

**Appendix 1 - Proposed Text Changes (updated at hearing on 7 August 2023)**

Black Text – Original wording of the proposed plan change.

Red Text – Officer’s recommended changes, as set out in the Council Officer Report.

Blue Text – Additional changes recommended in Janice Carter’s statement of evidence.

Green Text – Additional changes recommended by Janice Carter at the hearing

Coastal hazards	
<b>Introduction</b>	
...	
Coastal Hazard Overlay	Respective Hazard Ranking
Tsunami <del>1:100 year scenario inundation extent</del> <u>present day 1:100yr scenario extent</u>	High
Existing coastal inundation extent with a <del>1:100 year storm</del> <u>1% AEP event</u>	
<del>Tsunami 1:500 year scenario inundation extent</del> <u>1:100yr scenario with 1m allowance for sea level rise</u>	Medium
<u>Future coastal inundation Extent – with 1.49m sea level rise scenario and 1:100 year storm with 1% AEP storm event and 1.43m sea level rise</u>	
Tsunami 1:1000yr scenario inundation extent	Low
<del>Future coastal inundation Extent with 1% AEP storm event and 1.73m sea level rise</del>	
<u>The hazard rankings set out in the above table are only intended to be for the purposes of the application of the objectives, policies, and rules of the coastal hazards chapter of the district plan.</u>	
...	
<b>CE-P12</b>	
<b>Levels of risk</b>	
<p>Ensure <del>s</del>Subdivision, use and development <del>reduces</del> <u>manages the coastal hazard</u> risk to people, property, and infrastructure by:</p> <ol style="list-style-type: none"> <li><del>Enable</del> <u>Enabling</u> subdivision, use and development that have either low occupancy, risk, or replacement value within the low, medium and high hazard areas of the Coastal Hazard Overlays;</li> <li>Requiring mitigation for subdivision, use and development that <del>addresses</del> <u>minimises</u> the <del>impacts</del> <u>risk resulting from the development</u> from the relevant coastal hazards to people, property, and infrastructure <u>as far as reasonably practicable</u> in the low and medium hazard</li> </ol>	

<p>areas <u>of the Coastal Hazard Overlays, and the high hazard areas of the City Centre Zone</u>; and</p> <p>3. Avoiding subdivision, use and development in the high hazard area <u>of the Coastal Hazard Overlays (with the exception of the City Centre Zone)</u> unless there is a functional and operational need for the building or activity to be located in this area and <u>the building or activity</u> incorporates mitigation measures <del>are incorporated</del> that <del>reduces</del> <u>minimise</u> the risk to people, property, and infrastructure.</p>	
<p><b>Natural hazards</b></p>	
<p>NH-P2</p>	<p><b>Levels of risk</b></p> <p>Subdivision, use and development <del>reduce or do not increase the</del> <u>manages natural hazard</u> risk to people, property and infrastructure by:</p> <ol style="list-style-type: none"> <li>1. Allowing for those buildings and activities that have either low occupancy or low replacement value within the low, medium and high hazard areas of the Natural Hazard Overlays;</li> <li>2. Requiring buildings and activities to mitigate <del>the impacts</del> the risk <u>resulting from the development</u> from natural hazards to people, property and infrastructure <del>as far as reasonably practicable</del> in the low hazard and medium hazard areas within the Natural Hazard Overlays; and</li> <li>3. Avoiding buildings and activities in the high hazard areas of the Natural Hazard Overlays unless there is an <u>operational need or functional need</u> <del>exceptional reason</del> for the building or activity to be located in this area and the <u>building or</u> activity mitigates the impacts from natural hazards to people, property and infrastructure.</li> </ol>
<p>NH-P6</p>	<p>Provide <u>for</u> subdivision, development and use for potentially hazard sensitive activities and hazard sensitive activities within the inundation area provided that <del>mitigation measures are incorporated to ensure</del> the risk to people and property both on the site and on adjacent properties is <u>minimised</u> <u>mitigated</u>.</p>
<p>NH-P7</p>	<p><b>Potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlays</b></p> <p>Manage subdivision, development and use associated with potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths by:</p> <ol style="list-style-type: none"> <li>1. Incorporating <u>mitigation</u> measures that <del>reduce or avoid an increase in</del> <u>minimise the</u> <u>mitigate</u> risk to people and property from the 1% Annual Exceedance Probability flood;</li> <li>2. <u>Ensuring the conveyancing of flood waters through the stream corridor or overland flowpath is still able to occur unimpeded and is not diverted onto adjacent properties; and</u></li> <li><del>2-3.</del> <u>Ensuring that people can safely evacuate from properties during a 1% Annual Exceedance Probability flood event; and</u></li> <li><del>4.</del> <u>Overland flowpaths are unimpeded, and unobstructed to allow for the conveyancing of flood waters and is not diverted onto adjacent properties.</u></li> </ol>
<p>NH-R11</p>	<p>...</p> <p>2. Activity Status: <u>Non-Complying Discretionary</u></p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R11.1.a cannot be achieved.</p> <p>...</p>