

## Updated Changes to Annexure 2 of Inger EiC (12-5-21)

Changes which are recommended in the Inger EiC and in the s.42A Rebuttal Evidence which are agreed with by Ben Inger (for Submitter #343 Rangitahi Ltd) are shown in green text.

Changes which are recommended in the Inger EiC but are not agreed with in the s.42A Rebuttal Evidence are shown in red text.

## 15.7 Coastal Sensitivity Area (Erosion) and Coastal Sensitivity Area (Open Coast)

### 15.7.1 Permitted Activities

Activity		Activity-specific conditions
P5	Construction of a new building or additions to existing buildings in the Rangitahi Peninsula Zone on a certificate of title which was created by subdivision consent granted between 28 September 2015 and [date this rule becomes operative].	<ol style="list-style-type: none"><li>1. Compliance with the requirements of any consent notice for the certificate of title pursuant to s221 RMA containing specific design or location requirements for buildings.</li></ol>

### 15.7.2 Restricted Discretionary Activities

Activity		Matters of Discretion
RDI	Construction of a new building or additions to an existing building not provided for in Rule 15.7.1 P1-P3 and P5 and not listed in Rule 15.7.3 DI.	<p><b>Discretion is restricted to:</b></p> <ol style="list-style-type: none"><li>1. The ability to manage coastal hazard risk through appropriate building materials, structural or design work, engineering solutions or other appropriate mitigation measures, including the ability to relocate the building;</li><li>2. The application of mitigation through natural features and buffers where appropriate;</li><li>3. The ability to impose time limits or triggers to determine when the building and services to be removed or relocated;</li><li>4. The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment;</li></ol>

		<ol style="list-style-type: none"> <li>5. Suitability of the site for the proposed use, including the provision for servicing such as access, wastewater, stormwater, and water supply;</li> <li>6. Adverse effects to people and property and overall vulnerability from the establishment of the new building or additions to an existing building and any mitigation measures to reduce risk;</li> <li>7. Whether there is any suitable alternative location for the activity to locate within the site;</li> <li>8. Coastal Sensitivity Area (Open Coast) only - the setting of minimum floor levels in areas subject to inundation.</li> </ol>
RD2	<p><u>(1) Subdivision to create any additional vacant lots where the additional vacant lot(s) are located partially or entirely within the Coastal Sensitivity Area (Erosion) or the Coastal Sensitivity Area (Open Coast).</u></p> <p><u>(2) Rule 15.7.2 RD2(1) does not apply to subdivision for a utility allotment, access allotment or subdivision creating a reserve allotment.</u></p>	<p><b>Discretion is restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <u>Whether the vacant lot(s) are capable of containing a complying building platform entirely outside the Coastal Sensitivity Area (Erosion) or the Coastal Sensitivity Area (Open Coast); or</u></li> <li>2. <u>Where the vacant lot(s) are not capable of containing a complying building platform entirely outside of the Coastal Sensitivity Area (Erosion) or the Coastal Sensitivity Area (Open Coast):</u> <ol style="list-style-type: none"> <li>(i) <u>The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment;</u></li> <li>(ii) <u>Suitability of the vacant lot for the likely future uses, including the provision for servicing such as access, wastewater, stormwater, and water supply;</u></li> <li>(iii) <u>The degree to which alternative subdivision layout(s) have been investigated to avoid or mitigate coastal hazards;</u></li> <li>(iv) <u>Adverse effects to people, property and the environment and overall vulnerability from the likely future uses, including any mitigation measures to reduce risk;</u></li> <li>(v) <u>Coastal Sensitivity Area (Open Coast) only - the setting of minimum floor levels in areas subject to inundation.</u></li> </ol> </li> </ol>

### 15.7.3 Discretionary Activities

<del>D2</del>	<del>Subdivision to create one or more additional vacant lot(s) other than a utility allotment, access allotment or subdivision creating a reserve allotment.</del>
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## 15.8 Coastal Sensitivity Area (Inundation)

### 15.8.2 Restricted Discretionary Activities

RD2	<p>(1) <u>Subdivision to create any additional vacant lots where the additional vacant lot(s) are located partially or entirely within the Coastal Sensitivity Area (Inundation).</u></p> <p>(2) <u>Rule 15.8.2 RD2(1) does not apply to subdivision for a utility allotment, access allotment or subdivision creating a reserve allotment.</u></p>	<p><b>Discretion is restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <u>Whether the vacant lot(s) are capable of containing a complying building platform entirely outside the Coastal Sensitivity Area (Inundation); or</u></li> <li>2. <u>Where the vacant lot(s) are not capable of containing a complying building platform entirely outside of the Coastal Sensitivity Area (Inundation):</u> <ol style="list-style-type: none"> <li>(i) <u>The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment;</u></li> <li>(ii) <u>Suitability of the vacant lot for the likely future uses, including the provision for servicing such as access, wastewater, stormwater, and water supply;</u></li> <li>(iii) <u>The degree to which alternative subdivision layout(s) have been investigated to avoid or mitigate coastal hazards;</u></li> <li>(iv) <u>Adverse effects to people, property and the environment and overall vulnerability from the likely future uses, including any mitigation measures to reduce risk;</u></li> <li>(v) <u>The setting of minimum floor levels in areas subject to inundation.</u></li> </ol> </li> </ol>
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### 15.8.3 Discretionary Activities

D2	<p><del>Subdivision to create one or more additional vacant lot(s) other than a utility allotment, access allotment or subdivision creating a reserve allotment.</del></p>
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## 15.9 High Risk Hazard (Erosion) Area

### 15.9.2 Discretionary Activities

D7	<p>(1) Any subdivision which creates one or more additional vacant lot(s) where:</p> <ol style="list-style-type: none"> <li><del>(a) The additional vacant lot(s) are located entirely outside the High Risk Hazard (Erosion) Area; or</del></li> <li>(a) The additional lot(s) are partially within the High Risk Hazard (Erosion) Area and each additional lot(s) contains a net site area capable of containing a complying building platform entirely outside the High Risk Hazard (Erosion) Area.</li> </ol> <p>(2) Rule 15.9.2 D7(1) does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.</p>
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## 15.10 High Risk Coastal Hazard (Inundation) Area

### 15.10.2 Discretionary Activities

D6	<p>(1) Any subdivision which creates one or more additional vacant lot(s) where:</p> <ul style="list-style-type: none"> <li><del>(a) The additional vacant lot(s) are located entirely outside the High Risk Hazard (Inundation) Area; or</del></li> <li>(a) The additional lot(s) are partially within the High Risk Hazard (Inundation) Area and each additional lot(s) contains a net site area capable of containing a complying building platform entirely outside the High Risk Hazard (Inundation) Area.</li> </ul> <p>(2) Rule 15.9.2 D7(1) does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.</p>
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