

## Appendix 1.3 – Amendments to the Subdivision chapter resulting from Natural Hazards recommendations

Note the below provisions represent the Section 42A Report Writing Officer's recommended amendments to the provisions of the Proposed District Plan, in response to submissions (with underline used for new text and ~~strikethrough~~ for deleted text).

The following amendments to the Subdivision chapter are recommended as a result of recommendations on the Natural Hazards Chapter.

SUB-R8 Subdivision of a site containing land susceptible to land instability		
All zones	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b>  <del>The proposed development area, including the</del><sup>1</sup> building platform and any area that is required for access and services, is located wholly outside of any area on the site that is identified as being land susceptible to land instability.</p> <p><b>Matters of control are limited to:</b></p> <ol style="list-style-type: none"> <li>the location of lots, building platforms, access and services;</li> <li>the management of the land instability hazard to enable the intended use of the land and protect other property; and</li> <li>the feasibility and integrity of any physical mitigation measures required so that land instability hazard risk to the subject site or other property is not increased.</li> </ol>	<p><b>Activity status where compliance not achieved with CON-1: Discretionary</b></p>
SUB-R11 Subdivision of a site within flood hazard areas		
All zones	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS -1</b></p> <ol style="list-style-type: none"> <li>Building platforms are located wholly outside the spatial extent of the 1 in 100 year floodplain;</li> <li>Newly created allotments must be located and designed to not divert flood flow onto other properties or otherwise result in any increase in flood hazard</li> </ol>	<p><b>Activity status where compliance not achieved with RDIS-1: Non-complying</b></p>

<sup>1</sup> Lynley Newport (S117.001) and Thomson Survey (S204.001).

	<p>beyond the site; and</p> <p>3. Any private roads, right of ways or accessways must be located where the depth of flood waters in a 1 in 100 year flood event does not exceed 200mm above ground level.</p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. location of suitable and stable building platforms, access and servicing, including on-site wastewater/ stormwater disposal where applicable;</li> <li>b. the effects of the hazard on the intended use of the site or sites created by the subdivision, the range of uses permitted under the relevant zone, and the vulnerability of the uses to flood hazard events;</li> <li>c. the degree to which there may be material damage, through inundation or erosion, in a 1 in 100 year flood event;</li> <li>d. the provision of safe access and egress to and within the created lots during a flood event, including consideration of depth and velocity of flood water over private roads and accessways;</li> <li>e. effects on the functions of floodplains and overland flow paths;</li> <li>f. the effects of potential changes in flood depth, velocity and frequency on other properties, including upstream and downstream from the site; and</li> <li>g. the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard.</li> </ul>	
<b>SUB-R12</b>	<b>Subdivision of a site within coastal hazard areas</b>	
<b>All zones</b>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b> All building platforms and associated access for each allotment are located wholly outside the spatial extent of the Coastal Hazard Area.</p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. location and structural integrity of the building platforms, access and services where they may be affected by inundation or erosion from coastal hazards;</li> <li>b. the effects of the hazard on the intended use of the site or sites created by the subdivision, the range of uses permitted</li> </ul>	<p><b>Activity status where compliance not achieved with RDIS-1: Non-complying</b></p>

	<p>under the relevant zone and the vulnerability of these uses to coastal storm inundation and erosion events;</p> <p>c. the effects of any proposed hazard mitigation works including any earthworks on public access, landscape and other environmental values; and</p> <p>d. the proposed use of, necessity for and design of hard protection structures to mitigate hazards.</p>	
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