

APPENDIX D – RESPONSE TO REQUEST 18

1. The Panel's request is:

Ms Ratka to provide s32AA analysis to support inclusion of the Mass Movement Management Area 1 as a QM

2. Ms Ratka's summary statement, appending her s32AA analysis, is **overleaf**.

**BEFORE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

**SUPPLEMENTARY STATEMENT OF EVIDENCE OF BRITTANY OLIVIA RATKA
ON BEHALF OF CHRISTCHURCH CITY COUNCIL**

Dated: 29 November 2023

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EXECUTIVE SUMMARY

1. My full name is Brittany Olivia Ratka. I am employed as a policy planner in the City Planning Team of the Christchurch City Council (the **Council**).
2. I prepared a section 42A report, dated 11 August 2023, on behalf of the Council in respect of Plan Change 14 to the Christchurch District Plan (the **District Plan; PC14**). My section 42A report addressed the topics of the Industrial Interface QM, the Significant and Other Trees QM, and the Natural Hazards QMs.
3. I have prepared this supplementary statement of evidence in respect of issues raised at the PC14 hearing in relation to the Natural Hazards slope instability QMs. This includes addressing the treatment of the existing slope instability overlays in the s32 and s42A reporting for PC14. Given the differing treatment, I have provided an updated s32 analysis (which can if necessary be treated as a s32AA analysis) of the slope instability overlays with this supplementary evidence. As well as clarifying that all the existing slope instability overlays should be 'carried over' as QMs, this updated evaluation also considers retaining underlying zoning where slope instability overlays would mean intensification under MDRS is challenging or unrealistic.
4. Overall, in addition to the Cliff Collapse Management Areas 1 and 2, and the Rockfall Management Area 1 overlays that were addressed in my s42A report, I recommend the following existing overlays and associated mapping and provisions are included as QMs:
 - (a) Mass Movement Management Areas 1, 2 and 3;
 - (b) Rockfall Management Area 2; and
 - (c) Remainder of Port Hills and Banks Peninsula Slope Instability Management Area.
5. In addition, I recommend the existing underlying Plan zoning within the following overlays be retained given that the provisions in these overlays would mean intensification under MDRS is challenging or unrealistic:
 - (a) Cliff Collapse Management Areas 1 and 2;
 - (b) Rockfall Management Area 1; and

(c) Mass Movement Management Area 1.

INTRODUCTION

6. My full name is Brittany Olivia Ratka. I am employed as a policy planner in the City Planning Team of the Council.
7. My section 42A report addressed the topics of the Industrial Interface QM, the Significant and Other Trees QM, and the Natural Hazards QMs.
8. During the PC14 hearing, the Panel raised questions with respect to the slope instability QMs. As such I have prepared this supplementary evidence.
9. I am authorised to provide this evidence on behalf of the Council.

Qualifications and experience

10. My qualifications and experience are set out at paragraphs 2.1.2 and 2.1.3 of my section 42A report.

Code of conduct

11. While this is a Council hearing, I have read the Code of Conduct for Expert Witnesses (contained in the 2023 Practice Note) and agree to comply with it. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.

Scope of supplementary evidence

12. This supplementary evidence addresses the treatment of the existing slope instability overlays in the s32 and s42A reporting for PC14. It updates the s32 evaluation of the existing slope instability overlays as QMs, to confirm the Council's proposed approach to those overlays. In doing so, it also considers retaining the underlying zoning for the highest hazard areas where intensification is not realistic.

THE TREATMENT OF THE SLOPE INSTABILITY OVERLAYS IN THE S32 AND S42A REPORTING

Section 32 analysis

13. The Part 2 Qualifying Matters s32 report section 6.9 included a QM assessment for existing 'slope instability areas', while not explicitly listing each existing overlay, it could be considered to include all existing slope instability overlays in the Plan.
14. Appendix 3 to the Part 2 Qualifying Matters 32 report (Carry Over Qualifying Matters – Barker and Associates) includes all existing slope instability overlays. In one of the examples in this appendix it indicates that the Remainder of Port Hills and Banks Peninsula Slope Instability Management Area is not to be retained as a QM. Similarly, the housing capacity assessment and the notified mapping included all existing slope instability overlays (in one 'slope' overlay) except the Remainder of Port Hills and Banks Peninsula Slope Instability Management Area was excluded.
15. Appendix 2 to the Part 2 Qualifying Matters 32 report contains a list of existing and proposed provisions associated with QMs. Table 2 in this appendix lists '5.6.1 Slope Instability Management Area' as the provisions for the slope instability QM. This reference includes the provisions and assessment matters for all existing slope instability management areas.

