

Draft Whakamahere Whakatū Nelson Plan – River flood hazard overlays

What has changed?

The following is a short summary comparing the approach to River flood hazard provisions in the current Nelson Resource Management Plan (NRMP) and the Draft Nelson Plan.

Flood hazard overlay

Activity	NRMP	Draft Nelson Plan
Change in use (if not a sensitive activity).	No comparable rule.	Permitted activity (no consent required)
Sensitive activities For Natural hazards, ‘sensitive activities’ means: residential activity, care centre or healthcare facilities with overnight stay facilities, school, and including any of these activities within a papakāinga development. Excludes temporary events.	No comparable rule.	Restricted discretionary activity (RDA)
Buildings and structures (other than: below ground pool, maintenance and repair if no increase to site coverage, small additions, structures for temporary events) Buildings and structures in the Rural zone for rural purposes, if designed to address flood risk.	Controlled activity for land use in Inundation overlay. (consent must be granted) Discretionary activity in most zones, other than Rural zone.	Restricted discretionary activity (some exceptions that are a permitted activity). Permitted (Restricted Discretionary if not).
Subdivision	Discretionary activity.	Restricted discretionary activity.

High flood hazard overlay

Activity	NRMP	Draft Nelson Plan
Flood tolerant activities	No such layer.	Permitted activity.
All other activities	No such layer.	Restricted discretionary activity.
Buildings and structures	Controlled activity for land use in Inundation overlay. Discretionary activity in most zones, other than Rural zone.	Restricted discretionary activity (some exceptions that are a permitted activity). <i>Note there are more matters of discretion than for the same status under Flood hazard overlay.</i>
Non-habitable buildings and structures in Rural zone designed to address flood risk	No such layer.	Permitted activity.
Subdivision	No such layer. Discretionary activity in all Flood overlays.	Restricted discretionary activity. OR Non-complying activity if the subdivision creates an additional vacant allotment which locates any part of an identified building platform or access within the High flood hazard overlay.

North Nelson flood hazard overlay

Activity	NRMP	Draft Nelson Plan
Sensitive activities if floor levels are above flood level; and non-sensitive activities.	No such layer.	Permitted activity – if meet conditions. Restricted discretionary activity – if don't meet conditions.
Buildings for rural purposes; small extensions; non-habitable buildings and structures in the rural zone designed to address flood risk.	Restricted discretionary activity is buildings are not above a certain ground level or floor level, otherwise permitted activity.	Permitted activity.
Other buildings and structures	No such layer.	Restricted discretionary activity (some exceptions that are a permitted activity). <i>Note there are much fewer matters of discretion than the same status under other flood hazard overlays.</i>
Subdivision	No such layer. Discretionary activity in all Flood overlays.	Restricted discretionary activity (same as Flood hazard overlay).