

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / General NH	Victoria University of Wellington Students' Association	123.37	Not specified	Considers that community resilience is an incredibly important factor in terms of natural hazard response.	Seeks that infrastructure facilitates bringing people together.
Hazards and Risks / Natural Hazards / General NH	Tyers Stream Group	221.28	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks stricter management of rules to restrict buildings and infrastructure in areas covered by the Stream Corridor Overlay, the Overland Flow Path Overlay and the Ponding Overlay.
Hazards and Risks / Natural Hazards / General NH	Tyers Stream Group	221.29	Support	Supports Natural Hazards chapter as it relates to the Tyers stream catchment	Retain Natural Hazards chapter as notified.  [Inferred decision requested]
Hazards and Risks / Natural Hazards / General NH	Wellington City Council	266.65	Amend	Considers there is a need to clarify and add detail in relation to sensitivity rating definitions.	Amend the first sentence of paragraph one of the introduction under 'Hazard Sensitivity' as follows:  To assist with determining the consequences associated with natural hazards, buildings and activities have been allocated a sensitivity rating (see Definitions – <u>less hazard sensitive activities</u> , <u>potentially hazard sensitive activities</u> , <u>hazard sensitive activities</u> ).
Hazards and Risks / Natural Hazards / General NH	Wellington City Council	266.66	Amend	Considers 'Sheppards Gully' is spelled incorrectly and should instead be 'Shepards Gully'.	Amend, in the introduction, the Natural Hazard Overlay title as follows:  <del>Sheppards</del> <u>Shepards</u> Gully Fault Overlay  Consequential re-naming of 'Sheppards Gully' in the following provisions:  INF-NH-R60.1.a.iii NH-R5.1.b SUB-R17 (rule title) SUB-R18 (rule title) SUB- R18.1.1 SUB-R22 (rule title) Planning maps
Hazards and Risks / Natural Hazards / General NH	Toka Tū Ake EQC	282.5	Amend	Considers that the provisions for landslide hazard mitigation in the earthworks section of the Proposed Plan are not sufficient, as they rely on individual assessments of sites and could be applied inconsistently. They also allow for developments which do not require earthworks in areas which are at risk of slope failure. Applying a Landslide Hazard overlay (such as the nonregulatory landslide overlay) and restricting development within high-hazard areas will preclude inconsistent application of earthworks rules and prevent subdivision and development on slopes prone to failure. Considers that while there is a restrictive disclaimer on the existing non-regulatory GNS Science SLIDE Geomorphology Map, the uncertainties in a landslide hazard overlay developed from this map can be managed through policy.	Seeks that objectives, policies and rules are developed in the Natural Hazards chapter to restrict hazard sensitive activities and potentially hazard sensitive activities in high risk land located as a new landslide hazard overlay.
Hazards and Risks / Natural Hazards / General NH	Toka Tū Ake EQC	282.6	Amend	Considers that the terminology 'Fault Hazard Overlay' should be consistent with the MfE guidelines i.e. Fault Avoidance Zone, and that including the use of confined, unconfined, distributed and uncertain fault areas where appropriate. Considers that the supporting s32 information indicates that the Fault Hazard Overlay are the mapped Fault Avoidance Zones that are mapped in the supporting report; however, this is not explained in the s32. Considers that the description of 'fault hazard' needs to be clarified or amended to reflect how it is shown on the maps i.e., a band, which are at different widths on the map, which we assume reflects the certainty of the fault location.	Seeks that the term "Fault Hazard Overlay" in the Natural Hazards chapter is changed to "Fault Avoidance Zone" and include confined, unconfined, distributed, and uncertain fault areas.

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Hazards and Risks / Natural Hazards / General NH	Aggregate and Quarry Association	303.13	Not specified	<p>Considers that it is important that the PDP does not shut off access to potential aggregate sources to provide for Wellington's current and future construction needs.</p> <p>As aggregate is expensive to transport, sources of this need to be close to the place of construction.</p>	Seeks that the Proposed District Plan provisions do not rule out quarries along the faultline.
Hazards and Risks / Natural Hazards / General NH	David Karl	309.5	Amend	<p>Considers that whanau's homes should not be unnecessarily impacted by inaccurate modelling.</p> <p>Further development should also not occur in areas that it should not. There is emotional pain and significant costs linked to Council holding information that is not publicly available and then requiring costly changes to building plans before providing approval.</p>	Seeks that objectives, policies and rules relevant to Hazard zoning be drafted to ensure that the relevant zones (as shown on a map) can most easily be updated to reflect new information.
Hazards and Risks / Natural Hazards / General NH	Mt Cook Mobilised	331.8	Amend	<p>The Natural Hazards chapter is missing emergency management requirements in the event of major earthquakes or disasters. The population will have a need for water and sewage disposal following a major earthquake, the Proposed District Plan should address this.</p> <p>Mount Cook is especially vulnerable int times of earthquake, as it has several major education facilities that could be cut-off from whānau. Residents that travel between the CBD and Mt Cook may also be cut-off from their home by impassable roads.</p> <p>Finally, the PDP should include provisions to ensure the population's safety in times of natural disaster, as this will focus the attention of Body Corporates on planning for emergency situations.</p>	Seeks that the Natural Hazards chapter include provisions relating to emergency management in times of a major earthquake or natural disaster.
Hazards and Risks / Natural Hazards / General NH	Mt Cook Mobilised	331.9	Amend	<p>Considers that Wellington City's water storage should be focused around the city to relieve pressure on emergency water supplies. Wellington's water supply could be disrupted for up to 100 days in the aftermath of an earthquake, as the pipes could all break. With up to 400,000 people relying on the network, the city should be making it easy, and in some cases compulsory, for householders to install potable water tanks that will make them self-sufficient for longer. 200 litre tanks are already available, subsidised by Wellington City Council. Kāinga Ora and WREMO both advise that individuals and households be responsible for their own water storage. However, some may not be able to comply and planning rules need to do more to make it easier to store more water privately and in public places.</p>	Seeks that water storage capacity be increased in the City in preparation for a major earthquake.
Hazards and Risks / Natural Hazards / General NH	Property Council New Zealand	338.6	Amend	<p>Considers that the natural hazard overlays (i.e. flooding, fault rapture, tsunami and coastal) should be included in the Council's LIM reports. Supporting and assessing risks in a way that is more proactive will result in restrictions on building in high-risk areas, with work arrounds for the lower-risk areas (taking into account the sensitivity of the proposed activity).</p>	Seeks that natural hazards overlays be included in LIM reports.
Hazards and Risks / Natural Hazards / General NH	Kimberley Vermaey	348.3	Amend	<p>Considers that areas in the Fault Hazard Overlay are not well defined or understood. The objective, policy and rule frameworks for the fault hazards overlay need to be updated to reflect this differing understanding of the fault hazard overlays. In areas where there is a good understanding of the fault hazard location, there should be more restrictive objectives, policies and rules (similar to what is proposed in the draft plan). where there is a poorer understanding of the fault location, then less restrictive objectives, policies and rules should apply (for example a policy framework that requires the identification of the position of the fault and a corresponding permitted, controlled, or restricted discretionary activity status).</p>	Seeks that where there is poorer understanding of the fault location then less restrictive objectives, policies and rules should apply. The new policy framework would require the identification of the position of the fault and a corresponding permitted, controlled, or restricted discretionary activity status. These provisions need to be drafted and included in the District Plan.

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Hazards and Risks / Natural Hazards / General NH	Kimberley Vermaey	348.4	Amend	Considers that rules relating to additions in the Coastal Hazards Overlay do not address alterations to existing buildings. There is the potential for alterations to increase the risk from the conversion of non-habitable buildings. There needs to be consideration as to whether it is appropriate for conversions to existing buildings to be covered. This is to ensure the rule frameworks are consistent with the additions framework.	Seeks that rules relating to additions in the Coastal Inundation Overlay address alterations to existing buildings.
Hazards and Risks / Natural Hazards / General NH	Kimberley Vermaey	348.5	Amend	Considers that rules relating to additions in the Natural Hazards Overlay do not address alterations to existing buildings. There is the potential for alterations to increase the risk from the conversion of non-habitable buildings. There needs to be consideration as to whether it is appropriate for conversions to existing buildings to be covered. This is to ensure the rule frameworks are consistent with the additions framework.	Seeks that provisions relating to additions in the Natural Hazard Overlays address alterations to existing buildings.
Hazards and Risks / Natural Hazards / General NH	Kimberley Vermaey	348.6	Amend	Considers that the current coastal hazard framework does not have any consideration of the inundation depths. As a result, areas with 2m of inundation depth would be treated the same as areas with 0.1m of inundation depth. There may be a need to refine the policy and rule frameworks to recognise different inundation depths and this may have some implications of the hazard classification frameworks. (Option A)	Seeks that classification of inundation depths be reassessed for the Coastal Inundation Overlay.
Hazards and Risks / Natural Hazards / General NH	Kimberley Vermaey	348.7	Amend	Considers that the current coastal hazard framework does not have any consideration of the inundation depths. Alternatively, the hazard map overlays may be adjusted to remove inundation depths below a certain level as they will not reach a level that constitutes a hazard that warrants land use planning. Expert advice on this may be required as to what is the most appropriate depth, but it may be 0.15m and less. (Option B)	Seeks that the Coastal Inundation Overlay be adjusted to remove inundation depths below a certain low-hazard level.
Hazards and Risks / Natural Hazards / General NH	Restaurant Brands Limited	349.31	Support	Support	Retain NH – Ngā Mōrearea ā-Taiao - Natural Hazards as notified.
Hazards and Risks / Natural Hazards / General NH	Greater Wellington Regional Council	351.118	Amend	Considers that intensification in any flood hazard zone is not in line with regional, national or international direction on hazards or climate change, and would impact Greater Wellington's ability to discharge its flood risk management functions. Increasing densities within Wellington City area may result in an increase in the vulnerability of people and property to flood hazards, and there will also be a need to introduce more sophisticated flood forecasting and warning systems to the region.	Seeks that WCC continues to work with Greater Wellington to discuss the City's flood hazards in relation to the proposed intensification.
Hazards and Risks / Natural Hazards / General NH	Jane Szentivanyi and Ben Briggs	369.12	Not specified	Considers that natural hazard such as flooding and slips are an important qualifying factor in determining future development.	Not specified.
Hazards and Risks / Natural Hazards / General NH	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.88	Support in part	The Natural Hazard chapter is supported for its intent, as it seeks to protect people, property and infrastructure from natural hazards. The chapter's 'risk-based approach' is also supported as it seeks to manage effects from natural hazards by classifying activities and providing separate provisions for these activities depending on their level of hazard sensitivity.	Retain the Natural Hazard chapter, with amendments.
Hazards and Risks / Natural Hazards / General NH	WCC Environmental Reference Group	377.55	Support	The Natural Hazards chapter' Introduction is supported, including the risk framework, the use of both buildings and activities, and the three focus areas of people, property and infrastructure.	Retain the Natural Hazards chapter's Introduction as notified.

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Hazards and Risks / Natural Hazards / General NH	Argosy Property No. 1 Limited	383.19	Support in part	Supports the introduction to the extent that it takes an adaptation approach to natural hazards. Retreat from the Wellington CBD is unlikely to occur, and therefore it would be more appropriate for the Proposed Plan to anticipate a protection or adaptation approach to climate change hazards. Argosy opposes hazard rankings being attributed to the various natural hazards. For example, the Liquefaction Hazard Overlay being identified as a 'high' risk. This is because the natural hazards overlays apply to all levels of risk either in the same way, or specific to the type of risk. It does not have a practical implication to attribute hazard rankings to the natural hazards and is inappropriate. Notes that the hazard overlays are wide ranging in terms of risk and feasible approaches to mitigate that risk. By including all the hazard overlays together the Proposed Plan applies the same risk and mitigation approach to all hazard overlays. This is inappropriate for some overlays, such as liquefaction and tsunamis (discussed below), where the risk cannot be mitigated and the probability of an event is low	Delete "Natural Hazard Overlay" table in Introduction.
Hazards and Risks / Natural Hazards / General NH	Taranaki Whānui ki te Upoko o te Ika	389.63	Amend	Considers further engagement with Council is appropriate to ensure existing consents can be implemented without future impediment and to ensure the District Plan reflects the aspirations of Taranaki Whānui. Natural Hazard overlays are identified over Te Motu Kairangi / Miramar Peninsula, Mount Crawford, and Shelly Bay Taikuru.	Seeks that amendments that are most appropriate to address concerns around ensuring that Taranaki Whānui can implement existing consents around Te Motu Kairangi / Miramar Peninsula, Mount Crawford, and Shelly Bay Taikuru without future impediment.
Hazards and Risks / Natural Hazards / General NH	Kāinga Ora Homes and Communities	391.154	Support in part	The inclusion of rules in relation to flood hazards is partially supported, as well as the risk-based approach to the management of natural hazards. However, an amendment is sought.	Retain the Natural Hazards chapter with amendment.
Hazards and Risks / Natural Hazards / General NH	Kāinga Ora Homes and Communities	391.155	Amend	Considers that rules related to flood hazards should not be linked to static maps.	Amend the Natural Hazards chapter so that rules do not refer to static maps.
Hazards and Risks / Natural Hazards / General NH	Kāinga Ora Homes and Communities	391.156	Oppose in part	<p>The inclusion of flood hazard mapping as part of the District Plan is opposed, despite the risk-based approach to the management of natural hazards being generally supported. Including Flood Hazard overlays in the District Plan ignores the dynamic nature of flood hazards and will create unnecessary additional cost and uncertainty for landowners and land developers. It is considered appropriate to include rules in relation to flood hazards but sought that the rules are not linked to static maps.</p> <p>The Auckland Unitary Plan ("AUP") adopts a set of non-statutory flood hazard overlay maps which operate as interactive maps on the Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA.</p> <p>It is noted that there is no formal requirement for flooding overlay maps to be included within a district plan. It is also noted that the National Planning Standards 2016 – Mapping Standard Table 20 includes a number of specific overlay and other symbols, but none relate to flooding. The removal of the mapped flooding Natural Hazard Overlays from within the District Plan is sought. This should instead be included as a non-statutory, information only mapping layer that sits outside the Proposed District Plan and refer to "Natural Hazard Overlays" as "Natural Hazard Areas".</p> <p>The mapping of other, non-flooding natural hazards to be incorporated into the District Plan maps, such as Liquefaction and Fault Hazards (in addition to Coastal Hazards) are otherwise supported, as these hazards are less subject to change.</p>	Seeks that natural hazard flooding overlays from the District Plan are deleted and that the information be held in non-statutory GIS maps instead.