Section 42A analysis

16. The s42A report is inconsistent with the original s32 report as it goes on to only specify the Cliff Collapse Management Areas 1 and 2, and the Rockfall Management Area 1 as QMs. The introduction (subchapter 5.1.) within the Natural Hazards Chapter of the Plan states that areas with these specific hazards are locations where the risk from natural hazards is considered to be unacceptable and such risks cannot practically be reduced to acceptable levels, and new activities in those areas are generally to be avoided. Whilst the s42A report does not include all existing slope instability areas, the response to submissions is not impeded by this.

UPDATED S32 ANALYSIS

17. Given this background, the uncertainty as to the intended treatment of the slope instability overlays (beyond those specifically addressed in the s42A report), I have updated the s32 evaluation to clarify the specific operative Plan slope instability overlays which are recommended as QMs. That exercise can be treated as a s32AA analysis to the extent necessary.

18. Appendix 1 contains the updated s32 evaluation. The updates are shown by way of tracked changes to section 6.9 of the original s32 analysis (in the overall Council s32 report).
19. It considers 6 options for progressing a slope instability QM and includes evaluation of all existing slope instability overlays, and additionally considers where it may be appropriate to retain the current Plan zoning for the highest hazard areas where development is unrealistic within the planning framework.
20. My evaluation recommends the following existing overlays and associated mapping and provisions are included as QMs:

Overlays specifically recommended in s42A report
 - (a) Cliff Collapse Management Areas 1 and 2;
 - (b) Rockfall Management Areas 1;
Additional overlays
 - (c) Rockfall Management Area 2;
 - (d) Mass Movement Management Areas 1, 2 and 3; and
 - (e) Remainder of Port Hills and Banks Peninsula Slope Instability Management Area.
21. In addition, I recommend the existing underlying Plan zoning within the following overlays be retained given that the provisions in these overlays would mean intensification under MDRS is challenging or unrealistic:
 - (a) Cliff Collapse Management Areas 1 and 2;
 - (b) Rockfall Management Area 1; and
 - (c) Mass Movement Management Area 1.

Date: 29 November 2023

Brittany Ratka

APPENDIX 1 – SLOPE INSTABILITY QUALIFYING MATTER UPDATED S32 EVALUATION (ATTACHED AS SEPARATE PDF)

[APPENDIX 1 – Slope Instability Qualifying Matter updated s32 evaluation](#)

