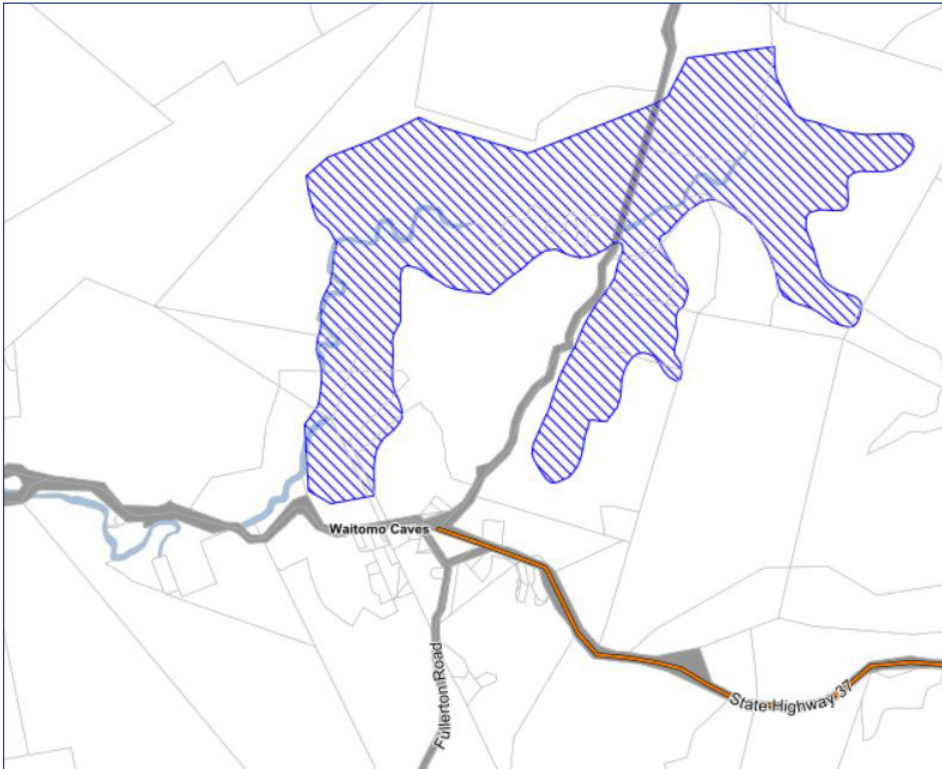


# RURAL BUILDING PLATFORM SUITABILITY LAYER

## Waitomo Caves Village

This colour and pattern identifies Building Platform Suitability C on the Planning Maps



Council is required by both national and regional direction to manage subdivision and development in areas which might be at risk from natural hazards. To do this, the new district plan adopts a risk-based approach by identifying the location, potential scale and likelihood of a natural hazard event and its possible consequences. The risk that a natural hazard poses to the community depends on its nature, magnitude and extent, the anticipated frequency of occurrence and the vulnerability of the environment to the hazard. In Waitomo Caves Village, the new district plan manages the location of buildings by identifying and mapping a **Building Platform Suitability C (BPS-C)** Area.

- At Waitomo Valley Road, a qualitative floodplain extent was estimated, based on hydraulic constriction at the Waitomo Valley Road bridge and site observations

In this way **Building Platform Suitability C (BPS-C)** Area was developed, although the methodology in these areas is more uncertain than the modelling for BPS-C in Te Kūiti and Piopio. The report that identified these areas can be found [here](#)

### How are the draft rules different from the current rules?

- In this rural location, we know these areas are prone to flooding. The current district plan does not map these areas and locals have largely avoided building on these sites
- The new district plan must map these areas and take the effects of climate change into account when identifying their extent

### What activities can I undertake on my property?

- The draft rules have information requirements which must be provided with some resource consent applications
- Your application must also comply with the zone rules

### Building Platform Suitability C (BPS-C)

It is permitted to relocate an existing building to safer position on the same site or outside of a hazard area

Subject to your zone's rules, relocatable accessory buildings no more than 30m<sup>2</sup> in size and shipping containers are permitted for non-habitable purposes

Small additions to existing dwellings are permitted

New dwellings are permitted but the building or building platform must meet height requirements

Minor earthworks within limits or earthworks to create a suitable building platform are permitted

These rules do not apply to commercial and industrial premises

Please note this factsheet is a summary and does not include the full set of rules. You can read the full set of rules [here](#).