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Hazards and Risks / Natural Hazards / General NH	Kāinga Ora Homes and Communities	391.157	Oppose in part	The term "Natural Hazard Overlays" is opposed and should be removed and replaced by a newly defined term "Natural Hazard Areas". Natural Hazard Overlays should instead be included as non-statutory, information-only mapping layer that sits outside the Proposed District Plan.	Delete all references to "Natural Hazard Overlays" and refer to the newly defined term of Natural Hazard Areas instead.
Hazards and Risks / Natural Hazards / General NH	Elliott Thornton	399.1	Amend	Considers that while the PDP regulates the location and siting of buildings to be sufficiently flood-free, it does not address people trying to traverse flood waters, which is one of the primary causes of death or injury from flooding.	Seeks that the permitted depth for access is set at 0.3m, consistent with the Greater Wellington Regional Council's Flood Hazard Modelling Standard, and where not meeting that standard, a risk management approach which could consider matters such as the duration of the flood hazard, velocity, the ability for emergency vehicle access, or ability to provide alternative access during a major flood event.
Hazards and Risks / Natural Hazards / General NH	CentrePort Limited	402.91	Oppose	Considers that there is a structural difficulty with Natural Hazards being included in the Infrastructure section when there is a separate and standalone chapter that specifically references Natural Hazards as well as coastal hazards included in the Coastal Environment. This creates uncertainty. For an infrastructure provider and for ease of plan usage these provisions should be in the Natural Hazards Chapter.	Seeks that Infrastructure Natural Hazards provisions are located within the Natural Hazards Chapter.
Hazards and Risks / Natural Hazards / General NH	CentrePort Limited	402.92	Amend	Considers that there is a structural difficulty with Natural Hazards being included in the Infrastructure section when there is a separate and standalone chapter that specifically references Natural Hazards as well as coastal hazards included in the Coastal Environment. This creates uncertainty. For an infrastructure provider and for ease of plan usage these provisions should be in the Natural Hazards Chapter.	Seeks that Infrastructure Natural Hazards provisions are located within the Natural Hazards Chapter.
Hazards and Risks / Natural Hazards / General NH	CentrePort Limited	402.93	Amend	Supports policy INF-NH-P61 but considers that for ease of plan usage it should instead be included in the overarching Natural Hazard Overlays chapter.	Seeks that INF-NH-P61 (Infrastructure and structures in Natural Hazard and Coastal Hazard Overlays) is relocated to the Natural Hazards Chapter.
Hazards and Risks / Natural Hazards / General NH	CentrePort Limited	402.94	Oppose	Opposes structure of dealing with Natural Hazards. Considers that the structure of managing Natural Hazards is confusing. There are Natural Hazards provisions in the infrastructure chapter as well as Natural Hazards chapter, while coastal hazards are in the Coastal Environment Chapter. For CentrePort related matters you potentially have to look at all three. This is considered inefficient and could lead to duplication. Of the hazards listed CentrePort has fault hazard, liquefaction, coastal inundation and tsunami (high) risk.	Seeks that plan is amended so all Natural Hazards requirements are included in one chapter.
Hazards and Risks / Natural Hazards / General NH	CentrePort Limited	402.95	Amend	Opposes structure of dealing with Natural Hazards. Considers that the structure of managing Natural Hazards is confusing. There are Natural Hazards provisions in the infrastructure chapter as well as Natural Hazards chapter, while coastal hazards are in the Coastal Environment Chapter. For CentrePort related matters you potentially have to look at all three. This is considered inefficient and could lead to duplication. Of the hazards listed CentrePort has fault hazard, liquefaction, coastal inundation and tsunami (high) risk.	Seeks that plan is amended so all Natural Hazards requirements are included in one chapter.
Hazards and Risks / Natural Hazards / General NH	Oyster Management Limited	404.7	Oppose in part	Opposes the Proposed Plan in part.	Seeks that the Proposed District Plan recognises the benefits of existing investment in the CBD in relation to natural hazards and coastal hazards.
Hazards and Risks / Natural Hazards / General NH	Oyster Management Limited	404.8	Oppose in part	Opposes the Proposed Plan in part.	Seeks that the Proposed District Plan applies appropriate provisions to reflect the probability and limitations in mitigating risks of liquefaction and tsunamis.
Hazards and Risks / Natural Hazards / General NH	Oyster Management Limited	404.9	Oppose in part	Opposes the Proposed Plan in part.	Seeks that the Proposed District Plan provides consistency in the approach to potentially hazard sensitive activities in the Natural Hazards and Coastal Hazards Overlays.
Hazards and Risks / Natural Hazards / General NH	Oyster Management Limited	404.10	Support in part	The submitter's properties at 6 Hurring Place and 12 Newlands Road are partly within the Flood Hazard Overlay – Inundation Area and 6 Hurring Place is partly within the Flood Hazard Overlay – Overland Flowpath.	Retain the Natural Hazards Introduction as notified to the extent that it takes an adaptation approach to natural hazards, with amendments.  [Refer to original submission for maps of the submitter's properties under the Proposed District Plan].

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Hazards and Risks / Natural Hazards / General NH	Oyster Management Limited	404.11	Oppose in part	The submitter's properties at 6 Hurring Place and 12 Newlands Road are partly within the Flood Hazard Overlay – Inundation Area and 6 Hurring Place is partly within the Flood Hazard Overlay – Overland Flowpath.	Not specified.  [Refer to original submission for maps of the submitter's properties under the Proposed District Plan].
Hazards and Risks / Natural Hazards / General NH	Oyster Management Limited	404.12	Support	Supports the Introductory text to the extent that it takes an adaptation approach to natural hazards.	Retain NH (Natural Hazards) - Introduction as notified.
Hazards and Risks / Natural Hazards / General NH	Wellington International Airport Ltd	406.208	Support	Supports Natural Hazards chapter introduction.  Supports the recognition of Wellington Airport within the introductory text.	Retain Natural Hazards chapter introduction as notified.
Hazards and Risks / Natural Hazards / General NH	VicLabour	414.20	Support in part	Supports restrictions on development in areas at risk of coastal inundation and tsunami with amendment as detailed in other submission point.	Retain coastal inundation and tsunami provisions with amendment.
Hazards and Risks / Natural Hazards / General NH	VicLabour	414.21	Not specified	Considers that the reality of sea level rise means Council must start considering a programme of managed retreat.  Considers that Council must lay the groundwork now and begin the difficult conversations with communities about the longevity of their placement within areas susceptible to considerable risk from sea level rise	Seeks that the Council start considering a programme of managed retreat.
Hazards and Risks / Natural Hazards / General NH	Fabric Property Limited	425.9	Oppose in part	It is important that the Proposed Plan accurately conveys the probabilities of different natural hazards, and does not unduly create an impression of greater risk than is the case.  The introduction to the Natural Hazards chapter identifies the Liquefaction Hazard Overlay with a 'High' hazard ranking. However, the provisions associated with the Liquefaction Overlay suggest that these are areas of lower hazard risk. We also note the natural hazards overlays apply to all levels of risk either in the same way, or in relation to the specific type of risk. Accordingly, Fabric seeks amendments to the introduction to remove the Liquefaction Hazard Overlay from the 'High' hazard ranking, to better reflect the risks associated with liquefaction and to achieve better consistency with the associated provisions.	Option 1: Seeks that the introduction to the Natural Hazards chapter is amended to delete the hazard rankings from the table.
Hazards and Risks / Natural Hazards / General NH	Fabric Property Limited	425.10	Oppose in part	It is important that the Proposed Plan accurately conveys the probabilities of different natural hazards, and does not unduly create an impression of greater risk than is the case.  The introduction to the Natural Hazards chapter identifies the Liquefaction Hazard Overlay with a 'High' hazard ranking. However, the provisions associated with the Liquefaction Overlay suggest that these are areas of lower hazard risk. We also note the natural hazards overlays apply to all levels of risk either in the same way, or in relation to the specific type of risk. Accordingly, Fabric seeks amendments to the introduction to remove the Liquefaction Hazard Overlay from the 'High' hazard ranking, to better reflect the risks associated with liquefaction and to achieve better consistency with the associated provisions.	Option 2: If the hazards ranking table is not deleted from the Natural Hazards chapter introduction:  Amend the Natural Hazards chapter introduction to remove the 'High' hazard ranking for the Liquefaction Hazard Overlay.
Hazards and Risks / Natural Hazards / New NH	Argosy Property No. 1 Limited	383.20	Amend	Considers here should be an additional objective in the Natural Hazards overlays which provides for a range of activities that maintain the vibrancy and vitality of the City Centre zone, while also ensuring that subdivision, development and use in these areas do not increase the risk to people, property, and infrastructure. This would be consistent with Objective CE-O8 in relation to coastal hazards. It is appropriate for a similar approach to be taken to coastal hazards and natural hazards to recognise that here is significant existing investment in the CBD and there are social and economic benefits to enabling development that does not increase risks arising from natural hazards.	Add new objective NH-OX to the Natural Hazards chapter as follows:  <u>Provide for a range of activities that maintain the vibrancy and vitality of the City Centre Zone, while also ensuring that subdivision, development and use in these areas do not increase the risk to people, property, and infrastructure</u>

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Hazards and Risks / Natural Hazards / New NH	Argosy Property No. 1 Limited	383.21	Amend	Considers there should be an additional policy which recognises that development in the natural hazard overlays in the City Centre zone is appropriate in some instances. This would be consistent with Policies CE-921 and CE-P22. As noted above, it is appropriate for a similar approach to be taken to coastal hazards and natural hazards.	Add new policy NH-PX to the Natural Hazards chapter as follows:  <u>Enable subdivision, development and use associated within the City Centre Zone and within all of the Natural Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public or the creation of vacant allotments</u>
Hazards and Risks / Natural Hazards / New NH	Argosy Property No. 1 Limited	383.22	Amend	Considers there should be an additional policy which recognises that development in the natural hazard overlays in the City Centre zone is appropriate in some instances. This would be consistent with Policies CE-921 and CE-P22. As noted above, it is appropriate for a similar approach to be taken to coastal hazards and natural hazards.	Add new policy NH-PX to the Natural Hazards chapter as follows:  <u>Manage subdivision, development and use within the City Centre Zone and within all of the Natural Hazard Overlays, where they involve the construction of new buildings which will be occupied by members of the public or result in the creation of a vacant allotment by ensuring that the activity, building or subdivision incorporates measures that reduce or not increase the risk to people, and property.</u>
Hazards and Risks / Natural Hazards / New NH	Fabric Property Limited	425.11	Amend	Considers that there should be an additional objective in the Natural Hazards overlays which provides for a range of activities that maintain the vibrancy and vitality of the City Centre zone, while also ensuring that subdivision, development and use in these areas do not increase the risk to people, property, and infrastructure.  This would be consistent with Objective CE-08 in relation to coastal hazards. It is appropriate for a similar approach to be taken to coastal hazards and natural hazards to recognise that there is significant existing investment in the CBD and there are social and economic benefits to enabling development that does not increase risks arising from natural hazards.	Add new Objective as follows:  <u>NH-05 (City Centre Zone):</u>  <u>Provide for a range of activities that maintain the vibrancy and vitality of the City Centre Zone, while also ensuring that subdivision, development and use in these areas do not increase the risk to people, property, and infrastructure.</u>
Hazards and Risks / Natural Hazards / NH-O1	Greater Wellington Regional Council	351.119	Amend	Considers it appropriate to amend to have regard to the Proposed RPS Change 1 Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as “as low as reasonably practicable (ALARP)” and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than ‘reduce or do not increase’, to actively look to bring down the risk in the design and planning of the development.	Amend NH-O1 (Risk from natural hazards) as follows:  Subdivision, use and development within the Natural Hazard Overlays <u>minimises</u> <del>reduce or do not increase</del> the risk from natural hazards to people, property and infrastructure.
Hazards and Risks / Natural Hazards / NH-O1	Argosy Property No. 1 Limited	383.23	Support	Supports the objective as it enables use and development within the Natural Hazard Overlays that do not increase the risk from natural hazards to people, property and infrastructure	Retain NH-O1 (Risk from natural hazards) as notified.
Hazards and Risks / Natural Hazards / NH-O1	Ministry of Education	400.44	Support	Supports NH-O1 to reduce risk to people, property, and infrastructure.  The submitter acknowledges there are existing Educational Facilities within the Coastal Hazard Area and that any development of these would be subject to these provisions (if not designated).	Retain NH-O1 (Risk from natural hazards) as proposed.
Hazards and Risks / Natural Hazards / NH-O1	CentrePort Limited	402.96	Support	Support the intent of this Objective.	Retain NH-O1 (Risk from natural hazards) as notified.
Hazards and Risks / Natural Hazards / NH-O1	Oyster Management Limited	404.13	Support	Supports NH-O1 to the extent that it enables use and development within the natural hazard overlays that do not increase the risk from natural hazards to people, property, and infrastructure.	Retain NH-O1 (Risks from natural hazards) as notified.
Hazards and Risks / Natural Hazards / NH-O1	Wellington International Airport Ltd	406.209	Oppose	Opposes NH-O1.  Furthermore, and as set out in Objective SRCC-O2, the risks from natural hazards should be avoided where they are intolerable. This concept should be brought into this policy and acknowledges that people, activities, property and infrastructure have varying levels of coastal hazard tolerance.  [See paragraph 4.85 to 4.92 in original submission for full reason]	Opposes NH-O1 (Risk from natural hazards) and seeks amendment.