6.9 Slope instability Section 32 evaluation

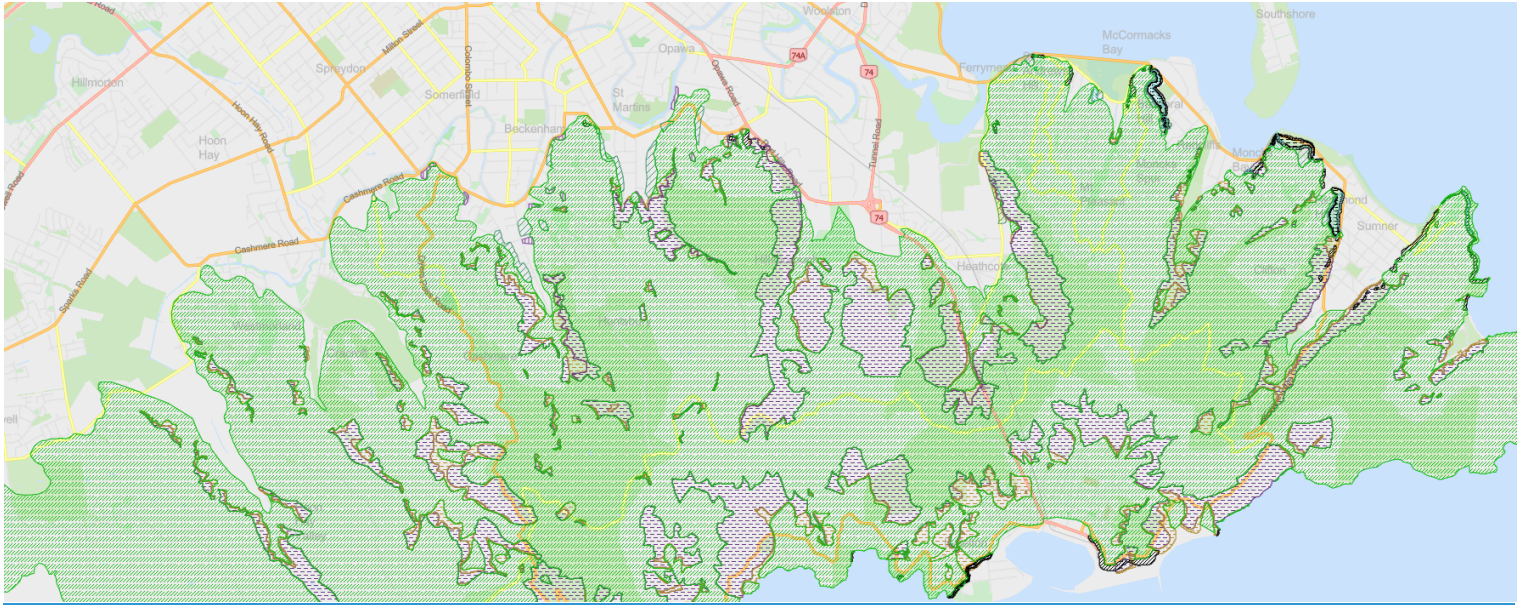
- 6.9.1 **Identification and spatial extent of proposed qualifying matter (s77K (1)(a)) (Sections 771 – 77R) and the NPS-UD (Clause 3.33)** - Areas of slope instability risk are identified in the Natural Hazards layer of the CDP District Plan Viewer and in the numbered downloadable PDF Planning Maps at an area-wide scale. Section 771 allows for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically include matters of national importance that decision makers are required to recognise and provide for under Section 6. This includes the management of significant risks from natural hazards.
- 6.9.2 **Issue:** There are a number of slope instability areas in the Banks Peninsula and Port Hills areas which need to be recognised and managed where they are significant. There is strong national and regional direction in the ~~New Zealand Coastal Policy Statement and~~ the Regional Policy Statement to identify and manage development in areas at risk of natural hazards. The intensification of development may increase the risk of natural hazards to people and property. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-section 771(a) as a s6 matter. The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. ~~Following the table for each issue~~ [Below is also](#) is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.
- 6.9.3 **Alternative density standards proposed (s77K (1)(b))** - The CDP identifies areas of slope instability in the Port Hills, Banks Peninsula and Lyttleton taking a risk based approach which factors in the scale of particular hazards together with the likelihood of an event and the effects it would cause on people and property. It is proposed to carryover these requirements as a qualifying matter.
- 6.9.4 **Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c))** - The management of significant risks from natural hazards is a matter of national importance in exercising functions and powers in relation to the use, development and protection of resources in section 6 of the RMA. S31(1)b makes clear that controlling use and development of land for the avoidance or mitigation of natural hazards is part of the functions of a territorial authority. The CRPS contains little specific discussion of slope instability, however Policies 11.3.5 and 11.3.7 are relevant. Policy 11.3.5 directs that subdivision, use and development of land shall be avoided if the risk from the natural hazard is considered to be unacceptable. When there is uncertainty in the likelihood or consequences of a natural hazard event, the local authority shall adopt a precautionary approach. Policy 11.3.7 states that ‘...new physical works to mitigate natural hazards will be acceptable only where the natural hazard risk cannot reasonably be avoided...’. Objective 3.3.6 Natural hazards seeks similar outcomes ‘New subdivision, use and development (other than new critical infrastructure or

strategic infrastructure to which paragraph b. applies): 3. is to be avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and 4. in all other areas, is undertaken in a manner that ensures the risks of natural hazards to people, property and infrastructure are appropriately mitigated'. Policy 5.2.4 of the Natural Hazards chapter sets out a precautionary approach where there is uncertainty, hazards or a potential for serious or irreversible effects. Policy 5.5.5 and the rules in 5.10 implement a control regime for hazard mitigation works, which give effect to the policies in Chapter 11 of the CRPS.

