



How does the action HEDGE against future climate?

	Delay decision on land use for 10 years	Allow for bigger drainage area – larger set backs from waterways	Build bigger drains to 5% rainfall event rather than 20% rainfall event	Increase number of trees per metre
Is the action flexible and/or reversible?	Yes – it can be reversed at anytime with ease.	It is not completely flexible, but by enabling larger set backs some flexibility is built.	No.	There is limited flexibility, however, trees can be moved and/or replaced at a cost.
Does the action maintain future options?	Yes this decision does not impede any potential actions in future.	Some future options are maintained but not all.	No.	It does not impede more tree plantings at a later date. However, some future options may be limited.
Does the action include increased safety margins?	NA	Yes, however the drains are not built larger just the setbacks.	Yes the drains are built bigger.	No specifically.
Does the action reduce decision time horizons?	Yes rather than making a decision that lasts 100 years, this decision only lasts for 10 years.	To a certain degree. A decision to expand the drainage size can be implemented much faster if there are larger set backs.	No.	No.
Does the action deliver benefits under multiple futures?	No	Potentially, as drainage setbacks are often used as open space when not in flood.	No.	No, there is potential for the trees to be affected by drought conditions.
Is the action a no regrets option –	No, it would be preferred to develop the land now.	No, this decision would not be taken without potential increases in rainfall intensity.	It may be, as there may be issues with the capacity of current drains.	Yes, due to the amenity and shading benefits of trees now.