## Hazards and Risks / Natural Hazards

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Hazards and Risks / Natural Hazards / NH-O1	Wellington International Airport Ltd	406.210	Amend	<p>Opposes NH-O1.</p> <p>Furthermore, and as set out in Objective SRCC-O2, the risks from natural hazards should be avoided where they are intolerable. This concept should be brought into this policy and acknowledges that people, activities, property and infrastructure have varying levels of coastal hazard tolerance.</p> <p>[See paragraph 4.85 to 4.92 in original submission for full reason]</p>	<p>Submitter seeks either deletion of NH-O1 (Risk from natural hazards) or an amendment to NH-O1 (Risk from natural hazards) as follows:</p> <p>Subdivision, use and development in the Natural Hazard Overlays <u>do not create an intolerable level of risk</u> or does not increase the risk to people, property, and infrastructure.</p>
Hazards and Risks / Natural Hazards / NH-O1	KiwiRail Holdings Limited	408.93	Support	Supports the objective to provide for operational port activities, passenger port facilities and rail activities while ensuring these activities do not increase the risk to people, property and infrastructure.	Retain NH-O1 (Risk from natural hazards) as notified.
Hazards and Risks / Natural Hazards / NH-O2	Greater Wellington Regional Council	351.120	Amend	Supports the inclusion of "catchment management" in the objective as notified.	Retain NH-O2 (Planned natural hazard mitigation works), subject to amendments.
Hazards and Risks / Natural Hazards / NH-O2	Greater Wellington Regional Council	351.121	Amend	Considers it appropriate to amend to have regard to the Proposed RPS Change 1 Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as "as low as reasonably practicable (ALARP)" and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than 'reduced', to actively look to bring down the risk in the design and planning of the development.	Amend NH-O2 (Planned natural hazard mitigation works) as follows: <del>There is reduced</del> The risk to people, property and infrastructure from flood hazards through planned mitigation works and catchment management <u>is minimised</u> .
Hazards and Risks / Natural Hazards / NH-O2	CentrePort Limited	402.97	Support	Support the intent of this Objective.	Retain NH-O2 (Planned natural hazard mitigation works) as notified.
Hazards and Risks / Natural Hazards / NH-O3	Fire and Emergency New Zealand	273.60	Support	Supports the policy as it seeks to protect natural features that reduce the susceptibility of people, communities, property and infrastructure from damage by natural hazards. Such natural features could include fire breaks which can comprise a natural physical barrier against the spread of fire from or into any area of continuous flammable material.	Retain NH-O3 (Natural systems and features) as notified.
Hazards and Risks / Natural Hazards / NH-O3	Greater Wellington Regional Council	351.122	Support	Considers the wording of this objective is generally consistent with the expectations of Greater Wellington in respect of natural features and RPS direction.	Retain NH-O3 (Natural systems and features) as notified.
Hazards and Risks / Natural Hazards / NH-O3	CentrePort Limited	402.98	Support	Support the intent of this Objective.	Retain NH-O3 (Natural systems and features) as notified.
Hazards and Risks / Natural Hazards / NH-O4	Greater Wellington Regional Council	351.123	Support	Considers this approach is appropriate	Retain NH-O4 (Operational port activities, passenger port facilities and rail activities) as notified.
Hazards and Risks / Natural Hazards / NH-O4	CentrePort Limited	402.99	Support	Support specific objective for Port Activities.	Retain NH-O4 (Operational port activities, passenger port facilities and rail activities) as notified.
Hazards and Risks / Natural Hazards / NH-O4	Wellington International Airport Ltd	406.211	Oppose in part	<p>Opposes NH-O4.</p> <p>The activities listed have operational and functional constraints which ultimately govern the location of these activities, including within areas exposed to natural hazard risk. This objective needs to appropriately recognise this, and consistent with the directive contained within SRCC-O2, avoid areas where the risks are intolerable, taking into consideration operational and functional constraints associated with identified activities.</p>	Opposes NH-O4 (Operational port activities, passenger port facilities and rail activities) and seeks amendment.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-O4	Wellington International Airport Ltd	406.212	Amend	<p>Opposes NH-O4.</p> <p>The activities listed have operational and functional constraints which ultimately govern the location of these activities, including within areas exposed to natural hazard risk. This objective needs to appropriately recognise this, and consistent with the directive contained within SRCC-O2, avoid areas where the risks are intolerable, taking into consideration operational and functional constraints associated with identified activities.</p>	<p>Submitter seeks either deletion of NH-O4 (Operational port activities, passenger port facilities and rail activities) or an amendment to NH-O4 (Operational port activities, passenger port facilities and rail activities) as follows:</p> <p>NH-O4 <del>Airport</del>, Operational port activities, passenger port facilities and rail activities</p> <p><del>Airport</del>, Operational port activities, passenger port facilities and rail activities are provided for, while also ensuring that subdivision, development and use of land occupied by operational port activities, passenger port facilities and rail activities do not create an intolerable level of increase the risk to people, property, and infrastructure.</p>
Hazards and Risks / Natural Hazards / NH-P1	Greater Wellington Regional Council	351.124	Support	<p>Supports a risk-based approach to manage subdivision use and development within the identified areas, specifically sensitivity to impacts and the hazard posed to lives and wellbeing. This aligns with RPS direction on natural hazards. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.</p>	<p>Retain NH-P1 (Identification of natural hazards) as notified.</p>
Hazards and Risks / Natural Hazards / NH-P1	Argosy Property No. 1 Limited	383.24	Support	<p>Supports the policy in that the risk-based approach needs to consider the impact, likelihood and consequences of different natural hazard events.</p>	<p>Retain NH-P1 (Identification of natural hazards) as notified.</p>
Hazards and Risks / Natural Hazards / NH-P1	Ministry of Education	400.45	Support in part	<p>Support NH-P1 in part.</p>	<p>Retain NH-P1 (Identification of natural hazards) with amendment.</p>
Hazards and Risks / Natural Hazards / NH-P1	Ministry of Education	400.46	Amend	<p>Seeks that NH-P1 be amended. The submitter acknowledges the risk that natural hazards pose to hazard sensitive activities.</p> <p>However the submitter seeks that this policy be amended so that an operational need for the Ministry to locate educational facilities in natural hazard areas to serve existing communities can be considered when managing development in natural hazard areas.</p>	<p>Amend NH-P1 (Identification of natural hazards) as follows:</p> <p>Identify natural hazards within the District Plan and take a risk-based approach to the management of subdivision, use and development based on:</p> <ol style="list-style-type: none"> <li>1. The sensitivity of the activities to the impacts of natural hazards; <del>and</del></li> <li>2. The hazard posed to people's lives and wellbeing, property and infrastructure, by considering the likelihood and consequences of natural hazard events; <del>and</del></li> <li>3. <del>The operational need for some activities to locate in natural hazard areas.</del></li> </ol>
Hazards and Risks / Natural Hazards / NH-P1	Oyster Management Limited	404.14	Support	<p>Supports NH-P1 to the extent that the risk-based approach needs to consider the impact, likelihood, or consequences of different natural hazard events.</p>	<p>Retain NH-P1 (Identification of natural hazards) as notified.</p>
Hazards and Risks / Natural Hazards / NH-P1	Wellington International Airport Ltd	406.213	Oppose	<p>Opposes NH-P1.</p> <p>The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards.</p> <p>[See paragraph 4.85 to 4.92 of original submission for full reason]</p>	<p>Opposes NH-P1 (Identification of natural hazards) and seeks amendment.</p>
Hazards and Risks / Natural Hazards / NH-P1	Wellington International Airport Ltd	406.214	Amend	<p>Opposes NH-P1.</p> <p>The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards.</p> <p>[See paragraph 4.85 to 4.92 of original submission for full reason]</p>	<p>Seeks that NH-P1 (Identification of natural hazards) is amended to introduce the concept of tolerability.</p>
Hazards and Risks / Natural Hazards / NH-P2	Horokiwi Quarries Ltd	271.18	Support	<p>Supports the risk-based approach within the policy.</p>	<p>Retain NH-P2 (Levels of risk) as notified.</p>
Hazards and Risks / Natural Hazards / NH-P2	Fire and Emergency New Zealand	273.61	Support	<p>Supports the policy as the policy makes an allowance for buildings or activities in the low, medium and high hazard areas where mitigation measures are incorporated to address the impacts from the relevant natural hazards to people, property and infrastructure. A number of established fire stations are located in either the low, medium or high hazard areas and it is supported that an opportunity exists for future additions or site layout amendments.</p>	<p>Retain NH-P2 (Levels of risk) as notified.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P2	Greater Wellington Regional Council	351.125	Amend	Considers it appropriate to amend to have regard to the Proposed RPS Change 1 Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as “as low as reasonably practicable (ALARP)” and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than ‘reduce or do not increase’, to actively look to bring down the risk in the design and planning of the development. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Amend NH-P2 (Levels of risk) as follows:  Subdivision, use and development minimises <del>reduce or do not increase</del> the risk to people, property and infrastructure by:...
Hazards and Risks / Natural Hazards / NH-P2	Argosy Property No. 1 Limited	383.25	Oppose in part	Consider NH-P2.1 is restrictive to allow only low occupancy or low replacement value development within the Natural Hazard Overlays. The Liquefaction Hazard Overlay applies to approximately half of the CBD. It is considered that this policy does not appropriately recognise this context and existing built environment. Considers NH-P2.2 is unrealistic to provide that mitigation can address the impacts from natural hazards. This will not always be possible or practical. Further, Policy NH-P.2 should apply in all hazard areas. Considers NH-P2.3 is similarly restrictive and equally fails to recognise that a significant portion of the CBD is subject to high hazard areas under the Liquefaction Hazard Overlay. Policy NH-P2.3 should apply to the Fault Hazard Overlay only, and also recognise functional need in this location. Notes that all activities except emergency service facilities are permitted within the Liquefaction Hazard Overlay. The policy should be consistent with the level of risk reflected in the rules	Amend NH-P2 (Levels of risk) as follows:  Subdivision, use and development reduce or do not increase the risk to people, property and infrastructure by:  <del>1. Allowing for these buildings and activities that have either low occupancy or low replacement value within the low, medium and high hazard areas of the Natural Hazard Overlays;</del> 2. Requiring buildings and activities to <u>reduce or not increase</u> mitigate the impacts from natural hazards to people, property and infrastructure in the low hazard, <del>and</del> medium <del>and</del> high hazard areas within the Natural Hazard Overlays; and 3. Avoiding buildings and activities in the high hazard areas of the <del>Natural</del> Fault Hazard Overlays unless there is a <del>functional or exceptional</del> reason for the building or activity to be located in this area and the activity mitigates the impacts from natural hazards to people, property and infrastructure.
Hazards and Risks / Natural Hazards / NH-P2	Ministry of Education	400.47	Support in part	Support NH-P2 in part.	Retain NH-P2 (Levels of risk) with amendment.
Hazards and Risks / Natural Hazards / NH-P2	Ministry of Education	400.48	Amend	Seeks that NH-P2 be amended. The submitter acknowledges the risk that natural hazards pose to hazard sensitive activities.  However the submitter considers that, at times, there is an operational need for the submitter to locate educational facilities in these areas to serve existing communities. The submitters seeks an amendment so that this need can be considered when managing development in natural hazard areas, whilst also requiring natural hazard risk to be mitigated through any new development.	Amend NH-P2 (Levels of risk) as follows:  Subdivision, use and development reduce or do not increase the risk to people, property and infrastructure by:  ...  3. Avoiding buildings and activities in the high hazard areas of the Natural Hazard Overlays unless there is an exceptional reason <u>or operational need</u> for the building or activity to be located in this area and the activity mitigates the impacts from natural hazards to people, property and infrastructure.
Hazards and Risks / Natural Hazards / NH-P2	CentrePort Limited	402.100	Support in part	Considers that the area within the Special Purpose Port Zone has a number of hazard risks including those categorised as high. However this policy seeks to only allow buildings and activities in exceptional circumstances rather than recognising there may be a functional need or operational requirement for the building or activity.	Retain NH-P2 (Levels of risk), with amendment.
Hazards and Risks / Natural Hazards / NH-P2	CentrePort Limited	402.101	Amend	Considers that the area within the Special Purpose Port Zone has a number of hazard risks including those categorised as high. However this policy seeks to only allow buildings and activities in exceptional circumstances rather than recognising there may be a functional need or operational requirement for the building or activity.	Amend NH-P2 (Levels of risk) as follows:  ...  3. Avoiding buildings and activities in the high hazard areas of the Natural Hazard Overlays unless there is an there <u>is a functional need or operational requirement or other</u> exceptional reason for the building or activity to be located in this area, and the activity mitigates the impacts from natural hazards to people, property and infrastructure.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P2	Wellington International Airport Ltd	406.215	Oppose	<p>Opposes NH-P2.</p> <p>The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards.</p> <p>[See paragraph 4.85 to 4.92 of original submission for full reason]</p>	Opposes NH-P2 (Levels of risk) and seeks amendment.
Hazards and Risks / Natural Hazards / NH-P2	Wellington International Airport Ltd	406.216	Amend	<p>Opposes NH-P2.</p> <p>The concept of tolerability also needs to be brought into the policy, as per Objective SRCC-O2, to recognise that different activities, people, property and infrastructure will have a different tolerance to the effects of coastal hazards.</p> <p>[See paragraph 4.85 to 4.92 of original submission for full reason]</p>	Seeks that NH-P2 (Levels of risk) is either deleted or amended to introduce the concept of tolerability.
Hazards and Risks / Natural Hazards / NH-P2	Fabric Property Limited	425.12	Oppose in part	<p>Considers that NH-P2.1 is very restrictive to allow only low occupancy or low replacement value development within the Natural Hazard Overlays. The Liquefaction Hazard Overlay applies to approximately half of the CBD. This policy does not appropriately recognise this context and exacerbates the undue representation of risk.</p> <p>Considers that NH-P2.2 is unrealistic to provide that mitigation can address the impacts from natural hazards because mitigation will not always be possible or practical. Further, Policy NH-P.2 should apply in all hazard areas.</p> <p>Considers that NH-P2.3 is similarly restrictive and equally fails to recognise that a significant portion of the CBD is subject to high hazard areas under the Liquefaction Hazard Overlay. Policy NHP2.3 should apply to the Fault Hazard Overlay only, and also recognise functional need in this location.</p> <p>Notes that all activities except emergency service facilities are permitted within the Liquefaction Hazard Overlay. The policy should be consistent with the level of risk reflected in the rules.</p>	Opposes NH-P2 (Levels of risk) in part.
Hazards and Risks / Natural Hazards / NH-P2	Fabric Property Limited	425.13	Amend	<p>Considers that NH-P2.1 is very restrictive to allow only low occupancy or low replacement value development within the Natural Hazard Overlays. The Liquefaction Hazard Overlay applies to approximately half of the CBD. This policy does not appropriately recognise this context and exacerbates the undue representation of risk.</p> <p>Considers that NH-P2.2 is unrealistic to provide that mitigation can address the impacts from natural hazards because mitigation will not always be possible or practical. Further, Policy NH-P.2 should apply in all hazard areas.</p> <p>Considers that NH-P2.3 is similarly restrictive and equally fails to recognise that a significant portion of the CBD is subject to high hazard areas under the Liquefaction Hazard Overlay. Policy NHP2.3 should apply to the Fault Hazard Overlay only, and also recognise functional need in this location.</p> <p>Notes that all activities except emergency service facilities are permitted within the Liquefaction Hazard Overlay. The policy should be consistent with the level of risk reflected in the rules.</p>	<p>Amend NH-P2 (Levels of risk) as follows:</p> <p>...</p> <p><del>1. Allowing for those buildings and activities that have either low occupancy or low replacement value within the low, medium and high hazard areas of the Natural Hazard Overlays;</del></p> <p><del>1. 2-</del> Requiring buildings and activities to <u>reduce or not increase</u> mitigate the impacts from natural hazards to people, property and infrastructure in the low, <del>and</del> medium <u>and high hazard</u> areas within the Natural Hazard Overlays;</p> <p><del>2. 3-</del> Avoiding buildings and activities in the high hazard areas of the <del>Natural</del> Fault Hazard Overlays unless there is a <u>functional or operational</u> <del>an exceptional</del> reason for the building or activity to be located in this area and the activity mitigates the impacts from natural hazards to people, property and infrastructure.</p>
Hazards and Risks / Natural Hazards / NH-P3	Horokiwi Quarries Ltd	271.19	Support	Supports the risk-based approach within the policy NH-P3 (Less hazard sensitive activities).	Retain NH-P3 (Less hazard sensitive activities) as notified.