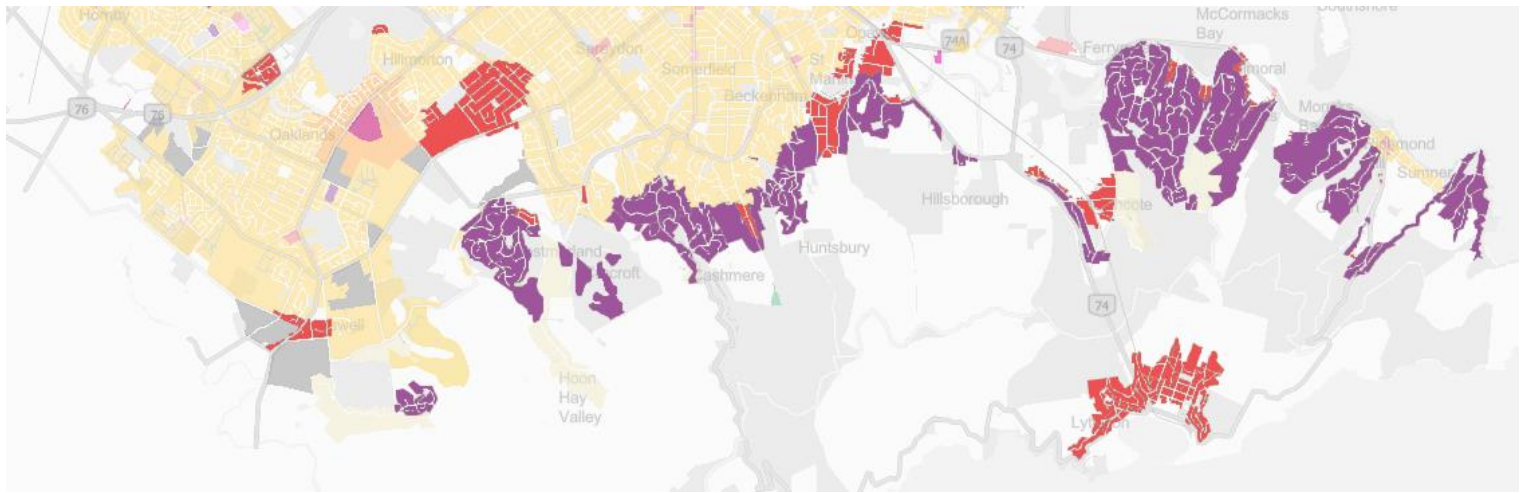
6.9.5 **The level of development that would be prevented by accommodating the qualifying matter (s77K (1)(d))** - The approach taken to assess impacted development capacity from the proposed qualifying matter is set out in Section 2.3 and Table 6 of this report. The limits proposed are likely to result in some limitation on development but this will differ in impact by site. For sites within slope instability areas, plan-enabled capacity with the qualifying matter could impact development capacity by ~~7050-6210~~ units, but of these only ~~1370-1310~~ are deemed commercially feasible. This impacted development capacity may however never be able to realised due to inability to achieve building consent requirements. Note this does not include the impacted development capacity within the Remainder of Port Hills and Banks Peninsula Slope Instability Management Area. The below image demonstrates the spatial extent of the slope instability management areas (note this map also shows portions of Banks Peninsula which are not included in PC14, aside from Lyttelton). The following image demonstrates the PC14 proposed zoning within these areas (predominately Medium Density Residential with Suburban Hill Density Precinct).

Commented [BR1]: Need updated numbers as have changed since then and also don't include proposing downzoning in Option 6

Commented [BR2R1]: Have updated. Do not have numbers for 'Remainder'.



-  Cliff Collapse Management Area 1
-  Cliff Collapse Management Area 2
-  Mass Movement Management Area 1
-  Mass Movement Management Area 2
-  Mass Movement Management Area 3
-  Rockfall Management Area 1
-  Rockfall Management Area 2
-  Remaining Slope Instability Management Area



- Medium density residential zone
- Residential Suburban
- Residential Suburban Density Transition
- High density residential zone
- Suburban Density Precinct
- Suburban Hill Density Precinct

6.9.6 **Requirements if qualifying matter applies (NPS-UD, clause 3.33)** - For similar reasons the proposed changes relating to this issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

