the activity is no more than low, using the qualitative risk assessment process described in 'Practice Note Guidelines for Landslide Risk Management 2007' (Australian Geomechanics Society, 2007).

2. associated works will not worsen or accelerate land instability on the site or surrounding area.

   Note: Council shall maintain a list of suitably qualified and experienced geotechnical engineers.

11.6 …..