# Hazards and Risks / Natural Hazards

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P3	Greater Wellington Regional Council	351.126	Support	Supports for allowing for less hazard sensitive activities within certain areas is considered appropriate, where the risks are acceptable and flowpaths and stream corridors will be managed in accordance with this policy. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Retain NH-P3 (Less hazard sensitive activities) as notified.
Hazards and Risks / Natural Hazards / NH-P4	Precinct Properties New Zealand Limited	139.5	Support	Supports NH-P4 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area of the flood hazard overlay) to the extent that it "provides for" additions to buildings that accommodate existing potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area.	Retain NH-P4 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area of the flood hazard overlay) as notified.
Hazards and Risks / Natural Hazards / NH-P4	Fire and Emergency New Zealand	273.62	Support in part	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Supports NH-P4 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area of the flood hazard overlay) with amendment.
Hazards and Risks / Natural Hazards / NH-P4	Fire and Emergency New Zealand	273.63	Amend	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Amend NH-P4 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area of the flood hazard overlay) as follows:  ...  <u>The activity, excluding additions to existing building, has an operational and/or functional need to locate within the Wellington Fault Overlay and Ohariu Fault Overlay and locating outside of these Overlays is not a practicable option.</u>
Hazards and Risks / Natural Hazards / NH-P4	Greater Wellington Regional Council	351.127	Support	Supports where buildings containing hazard sensitive activities are located within the inundation flood hazard overlay, it is appropriate to allow additions to these buildings in certain circumstances and where the risks are acceptable. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Retain NH-P4 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area of the flood hazard overlay) as notified.
Hazards and Risks / Natural Hazards / NH-P4	Argosy Property No. 1 Limited	383.26	Support	Supports this policy to the extent that enables additions to buildings that accommodate potentially hazard sensitive activities.	Retain NH-P4 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area of the flood hazard overlay) as notified.
Hazards and Risks / Natural Hazards / NH-P4	Oyster Management Limited	404.15	Support	Supports NH-P4 to the extent that it enables additions to buildings that accommodate potentially hazard sensitive activities.	Retain NH-P4 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area of the flood hazard overlay) as notified.
Hazards and Risks / Natural Hazards / NH-P5	Fire and Emergency New Zealand	273.64	Support in part	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Support NH-P5 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the overland flow paths and stream corridors of the Flood Hazard Overlays) with amendment.
Hazards and Risks / Natural Hazards / NH-P5	Fire and Emergency New Zealand	273.65	Amend	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Amend NH-P5 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the overland flow paths and stream corridors of the Flood Hazard Overlays) as follows:  ...  <u>The activity, excluding additions to existing building, has an operational and/or functional need to locate within the Wellington Fault Overlay and Ohariu Fault Overlay and locating outside of these Overlays is not a practicable option.</u>
Hazards and Risks / Natural Hazards / NH-P5	Greater Wellington Regional Council	351.128	Support	Supports this approach.	Retain NH-P5 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths and stream corridors of the Flood Hazard Overlays) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P5	Southern Cross Healthcare Limited	380.28	Oppose in part	Opposes in part to Policy NH-P5.3 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths and stream corridors of the Flood Hazard Overlays).  Policy NH-P5.3 only allows additions to buildings that accommodate existing potentially hazard sensitive activities and hazard sensitive activities within overland flowpaths and stream corridors where overland flowpaths and stream corridors are “unimpeded, and unobstructed to allow for the conveyancing of flood waters”.	Opposes Policy NH-P5 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths and stream corridors of the Flood Hazard Overlays) in its current form and seeks amendment.
Hazards and Risks / Natural Hazards / NH-P5	Southern Cross Healthcare Limited	380.29	Amend	Seeks to amend Policy NH-P5.3 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths and stream corridors of the Flood Hazard Overlays).  Considers that the intention is that additions to buildings will allow for the conveyancing of flood waters, but the current wording of the policy is impractical. Considers that the terms “unimpeded, and unobstructed” may be restrictive that no additions would be allowed within overland flowpaths and stream corridors under this policy (with the effect that it could become a de facto avoidance policy), where an addition to a building is proposed to be constructed in an overland flowpath, the overland flowpath is likely to be obstructed to some extent. Seeks for this policy to be amended to allow for additions to buildings in overland flowpaths and stream corridors that allow for the conveyance of flood waters.	Amend Policy NH-P5.3 (Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths and stream corridors of the Flood Hazard Overlays) as follows:  <del>Only</del> Allow additions to buildings that accommodate existing potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths and stream corridors, where it can be demonstrated that: 1. The risk from the 1% Annual Exceedance Probability flood event is low due to either the: a. Proposed mitigation measures; b. Size of the addition; or c. Nature of the activities undertaken within the addition; and 2. The risk to people and property is reduced or not increased from the 1% Annual Exceedance Probability flood; and 3. Overland flowpaths and stream corridors or other mechanisms <del>are unimpeded, and unobstructed to allow for the conveyancing of flood waters.</del>
Hazards and Risks / Natural Hazards / NH-P6	Precinct Properties New Zealand Limited	139.6	Oppose	Supports NH-P6 (Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays) as it provides for potentially hazard sensitive activities within the inundation area.	Retain NH-P6 (Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays) as notified.
Hazards and Risks / Natural Hazards / NH-P6	Fire and Emergency New Zealand	273.66	Support in part	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Support NH-P6 (Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays) with amendment.
Hazards and Risks / Natural Hazards / NH-P6	Fire and Emergency New Zealand	273.67	Amend	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Amend NH-P6 (Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays) as follows:  ...  <u>The activity, excluding additions to existing building, has an operational and/or functional need to locate within the Wellington Fault Overlay and Ohariu Fault Overlay and locating outside of these Overlays is not a practicable option.</u>
Hazards and Risks / Natural Hazards / NH-P6	Greater Wellington Regional Council	351.129	Amend	Considers it appropriate to amend to have regard to the Proposed RPS Change 1 Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as “as low as reasonably practicable (ALARP)” and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than ‘reduce or do not increase’, to actively look to bring down the risk in the design and planning of the development. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Amend NH-P6 (Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays) as follows:  Provide subdivision development and use for potentially hazard sensitive activities and hazard sensitive activities within the inundation area provided that mitigation measures are incorporated to ensure the risk to people and property both on the site and on adjacent properties is <del>minimised not increased or is reduced.</del>
Hazards and Risks / Natural Hazards / NH-P6	Argosy Property No. 1 Limited	383.27	Support	Supports this policy to the extent that it enables potentially hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays.	Retain NH-P6 (Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays) as notified.

## Hazards and Risks / Natural Hazards

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P6	Ministry of Education	400.49	Support	Supports NH-P6 and its requirement for mitigation measures to be incorporated into the development of hazard sensitive activities in inundation areas of flood hazard overlays.	Retain NH-P6 (Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays) as notified.
Hazards and Risks / Natural Hazards / NH-P6	Oyster Management Limited	404.16	Support in part	Supports NH-P6 to the extent it enables potentially hazard sensitive activities within the inundation areas of the Flood Hazard Overlays.	Retain NH-P6 (Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays) with amendments.
Hazards and Risks / Natural Hazards / NH-P6	Oyster Management Limited	404.17	Oppose in part	Supports NH-P6 to the extent it enables potentially hazard sensitive activities within the inundation areas of the Flood Hazard Overlays. Seeks to amend the policy so that it only applies when significant risk is posed to people and property.	Amend NH-P6 (Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays) to:  Provide <u>for</u> subdivision, development and use for potentially hazard sensitive activities and hazard sensitive activities within the inundation area provided that mitigation measures are incorporated to ensure <del>the</del> <u>that significant</u> risk to people and property both on the site and on adjacent properties is not increased or is reduced.
Hazards and Risks / Natural Hazards / NH-P6	Oyster Management Limited	404.18	Amend	Supports NH-P6 to the extent it enables potentially hazard sensitive activities within the inundation areas of the Flood Hazard Overlays. Seeks to amend the policy so that it only applies when significant risk is posed to people and property.	Amend NH-P6 (Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays) to:  Provide <u>for</u> subdivision, development and use for potentially hazard sensitive activities and hazard sensitive activities within the inundation area provided that mitigation measures are incorporated to ensure <del>the</del> <u>that significant</u> risk to people and property both on the site and on adjacent properties is not increased or is reduced.
Hazards and Risks / Natural Hazards / NH-P7	Fire and Emergency New Zealand	273.68	Support in part	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Supports NH-P7 (Potentially hazard sensitive activities and hazard sensitive activities within the overland flow paths of the Flood Hazard Overlays) with amendment.
Hazards and Risks / Natural Hazards / NH-P7	Fire and Emergency New Zealand	273.69	Amend	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Amend NH-P7 (Potentially hazard sensitive activities and hazard sensitive activities within the overland flow paths of the Flood Hazard Overlays) as follows:  ...  <u>The activity, excluding additions to existing building, has an operational and/or functional need to locate within the Wellington Fault Overlay and Ohariu Fault Overlay and locating outside of these Overlays is not a practicable option.</u>
Hazards and Risks / Natural Hazards / NH-P7	Greater Wellington Regional Council	351.130	Amend	Considers it appropriate to amend to have regard to the Proposed RPS Change 1 Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as "as low as reasonably practicable (ALARP)" and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than 'reduce or do not increase', to actively look to bring down the risk in the design and planning of the development. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Amend NH-P7 (Potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlays) as follows:  Manage subdivision, development and use associated with potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths by:  1. Incorporating mitigation measures that <u>minimise the reduce or avoid an increase</u> in risk to people and property from the 1% Annual Exceedance Probability flood;  ...
Hazards and Risks / Natural Hazards / NH-P7	Ministry of Education	400.50	Support	Supports NH-P7 and the management of development in overland flow paths of the flood hazard overlays as proposed, in order to reduce the impacts of natural hazards on hazard sensitive activities.	Retain NH-P7 (Potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlays) as notified.
Hazards and Risks / Natural Hazards / NH-P7	Oyster Management Limited	404.19	Support in part	Supports NH-P7 to the extent it enables potentially hazard sensitive activities within the inundation areas of the Flood Hazard Overlays.	Retain NH-P7 (Potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlays) with amendments.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P7	Oyster Management Limited	404.20	Oppose in part	Supports NH-P7 to the extent it enables potentially hazard sensitive activities within the inundation areas of the Flood Hazard Overlays. Seeks to amend the policy so that it only applies when significant risk is posed to people and property.	Amend NH-P7 (Potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlays) as follows:  Incorporating mitigation measures that reduce or avoid an increase in <u>significant</u> risk to people and property from the 1% Annual Exceedance Probability flood;
Hazards and Risks / Natural Hazards / NH-P7	Oyster Management Limited	404.21	Amend	Supports NH-P7 to the extent it enables potentially hazard sensitive activities within the inundation areas of the Flood Hazard Overlays. Seeks to amend the policy so that it only applies when significant risk is posed to people and property.	Amend NH-P7 (Potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlays) as follows:  Incorporating mitigation measures that reduce or avoid an increase in <u>significant</u> risk to people and property from the 1% Annual Exceedance Probability flood;
Hazards and Risks / Natural Hazards / NH-P8	Fire and Emergency New Zealand	273.70	Support in part	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Supports NH-P8 (Potentially hazard sensitive activities and hazard sensitive activities within the stream corridors of the Flood Hazard Overlay) with amendment.
Hazards and Risks / Natural Hazards / NH-P8	Fire and Emergency New Zealand	273.71	Amend	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Amend NH-P8 (Potentially hazard sensitive activities and hazard sensitive activities within the stream corridors of the Flood Hazard Overlay) as follows:  ...  <u>The activity, excluding additions to existing building, has an operational and/or functional need to locate within the Wellington Fault Overlay and Ohariu Fault Overlay and locating outside of these Overlays is not a practicable option.</u>
Hazards and Risks / Natural Hazards / NH-P8	Retirement Villages Association of New Zealand Incorporated	350.61	Oppose in part	Considers that the use of both 'avoid' and 'unless it can be demonstrated' in NH-P8 is contradictory, and that the policy should be amended to be enabling when standards are met, rather than restrictive when standards are not met.	Opposes NH-P8 (Potentially hazard sensitive activities and hazard sensitive activities within the stream corridors of the Flood Hazard Overlay) and seeks amendment.
Hazards and Risks / Natural Hazards / NH-P8	Retirement Villages Association of New Zealand Incorporated	350.62	Amend	Considers that the use of both 'avoid' and 'unless it can be demonstrated' in NH-P8 is contradictory, and that the policy should be amended to be enabling when standards are met, rather than restrictive when standards are not met.	Amend NH-P8 (Potentially hazard sensitive activities and hazard sensitive activities within the stream corridors of the Flood Hazard Overlay) as follows:  <del>Avoid</del> <u>Enable</u> subdivision development and use associated with potentially hazard sensitive activities and hazard sensitive activities within the stream corridors, <del>unless where</del> <u>where</u> it can be demonstrated that:  ...
Hazards and Risks / Natural Hazards / NH-P8	Greater Wellington Regional Council	351.131	Amend	Considers it appropriate to amend to have regard to the Proposed RPS Change 1 Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as "as low as reasonably practicable (ALARP)" and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than 'reduce or do not increase', to actively look to bring down the risk in the design and planning of the development. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Amend NH-P8 (Potentially hazard sensitive activities and hazard sensitive activities within the stream corridors of the Flood Hazard Overlay) as follows:  Avoid subdivision development and use associated with potentially hazard sensitive activities and hazard sensitive activities within the stream corridors, unless it can be demonstrated that:  ...  2. Mitigation measures are incorporated that <u>minimise the reduce or avoid an increase in</u> risk to people and property from the 1% Annual Exceedance Probability Flood;  ...
Hazards and Risks / Natural Hazards / NH-P8	Ministry of Education	400.51	Support	Supports NH-P8 as the submitter acknowledges the risk which flood hazards can pose to people and property. However the submitter considers, at times, there is an operational need for the submitter to locate educational facilities in flood hazard overlays to provide for existing communities. The submitter therefore supports the provision as proposed.	Retain NH-P8 (Potentially hazard sensitive activities and hazard sensitive activities within the stream corridors of the Flood Hazard Overlay) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P9	Fire and Emergency New Zealand	273.72	Support	Supports the policy insofar as it seeks to avoid the development of new emergency facilities within the liquefaction overlay, unless it can be demonstrated that the facility will be able to maintain functionality following an earthquake and emergency vehicles will be able to service the impacted community.	Supports NH-P9 (Emergency facilities in the Liquefaction Overlay).
Hazards and Risks / Natural Hazards / NH-P9	Fire and Emergency New Zealand	273.73	Support in part	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Supports NH-P9 (Emergency facilities in the Liquefaction Overlay) with amendment.
Hazards and Risks / Natural Hazards / NH-P9	Fire and Emergency New Zealand	273.74	Amend	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Amend NH-P9 (Emergency facilities in the Liquefaction Overlay) as follows: ... <u>The activity, excluding additions to existing building, has an operational and/or functional need to locate within the Wellington Fault Overlay and Ohariu Fault Overlay and locating outside of these Overlays is not a practicable option.</u>
Hazards and Risks / Natural Hazards / NH-P9	Greater Wellington Regional Council	351.132	Amend	Considers there is a risk here from allowing critical infrastructure in liquefaction prone areas. It is important to specify that the foundations are designed to the highest standard to minimise the risk that the building will be able to operate after an event. Good geotechnical design is able to achieve this and the clause would not add an unreasonable burden to the development design and makes it clear what is required. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Amend NH-P9 (Emergency facilities in the Liquefaction Overlay) to add a clause to say that the foundation designs must be designed and certified by qualified Geotech engineer in order to prevent liquefaction induced deformation of the building and in doing so maintains its post event functionality.
Hazards and Risks / Natural Hazards / NH-P9	CentrePort Limited	402.102	Amend	The equivalent definition is Emergency Service Facilities which should be used here as Emergency Facility may be subject to interpretation.	Amend NH-P9 (Emergency facilities in the Liquefaction Overlay) as follows:  Only allow new emergency <u>service</u> facilities within the Liquefaction Overlay where it can be demonstrated that: 1. <del>the</del> emergency <u>service</u> facility will be able to maintain post disaster functionality following an earthquake; and 2. <del>the</del> .
Hazards and Risks / Natural Hazards / NH-P9	CentrePort Limited	402.103	Support in part	The equivalent definition is Emergency Service Facilities which should be used here as Emergency Facility may be subject to interpretation.	Support NH-P9 (Emergency facilities in the Liquefaction Overlay), with amendment.
Hazards and Risks / Natural Hazards / NH-P10	Wellington City Council	266.67	Amend	Considers policy needs to be amended for clarity and consistency.	Amend NH-P10 (Potentially hazard sensitive activities within the Wellington Fault Overlay and Ohariu Fault Overlay) as follows:  Manage subdivision, development or use associated with potentially hazard sensitive activities, including additions to existing buildings within the Wellington Fault Overlay and Ohariu Fault Overlay by ensuring that:  1. The activity is located more than 20m <del>of</del> <u>from</u> the Wellington Faultline or Ohariu Faultline; and ...