Table 17 – Option evaluation for slope instability areas	
Option 1- Apply MDRS with no qualifying matter	Option 2 – Proposed Change
Option description This option is to implement MDRS without applying a qualifying matter for slope instability.	Option description This option is for the MDRS to be subject to a qualifying matter within slope instability areas.
Appropriateness in achieving the objectives and higher order documents	
<p>Efficiency – Applying MDRS with no qualifying matter does not achieve higher order document directions. Applying the MDRS to areas with unstable slopes would increase the overall area of land in the city available for development. Allowing these areas of land to be developed without consideration through the resource consent process would either expose people and property to unacceptable risk; or expose developers to unnecessary uncertainty as they attempt to manage risk using individual methods.</p> <p>Effectiveness – Applying the MDRS without applying qualifying matter conditions would be ineffective in enabling development because the higher order documents addressed by the qualifying matter would still apply and would need to be managed.</p> <p>Risk of acting/not acting – The RMA requires that the MDRS be applied, qualified or not. Therefore not acting is not a legally acceptable option. Acting by applying unqualified MDRS could expose people and property to unnecessary risk and developers to unnecessary uncertainty.</p>	<p>Efficiency—The proposed approach is efficient in that the benefits in reduced or managed risk and greater certainty generally outweigh the administrative cost of these provisions. The conditions of this qualifying matter will promote consistency and reliability from the early stages of development. This is preferable to managing the risk at building consent stage when the applicant is often already heavily invested in the process.</p> <p>Benefits—The slope instability provisions provide clear guidance for managing activities in areas with high instability to ensure risks are kept to acceptable levels. Future natural hazard damages are avoided by preventing new subdivision, use and development from occurring in areas of significant natural hazard risk and from effective mitigation measures where the risk is lower. Where risks are mitigated and those measures are effective, this will help build resilience, reduce risk and potentially help prevent costly remediation being required in future. Reduction in the cost of hazard events, such as loss of life and damage to property, infrastructure and the environment, can be of substantial benefit to the community.</p> <p>Costs—The main cost of the slope instability provisions is in impacted development potential where development is avoided in areas subject to risk which is mainly a loss for individual property owners. As these are existing provisions, this cost is already ‘priced-in’ to land values at an individual site level. The costs of obtaining specialist input into consent applications and</p>

	<p>assessments can be substantial, and mitigation required by the provisions will create costs for those wishing to develop affected sites. Further, modelling suggests that the constraints applied by this qualifying matter will result in the prevention of the development of up to 2952 residential units.</p> <p>Effectiveness — Applying a qualifying matter achieves higher order document directions (in particular sections 5 and 6(b) of the RMA, the CRPS (Chapter 11), and the objectives of the CDP including the directive provisions in Chapter 3 of the CDP (objective 3.3.6)) to avoid or mitigate natural hazards while retaining the flexibility provided by the resource consent system, to develop where the risk is shown to be acceptable. Section 77(a) specifies that the height and density requirements under the MDRS and Policy 3 of the NPSUD can be less enabling of development where a matter of national importance under section 6 (in the case the management of significant risks from natural hazards) is present.</p> <p>Risk of acting/not acting — The RMA requires that the MDRS be applied, qualified or not. Therefore not acting is not a legally acceptable option. The risk of acting by applying a qualifying matter is the loss of development potential and the cost of seeking resource consent.</p>
<p>Recommendation: Option 2 is the recommended option because it achieves the requirements of higher order documents to protect people and property from unnecessary risks while still enabling development where appropriate. Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.</p>	

Table 17 (Cont.) – Option evaluation for slope instability areas				
Option 2	Option 3	Option 4	Option 5	Option 6 – Proposed change
Option description MDRS is subject to a qualifying matter	Option description MDRS is subject to a qualifying matter	Option description MDRS is subject to a qualifying matter	Option description MDRS is subject to a qualifying matter within	Option description This option is the same as

