

Decision Report

Plan Change 35 – Natural Hazards – Where the Hazard Does Not Exist

1.0 Introduction

- 1.1** This report shows the decisions made on the topics in the Planning Report and then shows the whole of the Plan Change i.e. how the full notified Plan Change and subsequent decisions on topics are proposed to change the District Plan First Review.
- 1.2** For topics, any changes to rules are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in [red](#), and any changes resulting from decisions in [blue](#).
- 1.3** For the whole of the Plan Change, any changes to rules are shown as follows; existing District Plan text in black, and changes (being the culmination of the notified Plan Change and subsequent decisions) in [red](#).

2.0 Topic 1: Proposed New Rule 8.3.1 (c)

2.1 Decision

That the Permitted Activity Rule and Criteria be changed and that an explanatory note be added clarifying suitable evidence as shown below.

- (c) [Buildings/Structures where evidence establishes proves that the site is not subject to the Natural Hazard \(Floodable Area\):](#)
- (i) [A building/structure will be located clear of the Natural Hazard \(floodable area\) irrespective of the extent of Natural Hazard \(floodable area\) shown by the Planning Maps; or](#)
 - (ii) [A building/structure will not be affected by the Natural Hazard \(floodable area\)](#)
- (d) [Support poles associated with electricity lines.](#)
- (e) [Uninhabited farm buildings including, but not limited to, pump sheds, implement sheds, storage sheds, provided that an appropriate notice under s73 of the Building Act has been attached to the title.](#)

Explanatory Note

[Suitable evidence may include, but is not limited to, aerial photographs, site inspections from Council engineers, and engineering assessments from a suitably qualified person.](#)

The following submissions are therefore:

Accepted

Submission	Point Number	Name
21	5	Federated Farmers
24	2	Powerco

Accepted in Part

Submission	Point Number	Name
21	4	Federated Farmers
24	1	Powerco

2.2 Reason

This clarifies types of structures that will be acceptable and also provides details on evidence that can be provided.

3.0 Whole of Plan Change 35 - Changes to the District Plan First Review

3.1 Add new Permitted Activity Rule 8.3.1(c) as follows:

Buildings/Structures where evidence establishes:

- (i) A building/structure will be located clear of the Natural Hazard (floodable area) irrespective of the extent of Natural Hazard (floodable area) shown by the Planning Maps; or
- (ii) A building/structure will not be affected by the Natural Hazard (floodable area)

3.2 Add a new Permitted Activity Rule 8.3.1(d) as follows:

(d) Support poles associated with electricity lines.

3.3 Add a new Permitted Activity Rule 8.3.1(e) as follows:

(e) Uninhabited farm buildings including, but not limited to, pump sheds, implement sheds, storage sheds, provided that an appropriate notice under s73 of the Building Act has been attached to the title.

3.4 Add a new Explanatory Note following new Rule 8.3.1(e) as follows:

Explanatory Note

Suitable evidence may include, but is not limited to, aerial photographs, site inspections from Council engineers, and engineering assessments from a suitably qualified person.