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P10	Fire and Emergency New Zealand	273.75	Support in part	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Supports NH-P10 (Potentially hazard sensitive activities within the Wellington Fault Overlay and Ohariu Fault Overlay) with amendment:
Hazards and Risks / Natural Hazards / NH-P10	Fire and Emergency New Zealand	273.76	Amend	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Amend NH-P10 (Potentially hazard sensitive activities within the Wellington Fault Overlay and Ohariu Fault Overlay) as follows: ... <u>The activity, excluding additions to existing building, has an operational and/or functional need to locate within the Wellington Fault Overlay and Ohariu Fault Overlay and locating outside of these Overlays is not a practicable option.</u>
Hazards and Risks / Natural Hazards / NH-P10	Greater Wellington Regional Council	351.133	Amend	Considers it appropriate to amend to have regard to the Proposed RPS Change 1 Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as "as low as reasonably practicable (ALARP)" and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than 'reduce or do not increase', to actively look to bring down the risk in the design and planning of the development. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Amend NH-P10 (Potentially hazard sensitive activities within the Wellington Fault Overlay and Ohariu Fault Overlay) as follows: Manage subdivision, development or use associated with potentially hazard sensitive activities, including additions to existing buildings within the Wellington Fault Overlay and Ohariu Fault Overlay by ensuring that: ... 3. The activity incorporates mitigation measures that ensure the risk from fault rupture to people, property and infrastructure is <u>minimised</u> <del>reduced or not increased</del> ; or ...
Hazards and Risks / Natural Hazards / NH-P10	WCC Environmental Reference Group	377.56	Amend	Considers that NH-P10 should be clarified, namely the 20 meter rule. It is assumed 20m is meant to be a buffer and amended wording is proposed to reflect this.	Amend NH-P10 (Potentially hazard sensitive activities within the Wellington Fault Overlay and Ohariu Fault Overlay) as follows:  Manage subdivision, development or use associated with potentially hazard sensitive activities, including additions to existing buildings within the Wellington Fault Overlay and Ohariu Fault Overlay by ensuring that:  1. The activity is located more than 20m <del>of</del> <u>from</u> the Wellington Faultline or Ohariu Faultline; and 2. The activity incorporates mitigation measures that ensure the risk from fault rupture to people, property and infrastructure is reduced or not increased.
Hazards and Risks / Natural Hazards / NH-P10	Ministry of Education	400.52	Support	Supports NH-P10 and the management of development in the Wellington Fault Overlay and Ohariu Fault Overlay as proposed.	Retain NH-P10 (Potentially hazard sensitive activities within the Wellington Fault Overlay and Ohariu Fault Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-P10	CentrePort Limited	402.104	Support	Support the intent of this policy.	Retain NH-P10 (Potentially hazard sensitive activities within the Wellington Fault Overlay and Ohariu Fault Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-P11	Fire and Emergency New Zealand	273.77	Amend	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Retain NH-P11 (Hazard sensitive activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P11	Toka Tū Ake EQC	282.7	Amend	Considers that the plan does not adequately manage the risks of fault rupture, with single residential dwellings able to be located within the Wellington and Ohariu Fault Overlays. References the MfE guidelines for planning around an active fault that advise that Buildings Importance Category (BIC) 2 (residential) structures are not developed within the fault avoidance zones (within 20 m of the fault trace) of Recurrence Interval Class (RIC) I (≤2000 years) faults on brownfield sites and RIC I and II (2000 – 3500 years) on greenfield sites. The Wellington Fault is RIC I and the Ohariu Fault is RIC II. Considers that any residential development within the Fault Overlays should be avoided within 20 m of the Wellington Fault, even on an existing site.	Amend NH-P11 (Hazard sensitive activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay) as follows:  <del>Hazard sensitive activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay</del> Avoid subdivision, development or use associated with hazard sensitive activities, <del>excluding a single residential dwelling on an existing site,</del> within the Wellington Fault Overlay and Ohariu Fault Overlay unless it can be demonstrated that: 1. The activity is located more than 20m from the Wellington Faultline or Ohariu Faultline, or 2. The activity, excluding additions to existing building, has a operational and functional need to locate within the Wellington Fault Overlay and Ohariu Fault Overlay and locating outside of these Overlays is not a practicable option; and 3. The activity incorporates mitigation measures that ensure the risk from fault rupture to people and property is reduced or not increased; or 4. For additions to existing buildings, the change in risk from fault rupture to people and property is reduced or not increased.
Hazards and Risks / Natural Hazards / NH-P11	Retirement Villages Association of New Zealand Incorporated	350.63	Oppose in part	Considers that the use of both 'avoid' and 'unless it can be demonstrated' in NH-P11 is contradictory, and that the policy should be amended to be enabling when standards are met, rather than restrictive when standards are not met.	Opposes NH-11 (Hazard sensitive activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay) and seeks amendment.
Hazards and Risks / Natural Hazards / NH-P11	Retirement Villages Association of New Zealand Incorporated	350.64	Amend	Considers that the use of both 'avoid' and 'unless it can be demonstrated' in NH-P11 is contradictory, and that the policy should be amended to be enabling when standards are met, rather than restrictive when standards are not met.	Amend NH-11 (Hazard sensitive activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay) as follows: <del>Avoid</del> Enable subdivision, development or use associated with hazard sensitive activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay <del>unless where it can be demonstrated that:</del>
Hazards and Risks / Natural Hazards / NH-P11	Greater Wellington Regional Council	351.134	Amend	Considers it appropriate to amend to have regard to the Proposed RPS Change 1 Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as "as low as reasonably practicable (ALARP)" and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than 'reduce or do not increase', to actively look to bring down the risk in the design and planning of the development. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Amend NH-P11 (Hazard sensitive activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay) as follows: Avoid subdivision, development or use associated with hazard sensitive activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay unless it can be demonstrated that... 3. The activity incorporates mitigation measures that ensure the risk from fault rupture to people and property is <del>minimised reduced or not increased;</del> or 4. For additions to existing buildings, the change in risk from fault rupture to people and property is <del>minimised reduced or not increased.</del>
Hazards and Risks / Natural Hazards / NH-P11	WCC Environmental Reference Group	377.57	Amend	Considers that NH-P11 should be amended, as it appears to allow for single residential buildings to be constructed on existing sites. Such as for a replacement dwelling or possibly in accordance with new rules allowing for infill housing on a single site. It may be prudent to not allow any new housing even on existing sites so that over time the fault lines are de-populated, reducing the risk of loss of life, reducing future insurance burdens and ultimately providing for more green corridors within the city.	Amend NH-P11 (Hazard sensitive activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay) as follows:  Hazard sensitive activities, excluding a single <u>existing</u> residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay  Avoid subdivision, development or use associated with hazard sensitive activities, excluding a single existing residential dwelling on an <u>existing</u> site, within the Wellington Fault Overlay and Ohariu Fault Overlay.
Hazards and Risks / Natural Hazards / NH-P11	Ministry of Education	400.53	Support	Supports NH-P11 as the submitter acknowledges the risk that natural hazards can pose to people and property.  However the submitter considers that, at times, there is an operational need for the submitter to locate educational facilities in fault overlays to provide for existing communities. The Ministry therefore supports the provision as proposed.	Retain NH-P11 (Hazard sensitive activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P12	Fire and Emergency New Zealand	273.78	Support in part	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Retain NH-P12 (Potentially hazard sensitive activities and hazard sensitive activities within the Sheppard's Fault Overlay and Terawhiti Fault Overlay) with amendment.
Hazards and Risks / Natural Hazards / NH-P12	Fire and Emergency New Zealand	273.79	Amend	Supports the policy as it seeks to only allow new buildings or additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within identified hazardous areas where certain conditions can be met. Notwithstanding, these policies form relevant matters of discretion where related rules are infringed. Submitter considers they may have a functional or operational need to locate in identified hazardous areas.	Amend NH-P12 (Potentially hazard sensitive activities and hazard sensitive activities within the Sheppard's Fault Overlay and Terawhiti Fault Overlay) as follows:  ...  <u>The activity, excluding additions to existing building, has an operational and/or functional need to locate within the Wellington Fault Overlay and Ohariu Fault Overlay and locating outside of these Overlays is not a practicable option.</u>
Hazards and Risks / Natural Hazards / NH-P12	Greater Wellington Regional Council	351.135	Amend	Considers it appropriate to amend to have regard to the Proposed RPS Change 1 Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as "as low as reasonably practicable (ALARP)" and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than 'reduce or do not increase', to actively look to bring down the risk in the design and planning of the development. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Amend NH-P12 (Potentially hazard sensitive activities and hazard sensitive activities within the Sheppard's Fault Overlay and Terawhiti Fault Overlay) as follows: Allow for potentially hazard sensitive activities and hazard sensitive activities within the Sheppard's Fault Overlay and Terawhiti Fault Overlay with the exception of educational facilities, health care facilities and emergency facilities, where it can be demonstrated that the activity is more than 20m from either the Sheppard's Fault or Terawhiti Fault and the development incorporates mitigation measures that ensure the risk from fault rupture to people and property is <u>minimised</u> <del>reduced or not increased</del> .
Hazards and Risks / Natural Hazards / NH-P12	Ministry of Education	400.54	Support in part	Supports NH-P12 in part.	Retain NH-P12 (Potentially hazard sensitive activities and hazard sensitive activities within the Sheppard's Fault Overlay and Terawhiti Fault Overlay) with amendment.
Hazards and Risks / Natural Hazards / NH-P12	Ministry of Education	400.55	Amend	Seeks that NH-P12 be amended. The submitter acknowledges the risk that natural hazards can pose to people and property. However, at times, there is an operational need for the submitter to locate educational facilities in fault overlays to provide for existing communities.  The submitter therefore requests an amendment to this policy to provide for development in fault overlays where there is an operational need to locate there.  The submitter notes that this would still require resource consent as a Discretionary Activity, which is considered appropriate and is supported.	Amend NH-P12 (Potentially hazard sensitive activities and hazard sensitive activities within the Sheppard's Fault Overlay and Terawhiti Fault Overlay) as follows:  Allow for potentially hazard sensitive activities and hazard sensitive activities within the Sheppard's Fault Overlay and Terawhiti Fault Overlay with the exception of educational facilities, health care facilities and emergency facilities ( <u>unless it can be demonstrated that these facilities have an operational need to be located in these areas</u> ), where it can be demonstrated that the activity is more than 20m from either the Sheppard's Fault or Terawhiti Fault and the development incorporates mitigation measures that ensure the risk from fault rupture to people and property is reduced or not increased.
Hazards and Risks / Natural Hazards / NH-P13	Toka Tū Ake EQC	282.8	Amend	Considers that the plan does not adequately manage the risks of fault rupture, with single residential dwellings able to be located within the Wellington and Ohariu Fault Overlays. MFE guidelines for planning around an active fault advise that Buildings Importance Category (BIC) 2 (residential) structures are not developed within the fault avoidance zones (within 20 m of the fault race) of Recurrence Interval Class (RIC) I (≤2000 years) faults on brownfield sites and RIC I and II (2000 – 3500 years) on greenfield sites. The Wellington Fault is RIC I and the Ohariu Fault is RIC II. Considers that any residential development within the Fault Overlays should be avoided within 20 m of the Wellington Fault, even on an existing site.	Amend NH-P13 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay.) as follows:  Provide for subdivision, development and use associated with the operational port activities, passenger port facilities and rail activities, within the Wellington Fault Overlay, where the subdivision, development and use does not involve the construction of new buildings which will be occupied by more than 10 employees associated with the operational port activities, passenger port facilities and rail activities or any members of the public, <u>and where it can be demonstrated that the activity is located more than 20 m from the Wellington Fault.</u>
Hazards and Risks / Natural Hazards / NH-P13	Greater Wellington Regional Council	351.136	Support	Considers this provision is appropriate.	Retain NH-P13 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-P13	CentrePort Limited	402.105	Oppose	Opposes NH-P13 as it is considered unnecessary. Large parts of the Port Operations including the Kaiwharawhara ferry terminal location are included within the fault overlay. A policy limitation to 10 passengers or 10 employees would therefore render large parts of the Special Purpose Port Zone unusable for these activities.	Delete NH-P13 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay) in its entirety.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P13	KiwiRail Holdings Limited	408.94	Support	Supports policy that provides for and manages subdivision, development and use associated within the operational port activities, passenger port facilities and rail activities within the Wellington Fault Overlay.	Retain NH-P13 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-P14	Toka Tū Ake EQC	282.9	Amend	Considers that the plan does not adequately manage the risks of fault rupture, with single residential dwellings able to be located within the Wellington and Ohariu Fault Overlays. MFE guidelines for planning around an active fault advise that Buildings Importance Category (BIC) 2 (residential) structures are not developed within the fault avoidance zones (within 20 m of the fault trace) of Recurrence Interval Class (RIC) I (≤2000 years) faults on brownfield sites and RIC I and II (2000 – 3500 years) on greenfield sites. The Wellington Fault is RIC I and the Ohariu Fault is RIC II. Considers that any residential development within the Fault Overlays should be avoided within 20 m of the Wellington Fault, even on an existing site.	Amend NH-P14 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay) as follows:  Manage subdivision, development and use associated within the operational port activities, passenger port facilities and rail activities within the Wellington Fault Overlay where the subdivision, development and use involves the construction of new buildings which will be occupied by members of the public, or more than 10 employees associated with the operational port activities, passenger port facilities and rail activities by ensuring that:  1. Mitigation measures are incorporated that avoid an increase in risk to people, property and infrastructure from the fault rupture of the Wellington Fault; and 2. Where it can be demonstrated that the activity is located more than 20 m from the Wellington Fault.
Hazards and Risks / Natural Hazards / NH-P14	Greater Wellington Regional Council	351.137	Amend	Considers it appropriate to amend to have regard to the Proposed RPS Change 1 Objectives 19 and 20 and Policies 51 and 52. Minimise is defined as “as low as reasonably practicable (ALARP)” and is in line with standard risk-based hazard management approaches. This leaves room for reduction as far as practicable but is a clearer signal than ‘reduce or do not increase’, to actively look to bring down the risk in the design and planning of the development. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Amend NH-P14 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay) as follows:  Manage subdivision, development and use associated within the operational port activities, passenger port facilities and rail activities within the Wellington Fault Overlay where the subdivision, development and use involves the construction of new buildings which will be occupied by members of the public, or more than 10 employees associated with the operational port activities, passenger port facilities and rail activities by ensuring that:  1. Mitigation measures are incorporated that <u>minimises the</u> avoid an increase in risk to people, property and infrastructure from the fault rupture of the Wellington Fault.
Hazards and Risks / Natural Hazards / NH-P14	CentrePort Limited	402.106	Oppose	Opposes NH-P14 as it is considered unnecessary. Large parts of the Port Operations including the Kaiwharawhara ferry terminal location are included within the fault overlay. A policy limitation to 10 passengers or 10 employees would therefore render large parts of the Special Purpose Port Zone unusable for these activities.	Opposes NH-P14 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay) and seeks amendment.
Hazards and Risks / Natural Hazards / NH-P14	CentrePort Limited	402.107	Amend	Opposes NH-P14 as it is considered unnecessary. Large parts of the Port Operations including the Kaiwharawhara ferry terminal location are included within the fault overlay. A policy limitation to 10 passengers or 10 employees would therefore render large parts of the Special Purpose Port Zone unusable for these activities.	Amend NH-P14 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay) as follows:  Manage subdivision, development and use associated within the operational port activities, passenger port facilities and rail activities within the Wellington Fault Overlay where the subdivision, development and use involves the construction of new buildings <del>which will be occupied by members of the public, or more than 10 employees</del> associated with the operational port activities, passenger port facilities and rail activities by ensuring that:  1. Mitigation measures are incorporated that avoid an increase in risk to people, property and infrastructure from the fault rupture of the Wellington Fault.