<p><u>within the following existing District Plan (Plan) overlays:</u></p> <ul style="list-style-type: none"> - <u>Cliff Collapse Management Areas 1 and 2 (CCMA 1 and 2); and</u> - <u>Rockfall Management Area 1 (RMA 1)</u> <p><u>Subdivision, earthworks, new buildings, and any other activities are a non-complying activity, except within the CCMA 1 they are a prohibited activity¹.</u></p> <p><u>AIFR certificate exemption can be applied for within the Cliff Collapse Management Area 2 and the Rockfall Management Area 1.</u></p>	<p><u>within the following existing Plan overlays:</u></p> <ul style="list-style-type: none"> - <u>Those in Option 2; and</u> - <u>Mass Movement Management Area 1</u> <p><u>Within the MMMA 1 overlay subdivision, earthworks, new buildings, and any other activities are a non-complying activity.</u></p>	<p><u>within the following existing Plan overlays:</u></p> <ul style="list-style-type: none"> - <u>Those in Option 3;</u> - <u>Rockfall Management Area 2 (RMA 2); and</u> - <u>Mass Movement Management Areas 2 and 3 (MMMA 2 and 3)</u> <p><u>Within the RMA 2 and the MMMA 2 and 3 overlays subdivision, earthworks, new buildings, and any other activities are a restricted discretionary activity.</u></p> <p><u>Note the MMMA 2 and 3 are not governed by life safety risk, they reflect a risk to structures due to slower and lower displacement land movement.</u></p> <p><u>AIFR certificate exemption can be applied for within the Rockfall Management Area 2.</u></p>	<p><u>the following existing Plan overlays:</u></p> <ul style="list-style-type: none"> - <u>Those in Option 4; and</u> - <u>Remainder of Port Hills and Banks Peninsula Slope Instability Management Area (the Remainder overlay)</u> <p><u>Within the Remainder overlay subdivision is a restricted discretionary activity.</u></p>	<p><u>Option 6² and additionally, retains the operative underlying zoning for properties within the following existing Plan overlays where the site overlap is 30% or greater (i.e., 70% of the site is free from impacted area):</u></p> <ul style="list-style-type: none"> - <u>Cliff Collapse Management Areas 1 and 2</u> - <u>Rockfall Management Area 1; and</u> - <u>Mass Movement Management Area 1</u>
<p><u>Appropriateness in achieving the objectives and higher order documents</u></p>				

Commented [BR3]: Could include paragraph (or table) indicating the # of properties above 30% overlap

Commented [BR4R3]: Have added the number of sites to keep their current zoning under 'costs'. Note these four overlays are the only ones I have overlap numbers for.

¹ Except subdivision where the new lot is not within the overlay is a non-complying activity.

² I.e., the following existing Plan overlays apply: Cliff Collapse Management Areas 1, and 2, Rockfall Management Areas 1 and 2, Mass Movement Management Areas 1, 2 and 3, and the Remainder of Port Hills and Banks Peninsula Slope Instability Management Area.

<p>Efficiency – This option captures the highest risk slope instability overlays in terms of level of risk to people and property. This option is efficient in that increasing the significant risk of natural hazards is avoided. Development is assessed on a case-by-case basis (except where prohibited under CCMA 1) and requires evidence that the risk is acceptable.</p> <p>Benefits – Benefits include ensuring health and safety is maintained, as well as avoiding risk to life and property. Aside from the CCMA 1, there is a consenting pathway where the case-by-case site specific analysis provides flexibility in that development can occur should the risk be managed where there is not an unacceptable risk to life safety. Given that these are existing overlays there will already be an awareness of these hazards and consenting requirements.</p>	<p>Efficiency – This option is considered more efficient than Option 2 as enabling new development within the MMMA 1 without specialist assessment on a case-by-case basis could result in unacceptable effects on people and property due to natural hazard risk.</p> <p>Benefits – Same as Option 2 + including the MMMA 1 ensures natural hazard risk is not increased in these areas.</p>	<p>Efficiency – This option is considered more efficient than Option 3. Despite the more enabling activity status for development within the RMA 2 and the MMMA 2 and 3 (which provides more certainty for development with a RD consenting pathway), enabling development within these overlays without careful management could result in an increased risk at the site.</p> <p>Benefits – Same as Option 3 + including the RMA 2 and MMMA 2 and 3 ensures natural hazard risk is not increased in these areas.</p>	<p>Efficiency – This option is considered more efficient than Option 4. The Remainder overlay primarily restricts subdivision, with an RD activity status, and will ensure slope instability risk is managed to acceptable level.</p> <p>Benefits – Same as Option 4 + it would not limit MDRS in terms of enabling 3 units per site, however the restriction would come into play where subdivision is applied for.</p>	<p>Efficiency – This option is considered the most efficient of options considered. Carrying over the existing zoning for the highest hazard overlays where the site overlap is 30% or greater would ensure inappropriate development does not occur in these areas and would clearly signal this to potential developers and the community.</p> <p>Benefits – Same as Option 5 + retaining the current zoning on the highest hazard sites provides certainty to the community and developers that intensification is not appropriate in these areas. It would protect people and property from significant risk of natural hazards.</p>
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<p><u>Costs</u> – This option would have an impact on development rights within these overlays, and could impact property values. The costs of obtaining specialist input into consent applications and assessments can be substantial, and mitigation required by the provisions will create costs for those wishing to develop affected sites.</p>	<p><u>Costs</u> – Same as Option 2 + including the MMMA 1 would result in more properties potentially impacted by this QM.</p>	<p><u>Costs</u> – Same as Option 3, except these additional overlays are less onerous in terms of resource consenting with a more straightforward consenting pathway and potentially more certainty.</p>	<p><u>Costs</u> – Same as Option 4, except the Remainder overlay is less onerous in terms of resource consenting as it is only a requirement for subdivision.</p>	<p><u>Costs</u> – Same as Option 5 + this option would have the greatest impact on reducing development capacity. However it may save time and consent fees, costs of Geotech reports etc. with the zoning signalling intensification is inappropriate these areas.</p> <p>The number of sites with 30% overlap or greater to retain the current Plan zoning are as follows:</p> <ul style="list-style-type: none"> - <u>Cliff Collapse Management Area 1 (13 sites)</u> - <u>Cliff Collapse Management Area 2 (41 sites)</u> - <u>Rockfall Management Area 1 (120 sites); and</u> - <u>Mass Movement Management Area 1 (24 sites)</u>
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<p><u>Effectiveness</u> – Applying a qualifying matter achieves higher order document directions (in particular sections 5 and 6(b) of the RMA, the CRPS (Chapter 11), and the objectives of the CDP including the directive provisions in Chapter 3 of the CDP (objective 3.3.6)) to avoid or mitigate natural hazards while retaining the flexibility provided by the resource consent system, to develop where the risk is shown to be acceptable. Section 771(a) specifies that the height and density requirements under the MDRS and Policy 3 of the NPSUD can be less enabling of development where a matter of national importance under section 6 (in the case the management of significant risks from natural hazards) is present.</p> <p><u>This option is effective in that it ensures inappropriate development does not occur in areas where there is</u></p>	<p><u>Effectiveness</u> – This option is considered more effective than Option 2 as the MMMA 1 also requires careful management of development within this hazard overlay.</p>	<p><u>Effectiveness</u> – This option is considered more effective than Option 3 as the RMA2 and MMMA 2 and 3 also requires careful management of development within these hazard overlays.</p>	<p><u>Effectiveness</u> – This option is considered more effective than Option 4 as the Remainder overlay also has the potential to impact on density, and it is appropriate to assess slope instability at time of subdivision.</p>	<p><u>Effectiveness</u> – This option is considered the most effective option as retaining the underlying zoning of the highest hazard areas would ensure inappropriate development does not occur in these locations protecting people and property from risk. It is considered effective as intensification within these areas would not have a realistic consenting pathway.</p>
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<p><u>unacceptable risk to life safety, or is mitigated to reduce the risk so it is acceptable.</u></p> <p><u>Risk of Acting/Not Acting – It is considered that there is certain and sufficient information on which to assess the appropriateness of this option.</u></p> <p><u>The risk of not acting is that enabling residential development within these overlays will unduly expose more people and property to significant risk of natural hazards.</u></p>	<p><u>Risk of Acting/Not Acting – It is considered that there is certain and sufficient information on which to assess the appropriateness of this option.</u></p> <p><u>The risk of not acting is that enabling residential development within these overlays will unduly expose more people and property to significant risk of natural hazards.</u></p>	<p><u>Risk of Acting/Not Acting – It is considered that there is certain and sufficient information on which to assess the appropriateness of this option.</u></p> <p><u>The risk of not acting is that enabling residential development within these overlays will unduly expose more people and property to significant risk of natural hazards.</u></p>	<p><u>Risk of Acting/Not Acting – It is considered that there is certain and sufficient information on which to assess the appropriateness of this option.</u></p> <p><u>The risk of not acting is that enabling residential development within these overlays will unduly expose more people and property to risk of natural hazards.</u></p>	<p><u>Risk of Acting/Not Acting – It is considered that there is certain and sufficient information on which to assess the appropriateness of this option.</u></p> <p><u>The risk of not acting is that enabling residential development within these overlays will unduly expose more people and property to significant risk of natural hazards.</u></p> <p><u>There is the risk that retaining the operative zoning is unnecessarily restrictive with intensification potentially suitable, with mitigation where needed, in a small number of cases.</u></p> <p><u>However, this option seeks to only rezone properties where there is a 30% overlap or greater.</u></p>
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Recommendation: Option 6 is the recommended option because it achieves the requirements of higher order documents to protect people and property from unnecessary risks while still enabling development where appropriate. Option 6 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.