Hazards and Risks / Natural Hazards / NH-P14	KiwiRail Holdings Limited	408.95	Support	Supports policy that provides for and manages subdivision, development and use associated within the operational port activities, passenger port facilities and rail activities within the Wellington Fault Overlay.	Retain NH-P14 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-P15	Greater Wellington Regional Council	351.138	Support	Considers it is essential to provide for the maintenance and enhancement of natural systems and features where these features reduce the risk of the hazard. This aligns with operative RPS direction (Policies 51 and 52). Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Retain NH-P15 (Natural systems and features) as notified.
Hazards and Risks / Natural Hazards / NH-P15	WCC Environmental Reference Group	377.58	Support	NH-P15 is supported, as natural systems and features have multiple benefits including for carbon sequestration, amenity value, attractiveness, cost-effectiveness and supporting biodiversity and ecosystems	Retain NH-P15 (Natural systems and features) as notified.
Hazards and Risks / Natural Hazards / NH-P16	Greater Wellington Regional Council	351.139	Amend	Considers that NH-P16 as notified implies that the mitigation works will be hard-engineering based. This may not be the case, but it would be good to clarify in the policy that the mitigation works could consist of a range of options as outlined in NH-P17 and Policy 52 in Proposed RPS Change 1. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Amend NH-P16 (Natural hazard mitigation works) as follows:  Enable natural hazard mitigation or stream and river management works undertaken by a statutory agency or their nominated contractors or agents within Natural Hazard Overlays where <u>there is no other practicable option and</u> these will significantly decrease the existing risk to people's lives and wellbeing, property and infrastructure.
Hazards and Risks / Natural Hazards / NH-P17	Greater Wellington Regional Council	351.140	Amend	Considers it appropriate to amend for consistency with Policy 52 in Proposed RPS Change 1. Green infrastructure has been defined in the WCC PDP with a strong focus on engineering systems that mimic natural systems, however there are other natural hazard mitigation measures that the Proposed RPS Change directs consideration of, which aren't captured by green infrastructure. We therefore seek for this policy to be broadened. Considers that Changes requested to the policies may necessitate amendments to the rules to have regard to the natural hazard direction in Proposed RPS Change 1.	Amend NH-P17 (Green infrastructure) as follows:  Encourage the use of green infrastructure, non-structural, soft engineering or Mātauranga Māori approaches when undertaking natural hazard mitigation or stream and river management works by a statutory agency or their nominated contractors or agents within Natural Hazard Overlays.
Hazards and Risks / Natural Hazards / NH-P17	WCC Environmental Reference Group	377.59	Amend	Considers that NH-P17 should be amended so that Green Infrastructure is the default choice for undertaking natural hazard mitigation, with other options considered in circumstances where green infrastructure solutions do not exist, are not suitable, or are prohibitively expensive.	Amend NH-P17 (Green Infrastructure) as follows:  <del>Encourage</del> <u>Require</u> the use of green infrastructure when undertaking natural hazard mitigation or stream and river management works by a statutory agency or their nominated contractors or agents within Natural Hazard Overlays <u>unless green infrastructure solutions do not exist, are not suitable or are prohibitively expensive.</u>
Hazards and Risks / Natural Hazards / NH-R1	Wellington City Council	266.68	Amend	Considers amendment needed for clarity and consistency.	Amend NH-R1 (Less hazard sensitive activities within all hazard areas) as follows:  Less hazard sensitive activities within all <del>hazard areas</del> <u>Natural Hazard Overlays</u>
Hazards and Risks / Natural Hazards / NH-R1	Horokiwi Quarries Ltd	271.20	Support	Supports the provision of a permitted rule for activities within hazard areas.	Retain NH-R1 (Less hazard sensitive activities within all hazard areas) as notified.
Hazards and Risks / Natural Hazards / NH-R3	Greater Wellington Regional Council	351.141	Amend	Considers there appears to be a numbering error in respect of the discretionary activity rule for green infrastructure.	Seeks to amend numbering to state '2', not '1' as notified.
Hazards and Risks / Natural Hazards / NH-R4	Precinct Properties New Zealand Limited	139.7	Support	Supports NH-R4 (Additions to all buildings in the inundation area, overland flow paths or the stream corridor) and in particular supports the Permitted activity status, and the Restricted Discretionary activity status for additions to buildings in the inundation area and overland flow paths where the permitted activity status is not achieved.	Retain NH-R4 (Additions to all buildings in the inundation area, overland flow paths or the stream corridor) as notified.
Hazards and Risks / Natural Hazards / NH-R4	Wellington City Council	266.69	Amend	Considers amendment needed for clarity and consistency.	Amend NH-R4 (Additions to all buildings in the inundation area, overland flow paths or the stream corridor) as follows:  <del>Additions to all buildings in the inundation area, overland flow paths or the stream corridor within the Flood Hazard Overlay</del>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R4	Fire and Emergency New Zealand	273.80	Support in part	Subject to the relief sought for NH-P4 (which forms a matter of discretion where permitted conditions are infringed, is supportive of this rule which seeks to provide for additions to buildings in the Ponding Area and Overland Flow path as permitted, restricted discretionary or discretionary activities. Notes that additions within a Stream Corridor would amount to a non-complying activity. The submitter has an existing fire station within a Stream Corridor which may need to be extended in the future and therefore seeks a discretionary activity status under such circumstances	Supports NH-R4 (Additions to all buildings in the inundation area, overland flow paths or the stream corridor) with amendment.
Hazards and Risks / Natural Hazards / NH-R4	Fire and Emergency New Zealand	273.81	Amend	Subject to the relief sought for NH-P4 (which forms a matter of discretion where permitted conditions are infringed, is supportive of this rule which seeks to provide for additions to buildings in the Ponding Area and Overland Flow path as permitted, restricted discretionary or discretionary activities. Notes that additions within a Stream Corridor would amount to a non-complying activity. The submitter has an existing fire station within a Stream Corridor which may need to be extended in the future and therefore seeks a discretionary activity status under such circumstances	Amend NH-R4.3 (Additions to all buildings in the inundation area, overland flow paths or the stream corridor) as follows:  3. Activity status: Discretionary  Where:  a. Compliance with the requirements of NH-R4.1.a cannot be achieved. <b>b. Compliance with the requirements of NH-R4.1.c cannot be achieved but there is a functional and operational need for such an infringement.</b>
Hazards and Risks / Natural Hazards / NH-R4	Rimu Architects Ltd	318.20	Amend	Considers that NH-R4 should be amended to clarify its wording. The wording used here conflicts with itself. Finished floor level cannot be at "the bottom of the floor joists or the base of the concrete floor slab".  There should also be some provision to allow small additions to be built at the existing floor level. It may be impractical and very likely serve no purpose to have the addition built at a higher level if the entire ground floor of the dwelling is subject to inundation as the result of extreme rain events.	Amend NH-R4 (Additions to all buildings in the inundation area, overland flowpaths or the stream corridor) as follows:  1. Activity status: Permitted  Where:  a. When located within a inundation area, the finished floor levels of the addition for hazard sensitive and potentially hazard sensitive activities are demonstrated to be above the <u>level of 1% Flood Annual Exceedance Probability level plus the height of including an allowance for freeboard,</u> <del>where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab</del> <u>and an allowance for freeboard;</u> or  b. The additions are not located within an overland flowpaths; or  c. The additions are not located within a stream corridor <u>or where the floor area of the extension is no more than 30m<sup>2</sup>.</u>
Hazards and Risks / Natural Hazards / NH-R4	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.89	Support	NH-R4 is supported as it permits additions to all buildings in the Inundation Area of the Flood Hazard Overlay where the finished floor levels of the addition for Hazard Sensitive and Potentially Hazard Sensitive Activities are located above the 1% Flood Annual Exceedance Probability Level. This rule is supported as it would enable minor upgrading and maintenance works where those works will have minimal effect on the flood bearing capacity of the land.	Retain NH-R4 (Additions to all buildings in the inundation area, overland flowpaths or the stream corridor) as notified.
Hazards and Risks / Natural Hazards / NH-R4	Southern Cross Healthcare Limited	380.30	Support in part	Supports additions to buildings in an inundation area to be permitted where they comply with NH-R4.1a and restricted discretionary if they do not comply.  Considers that these are appropriate controls.	Retain rule NH-R4.1a (Construction of new buildings and structures) as notified.
Hazards and Risks / Natural Hazards / NH-R4	Southern Cross Healthcare Limited	380.31	Oppose in part	Seeks that the provisions for NH-R4.2 are amended to be restricted discretionary. Considers that it is inappropriate for additions to existing buildings to trigger a discretionary process, where the existing building is already subject to an overland flowpath.  Considers it would be more appropriate for additions to buildings within an overland flowpath to be a restricted discretionary activity, which would still give a consent authority appropriate discretion to consider natural hazard risks.	Opposes Policy NH-R4.2 (Additions to all buildings in the inundation area or overland flowpaths) in its current form and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R4	Southern Cross Healthcare Limited	380.32	Amend	<p>Seeks that the provisions for NH-R4.2 are amended to be restricted discretionary. Considers that it is inappropriate for additions to existing buildings to trigger a discretionary process, where the existing building is already subject to an overland flowpath.</p> <p>Considers it would be more appropriate for additions to buildings within an overland flowpath to be a restricted discretionary activity, which would still give a consent authority appropriate discretion to consider natural hazard risks.</p> <p>The amendments sought by Southern Cross would apply a consistent approach to inundation areas and overland flowpaths. These features can intersect, and do in this case, and it would be practical to take the same approach (which still allows for appropriate risk assessment by the Council).</p>	<p>Amend NH-R4.2 (Additions to all buildings in the inundation area, overland flowpaths or the stream corridor) as follows:</p> <p>.....</p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R4.1.a and <u>NH-R4.1.b</u> cannot be achieved.</p> <p>....</p>
Hazards and Risks / Natural Hazards / NH-R4	Southern Cross Healthcare Limited	380.33	Oppose	<p>Considers that it is inappropriate for additions to existing buildings to trigger a discretionary process, where the existing building is already subject to an overland flowpath.</p> <p>Considers it would be more appropriate for additions to buildings within an overland flowpath to be a restricted discretionary activity, which would still give a consent authority appropriate discretion to consider natural hazard risks.</p> <p>The amendments sought by Southern Cross would apply a consistent approach to inundation areas and overland flowpaths. These features can intersect, and do in this case, and it would be practical to take the same approach (which still allows for appropriate risk assessment by the Council).</p>	<p>Amend NH-R4 (Additions to all buildings in the inundation area, overland flowpaths or the stream corridor) as follows:</p> <p>....</p> <p><del>3. Activity status: Discretionary</del></p> <p><del>Where:</del></p> <p><del>a. Compliance with the requirements of NH-R4.1.b cannot be achieved</del></p> <p>...</p>
Hazards and Risks / Natural Hazards / NH-R4	Argosy Property No. 1 Limited	383.28	Support	<p>Supports the direction of this rule to enable additions to buildings within a Flood Hazard Overlay - Inundation Area as a permitted activity or restricted discretionary activity.</p>	<p>Retain NH-R4 (Additions to all buildings in the inundation area, the overland flowpaths, or the stream corridor) as notified.</p>
Hazards and Risks / Natural Hazards / NH-R4	Oyster Management Limited	404.22	Support	<p>Supports the direction of this rule to enable additions to buildings within a Flood Hazard Overlay - Inundation Area as a permitted activity where compliance with NH-R4.1 cannot be achieved.</p>	<p>Retain NH-R4 (Additions to all buildings in the inundation area, overland flowpaths or the stream corridor) as notified.</p>
Hazards and Risks / Natural Hazards / NH-R4	Fabric Property Limited	425.14	Support	<p>Supports NH-R4 and in particular supports the Restricted Discretionary activity status for additions to buildings in the Inundation Area where the permitted activity status is not achieved.</p>	<p>Retain NH-R4 (Additions to all buildings in the inundation area, overland flowpaths or the stream corridor) as notified.</p>
Hazards and Risks / Natural Hazards / NH-R5	Wellington City Council	266.70	Amend	<p>Considers it necessary to fix a drafting error where both matters of discretion in NH-R5 (Additions to a building for a hazard-sensitive activity within a Fault Overlay) refer to potentially hazard sensitive activities.</p>	<p>Amend NH-R5.2 (Additions to a building for a hazard-sensitive activity within a Fault Overlay) as follows:</p> <p>(...)</p> <p>Matters of discretion are:</p> <p>1. For additions to <del>potentially</del> hazard sensitive activities - the matters in NH-P11; and 2. For additions to <del>potentially</del> hazard sensitive activities - the matters in NH-P10.</p>
Hazards and Risks / Natural Hazards / NH-R5	Fire and Emergency New Zealand	273.82	Support in part	<p>Supports this rule as it seeks to provide for additions to buildings for hazard-sensitive activities within a Fault Overlay as permitted or restricted discretionary activity. Notes that emergency service facilities are considered a hazard-sensitive activity and, as such, seeks the addition of a permitted activity standard which allows additions to buildings within a Fault Overlay when there is a functional and operational need to do so.</p>	<p>Supports NH-R5 (Additions to a building for a hazard-sensitive activity within a Fault Overlay) with amendment.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R5	Fire and Emergency New Zealand	273.83	Amend	Supports this rule as it seeks to provide for additions to buildings for hazard-sensitive activities within a Fault Overlay as permitted or restricted discretionary activity. Notes that emergency service facilities are considered a hazard-sensitive activity and, as such, seeks the addition of a permitted activity standard which allows additions to buildings within a Fault Overlay when there is a functional and operational need to do so.	Amend NH-R5 (Additions to a building for a hazard-sensitive activity within a Fault Overlay) as follows:  1. Activity status: Permitted  Where:  ...  d. The additions do not increase the Gross Floor Area of a Potentially Hazard Sensitive Activity in Wellington Fault Overlay or the Ohariu Fault Overlay by more than 30m <sup>2</sup> ; <u>or</u> e. <u>There is a functional and operational need for the activity in the Fault Overlay.</u>
Hazards and Risks / Natural Hazards / NH-R6	Toka Tū Ake EQC	282.10	Amend	Considers that the plan does not adequately manage the risks of fault rupture, with single residential dwellings able to be located within the Wellington and Ohariu Fault Overlays. MfE guidelines for planning around an active fault advise that Buildings Importance Category (BIC) 2 (residential) structures are not developed within the fault avoidance zones (within 20 m of the fault trace) of Recurrence Interval Class (RIC) I (≤2000 years) faults on brownfield sites and RIC I and II (2000 – 3500 years) on greenfield sites. The Wellington Fault is RIC I and the Ohariu Fault is RIC II. Considers that any residential development within the Fault Overlays should be avoided within 20 m of the Wellington Fault, even on an existing site.	Amend NH-R6-1 (Construction of a residential unit or conversion of any non-residential building into a residential unit in the Wellington Fault and Ohariu Fault Overlays) as follows:  1. Activity Status: Permitted  Where:  a. The development involves the construction of no more than one additional residential unit on a site; <del>and</del> b. The total number of residential units on a site is no more than two; <u>and</u> c. <u>It can be demonstrated that the unit is more than 20 m away from the Wellington or Ohariu Faults.</u>
Hazards and Risks / Natural Hazards / NH-R6	Kimberley Vermaey	348.8	Amend	Considers that due to the hazard and potential impacts presented by the Wellington fault, the maximum number of permitted dwellings should be limited to 1 instead of the proposed 2 dwellings. Any proposals involving more than 1 dwelling should be a <del>non-complying activity within the fault hazard overlay.</del>	Amend NH-R6 (Construction of a residential unit or conversion of any non-residential building into a residential unit in the Wellington Fault and Ohariu Fault Overlays) to allow only 1 residential unit per site. More than one dwelling per site should be assessed as a non-complying activity .
Hazards and Risks / Natural Hazards / NH-R7	Fire and Emergency New Zealand	273.84	Support in part	Considers they may have a functional or operational need to locate in Sheppard Fault and Terawhiti Fault Overlays. As such, FENZ seeks to remove the exclusion of emergency service facilities from the permitted activity rule in order to ensure efficient and effective emergency response times.	Supports NH-R7 (Hazard sensitive or potentially hazard sensitive activities in the Sheppard Fault and Terawhiti Fault Overlays) with amendment.
Hazards and Risks / Natural Hazards / NH-R7	Fire and Emergency New Zealand	273.85	Amend	Considers they may have a functional or operational need to locate in Sheppard Fault and Terawhiti Fault Overlays. As such, FENZ seeks to remove the exclusion of emergency service facilities from the permitted activity rule in order to ensure efficient and effective emergency response times.	Amend NH-R7 (Hazard sensitive or potentially hazard sensitive activities in the Sheppard Fault and Terawhiti Fault Overlays) as follows:  3. Activity Status: Permitted Where: a. The development does not involve the establishment of either: i. Educational facilities; ii. Health care facilities; <del>or</del> iii. <del>Emergency service facilities.</del>



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R7	Toka Tū Ake EQC	282.11	Amend	Considers that hazard sensitive or potentially hazard sensitive activities should be located 20m away from the Sheppard or Terawhiti Faults. References the MfE guidelines for planning around active faults which indicate to avoid hazardous facilities and major hazardous facilities within 20 m of RIC III faults. Considers that no hazardous activities should be permitted within 20 m of either fault trace given Shepherd's Gully Fault is RIC III (3500 – 5000 years), and the Terawhiti fault has not yet had its recurrence interval calculated, no hazardous activities should be permitted within 20 m of either fault trace.	Amend NH-R7-1 (Hazard sensitive or potentially hazard sensitive activities in the Sheppard Fault and Terawhiti Fault Overlays) as follows:  1. Activity Status: Permitted  Where:  <u>a. It can be demonstrated that the activity is more than 20 m away from the Shepherd's Gully or Terawhiti Fault; and</u> <u>b. The development does not involve the establishment of either:</u>  i. Educational facilities; ii. Health care facilities; <del>or</del> iii. Emergency service facilities; <u>or</u> <u>iv. Hazardous facilities and Major Hazardous Facilities.</u>
Hazards and Risks / Natural Hazards / NH-R7	Ministry of Education	400.56	Support in part	Support NH-R7 in part. In particular, the submitter supports the Discretionary Activity status for educational facilities and considers it to be appropriate.	Retain NH-R7 (Hazard sensitive or potentially hazard sensitive activities in the Sheppard Fault and Terawhiti Fault Overlays) with amendments.
Hazards and Risks / Natural Hazards / NH-R7	Ministry of Education	400.57	Amend	Seeks that NH-R7 be amended. The submitter seeks changes to this rule to more accurately reflect the policy direction outlined in NH-P12.	Amend NH-R7 (Hazard sensitive or potentially hazard sensitive activities in the Sheppard Fault and Terawhiti Fault Overlays) as follows:  1. Activity Status: Permitted  Where:  a. The development does not involve the establishment of either: iv. Educational facilities; v. Health care facilities; or vi. Emergency service facilities; <u>and</u> <u>b. The activity is located more than 20 m away from either the Sheppard's Fault or Terawhiti Fault; and</u> <u>c. The development incorporates mitigation measures that ensure the risk from fault rupture to people and property is reduced or not increased.</u>  2. Activity status: Discretionary  Where:  a. Compliance with the requirements of NH-R7.1.a, b or c cannot be achieved.
Hazards and Risks / Natural Hazards / NH-R8	CentrePort Limited	402.108	Support in part	Support subject to submission points on NH-P13 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay) and NH-P14 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay). Large parts of the Port are subject to Natural Hazards.	Retain NH-R8 (Operational port activities, passenger port facilities and rail activities) as notified, subject to amendments sought relating to NH-P13 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay) and NH-P14 (Subdivision, use and development which will be occupied by members of the public, or employees associated with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Overlay).
Hazards and Risks / Natural Hazards / NH-R8	KiwiRail Holdings Limited	408.96	Support	Supports the ability to undertake operational port activities, passenger port facilities and rail activities as a permitted activity.	Retain NH-R8 (Operational port activities, passenger port facilities and rail activities) as notified.
Hazards and Risks / Natural Hazards / NH-R9	Precinct Properties New Zealand Limited	139.8	Support	Supports NH-R9 (Activities in the Liquefaction Hazard Overlay) as it provides for all activities except emergency service facilities in the Liquefaction Hazard Overlay to occur as a permitted activity.	Retain NH-R9 (Activities in the Liquefaction Hazard Overlay) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R9	Fire and Emergency New Zealand	273.86	Support in part	Considers they may have a functional or operational need to locate in the Liquefaction Hazard Overlay. As such, FENZ seeks to remove the exclusion of emergency service facilities from the permitted activity rule in order to ensure efficient and effective emergency response times.	Supports NH-R9 (Activities in the liquefaction hazard overlay) with amendment.
Hazards and Risks / Natural Hazards / NH-R9	Fire and Emergency New Zealand	273.87	Amend	Considers they may have a functional or operational need to locate in the Liquefaction Hazard Overlay. As such, FENZ seeks to remove the exclusion of emergency service facilities from the permitted activity rule in order to ensure efficient and effective emergency response times.	Amend NH-R9 (Activities in the liquefaction hazard overlay) as follows:  1. Activity Status: Permitted Where: a. It involves a less hazard sensitive or potentially hazard sensitive activity, <del>or</del> <del>b. It involves a hazard sensitive activity that is not an emergency service facility.</del>
Hazards and Risks / Natural Hazards / NH-R9	Argosy Property No. 1 Limited	383.29	Support	Supports potentially hazard sensitive activities being permitted in the Liquefaction Hazard Overlay.	Retain NH-R9 (Activities in the liquefaction hazard overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R9	Ministry of Education	400.58	Support	Supports NH-R9, in particular the permitted activity status for the establishment of educational facilities in the Liquefaction Hazard Overlay.	Retain NH-R9 (Activities in the Liquefaction Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R9	Fabric Property Limited	425.15	Support	Supports NH-R9 as it provides for all activities except emergency service facilities in the Liquefaction Hazard Overlay to occur as a permitted activity. This is appropriate and proportionate to the risk level and ability to mitigate that risk.	Retain NH-R9 (Activities in the Liquefaction Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R10	Precinct Properties New Zealand Limited	139.9	Support in part	Supports NH-R10 (Potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay), as it provides for Potentially Hazard Sensitive Activities in the Inundation Area of the Flood Hazard Overlay as a Permitted activity where conditions around floor levels are met.	Retain NH-R10.1 (Potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R10	Precinct Properties New Zealand Limited	139.10	Support in part	Supports the Restricted Discretionary status for Potentially Hazard Sensitive Activities that do not comply with the conditions of NH-R10.1.	Retain NH-R10.2 (Potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R10	Rimu Architects Ltd	318.21	Amend	Considers that NH-R10 should be amended to clarify its wording. The wording used here conflicts with itself. Finished floor level cannot be at "the bottom of the floor joists or the base of the concrete floor slab".	Amend NH-R10 (Potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as follows:  1. Activity Status: Permitted Where:  a. When located within a Inundation Area of the Flood Hazard Overlay, the finished floor levels of the building for the potentially hazard sensitive activity is located above the 1% Flood Annual Exceedance Probability level, <u>plus the height of including an allowance for freeboard, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab and an allowance for freeboard.</u>  ...
Hazards and Risks / Natural Hazards / NH-R10	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.90	Support	NH-R10 is supported as it enables Potentially Hazard Sensitive Activities in the Inundation Area of the Flood Hazard Overlay as a permitted activity where the finished floor levels of the building for the Potentially Hazard Sensitive Activity is located above the 1% Flood Annual Exceedance Probability Level. This approach is supported in principle, which (in accordance with Policy NH-P6) seeks that measures be incorporated to ensure the risk to people, property and infrastructure both on the site and on adjacent properties is not significantly increased by Potentially Hazard Sensitive Activities.	Retain NH-R10 (Potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R10	Argosy Property No. 1 Limited	383.30	Support	Supports the direction of this rule to enable potentially hazard sensitive activities within a Flood Hazard Overlay - Inundation Area as a permitted activity, or restricted discretionary activity if NH-R10.1 cannot be achieved.	Retain NH-R10 (Potentially hazard sensitive activities in the inundation area of the flood hazard overlay) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R10	Oyster Management Limited	404.23	Support	Supports direction of this rule to enable potentially hazard sensitive activities within a Flood Hazard Overlay - Inundation Area as a permitted activity, or restricted discretionary activity if NH-R10.1 cannot be achieved.	Retain NH-R10 (Potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R10	Investore Property Limited	405.31	Support	Supports the provisions setting permitted and restricted discretionary activity status. Considers that this provides for an appropriate balance of risk management while retaining appropriate discretion to address natural hazard risks.  [Refer to original submission for full reason].	Retain NH-R10 (Potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R10	Fabric Property Limited	425.16	Support in part	Supports NH-R10, as it provides for Potentially Hazard Sensitive Activities in the Inundation Area of the Flood Hazard Overlay as a Permitted activity where conditions around floor levels are met. The commercial activities carried out at Fabric's properties are potentially hazard sensitive activities.	Retain NH-R10.1 (Potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R10	Fabric Property Limited	425.17	Support in part	Supports the Restricted Discretionary activity status for Potentially Hazard Sensitive Activities that do not comply with the conditions of NH-R10.1. The restricted discretionary activity status provides for an appropriate balance of risk management while retaining appropriate discretion to address natural hazards.	Retain NH-R10.2 (Potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R10	Reading Wellington Properties Limited	441.1	Support	Supports permitting potentially sensitive activities in the Flood Inundation overlay with mitigation (as outlined in NH-R10).	Retain NH-R10 (Potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R10	Stride Investment Management Limited	470.15	Support	Supports the Potentially Hazard Sensitive Activities in the Inundation Area of the Flood Hazard Overlay being a Permitted Activity, as the commercial activities at the Johnsonville Town Centre are potentially hazard sensitive activities.	Retain NH-R10.1 (potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R10	Stride Investment Management Limited	470.16	Support	Supports the Restricted Discretionary Activity status for activities not complying with the conditions of NH-R10.1. (potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay)	Retain NH-R10.2 (potentially hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R11	Fire and Emergency New Zealand	273.88	Support in part	Considers they may have a functional or operational need to locate in the Flood Hazard Overlay. As such, FENZ seeks to remove the exclusion of emergency service facilities from the permitted activity rule in order to ensure efficient and effective emergency response times.	Supports NH-R11 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) with amendment.
Hazards and Risks / Natural Hazards / NH-R11	Fire and Emergency New Zealand	273.89	Amend	Considers they may have a functional or operational need to locate in the Flood Hazard Overlay. As such, FENZ seeks to remove the exclusion of emergency service facilities from the permitted activity rule in order to ensure efficient and effective emergency response times.	Amend NH-R11 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as follows:  Matters of discretion are: 1. The impact from the 1% Annual Exceedance Probability flood is low due to either the: a. Implementation mitigation measures; b. The shallow depth of the flood waters within the building; or c. Type of activity undertaken within the building; and 2. The risk to people and property is reduced or not increased; and 3. <u>There is a functional and operational need for the activity in the inundation area of the Flood Hazard overlay</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R11	Rimu Architects Ltd	318.22	Amend	Considers that NH-R11 should be amended to clarify its wording. The wording used here conflicts with itself. Finished floor level cannot be at "the bottom of the floor joists or the base of the concrete floor slab".	Amend NH-R11 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as follows:  1. Activity Status: Permitted Where:  a. When located within a Inundation Area of the Flood Hazard Overlay, the finished floor levels of the building for the hazard sensitive activity is located above the 1% Flood Annual Exceedance Probability level, <del>plus the height of including an allowance for freeboard, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab</del> and an allowance for freeboard.
Hazards and Risks / Natural Hazards / NH-R11	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.91	Support	NH-R11 is supported, as it enables Hazard Sensitive Activities in the Inundation Area of the Flood Hazard Overlay as a restricted discretionary activity where the finished floor levels of the building for the Hazard Sensitive Activity is located above the 1% Flood Annual Exceedance Probability Level. This rule is supported for the same reason as NH-R10.	Retain NH-R11 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R11	Southern Cross Healthcare Limited	380.34	Support in part	Supports hazard sensitive activities in inundation areas being restricted discretionary where the finished floor levels of the building are located above the 1% Flood Annual Exceedance Probability level (including an allowance for freeboard, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.)	Retain rule NH-R11.1 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R11	Southern Cross Healthcare Limited	380.35	Oppose in part	Seeks for the activity status for hazard sensitive activities in an inundation area that do not comply with Rule NH-R11.1 be discretionary.  The activity status of non-complying may overstate the risk of locating such activities in an inundation area. It is appropriate for a consent authority to use its full discretion to undertake an assessment of the activity with the benefit of a consent application, and an assessment under s 104D of the Resource Management Act 1991 is not required.	Opposes Policy NH-R11.2 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) in its current form and seeks amendment.
Hazards and Risks / Natural Hazards / NH-R11	Southern Cross Healthcare Limited	380.36	Amend	Seeks for the activity status for hazard sensitive activities in an inundation area that do not comply with Rule NH-R11.1 be discretionary.  The activity status of non-complying may overstate the risk of locating such activities in an inundation area. It is appropriate for a consent authority to use its full discretion to undertake an assessment of the activity with the benefit of a consent application, and an assessment under s 104D of the Resource Management Act 1991 is not required.	Amend NH-R11.2 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as follows:  2. Activity Status: <del>Discretionary Non-Complying</del> Where: a. Compliance with the requirements of NHR11.1. a cannot be achieved.
Hazards and Risks / Natural Hazards / NH-R11	Kāinga Ora Homes and Communities	391.158	Oppose in part	NH-R11 is opposed, as identified flooding inundation areas carry the lowest risk of natural hazard potential and are more than capable of being mitigated.	Retain NH-R11 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R11	Kāinga Ora Homes and Communities	391.159	Amend	Considers that NH-R12 should be amended to have a permitted activity pathway. Identified flooding inundation areas carry the lowest risk of natural hazard potential and are more than capable of being mitigated. Therefore it is considered that a permitted activity pathway should be available for development that achieves the 1% Flood Annual Exceedance Probability level, including allowance for freeboard.	Amend NH-R11.1 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) and its title as follows:  Hazard sensitive activities in the inundation area of the Flood Hazard <del>Overlay</del> <u>Overlay Area</u>  1. Activity Status: <del>Restricted Discretionary</del> <u>Permitted</u>  Where:  a. When located within a Inundation Area of the Flood Hazard <del>Overlay</del> <u>Overlay Area</u> , the finished floor levels of the building for the hazard sensitive activity is located above the 1% Flood Annual Exceedance Probability level, including an allowance for freeboard, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.  <del>Matters of discretion are:</del>  <del>1. The impact from the 1% Annual Exceedance Probability flood is low due to either the:</del> <del>a. Implementation mitigation measures;</del> <del>b. The shallow depth of the flood waters within the building; or</del> <del>c. Type of activity undertaken within the building; and</del> <del>2. The risk to people and property is reduced or not increased.</del>
Hazards and Risks / Natural Hazards / NH-R11	Kāinga Ora Homes and Communities	391.160	Amend	Considers that NH-R12 should be amended to have a permitted activity pathway. Identified flooding inundation areas carry the lowest risk of natural hazard potential and are more than capable of being mitigated. Therefore it is considered that a permitted activity pathway should be available for development that achieves the 1% Flood Annual Exceedance Probability level, including allowance for freeboard.	Amend NH-R11.2 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as follows:  Activity Status: <del>Non-Complying</del> <u>Restricted Discretionary</u>  Where:  a. Compliance with the requirements of NH-R11.1.a cannot be achieved.  <del>Matters of discretion are:</del>  <del>1. The degree to which the impact from the 1% Annual Exceedance Probability flood is low due to either the:</del> <del>a) Implementation of mitigation measures</del> <del>b) The shallow depth of the flood waters within the building; or</del> <del>c) Type of activity undertaken within the building</del> <del>2. The extent to which the risk to people and property is reduced or not increased.</del>
Hazards and Risks / Natural Hazards / NH-R11	Oyster Management Limited	404.24	Support	Supports the direction of this rule that hazard sensitive activities (e.g. emergency service facilities) are a RD activity within the Flood Hazard Overlay - Inundation Area	Retain NH-R11 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R11	Investore Property Limited	405.32	Support in part	Supports in part, as it provides for Hazard Sensitive Activities in the Inundation Area as a Restricted Discretionary activity where conditions around floor levels are met.  Considers that the non-complying status where the restricted discretionary rule cannot be met is too onerous. Considers that a discretionary activity status is more appropriate and would be consistent with the approach taken to Hazard Sensitive Activities within the Overland Flowpaths (as provided in rule NH-R13).	Retain NH-R11.2 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R11	Investore Property Limited	405.33	Amend	Considers that the non-complying status where the restricted discretionary rule cannot be met is too onerous. Considers that a discretionary activity status is more appropriate and would be consistent with the approach taken to Hazard Sensitive Activities within the Overland Flowpaths (as provided in rule NH-R13).	Amend NH-R11.2 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as follows: 2. Activity Status: <del>Non-Complying Discretionary</del> Where: a. Compliance with the requirements of NH-R11.1.a cannot be achieved.
Hazards and Risks / Natural Hazards / NH-R11	Investore Property Limited	405.34	Support in part	Supports in part, as it provides for Hazard Sensitive Activities in the Inundation Area as a Restricted Discretionary activity where conditions around floor levels are met.  Considers that the non-complying status where the restricted discretionary rule cannot be met is too onerous. Considers that a discretionary activity status is more appropriate and would be consistent with the approach taken to Hazard Sensitive Activities within the Overland Flowpaths (as provided in rule NH-R13).	Retain NH-R12.2 (Potentially Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) and seeks amendment.
Hazards and Risks / Natural Hazards / NH-R11	Investore Property Limited	405.35	Amend	Considers that the non-complying status where the restricted discretionary rule cannot be met is too onerous. Considers that a discretionary activity status is more appropriate and would be consistent with the approach taken to Hazard Sensitive Activities within the Overland Flowpaths (as provided in rule NH-R13).	Amend NH-R11.2 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as follows: 2. Activity Status: <del>Non-Complying Discretionary</del> Where: a. Compliance with the requirements of NH-R12.1.a cannot be achieved.
Hazards and Risks / Natural Hazards / NH-R11	Fabric Property Limited	425.18	Support in part	Supports NH-R11.1 in part, as it provides for Hazard Sensitive Activities in the Inundation Area as a Restricted Discretionary activity where conditions around floor levels are met.	Supports NH-R11.1 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay), with amendment.
Hazards and Risks / Natural Hazards / NH-R11	Fabric Property Limited	425.19	Amend	Seeks amendments to NH-R11.2 to make the default activity status Discretionary within the Inundation Area for Hazard Sensitive Activities that do not comply with NHR11.1, rather than Non-Complying. Considers this would be consistent with the approach taken to Hazard Sensitive Activities within the Overland Flowpaths (as provided in rule NH-R13).	Amend NH-R11.2 as follows: 1. Activity Status: <del>Non-Complying Discretionary</del>  Where:  Compliance with the requirements of NH-R11.1.a cannot be achieved.
Hazards and Risks / Natural Hazards / NH-R11	Stride Investment Management Limited	470.17	Support in part	Supports in part NH-R11 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay), as it provides for Hazard Sensitive Activities in the Inundation Area as a Restricted Discretionary.	Retain NH-R11 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as notified, with amendments.
Hazards and Risks / Natural Hazards / NH-R11	Stride Investment Management Limited	470.18	Amend	Seeks amendments to NH-R11.2 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) to make the default activity status Discretionary within the Inundation Area for Hazard Sensitive Activities that do not comply with NH-R11.1, rather than Non-Complying.  Considers that this would be consistent with the approach taken to Hazard Sensitive Activities within the Overland Flowpaths (as provided in rule NH-R13).	Amend NH-R11.2 (Hazard sensitive activities in the inundation area of the Flood Hazard Overlay) as follows: 1. Activity Status: <del>Non-Complying Discretionary</del>  Where:  a. Compliance with the requirements of NH-R11.1.a cannot be achieved
Hazards and Risks / Natural Hazards / NH-R12	Precinct Properties New Zealand Limited	139.11	Support in part	Supports NH-R12 (Potentially hazard sensitive activities in the overland flow path of the Flood Hazard Overlay) in part, as it provides for Potentially Hazard Sensitive Activities in the overland flow path overlay as a Restricted Discretionary activity where conditions around floor levels are met.	Not specified.

## Hazards and Risks / Natural Hazards

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R12	Precinct Properties New Zealand Limited	139.12	Amend	Seeks amendments to NH-R12.2 to make the default activity status Discretionary within the overland flow path for Potentially Hazard Sensitive Activities that do not comply with NH-R12.1, rather than Non-Complying. This would be consistent with the approach taken to Hazard Sensitive Activities within the overland flow path overlay (as provided in rule NH-R13 (Hazard sensitive activities within the overland flow paths of the Flood Hazard Overlay)).	Amend NH-R12.2 (Potentially hazard sensitive activities in the overland flowpath of the Flood Hazard Overlay) as follows:  1. Activity Status: <del>Non-Complying</del> Discretionary  Where:  Compliance with the requirements of NH-R12.1.a cannot be achieved.
Hazards and Risks / Natural Hazards / NH-R12	Rimu Architects Ltd	318.23	Amend	Considers that NH-R12 should be amended to clarify its wording. The wording used here conflicts with itself. Finished floor level cannot be at "the bottom of the floor joists or the base of the concrete floor slab".	Amend NH-R12 (Potentially hazard sensitive activities in the overland flowpath of the Flood Hazard Overlay) as follows:  1. Activity Status: Permitted Where:  a. When located within an overland flowpath of the Flood Hazard Overlay, the finished floor levels of the building for the potentially hazard sensitive activity is located above the 1% Flood Annual Exceedance Probability level, <u>plus the height of including an allowance for freeboard, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab and an allowance for freeboard.</u>
Hazards and Risks / Natural Hazards / NH-R12	Kāinga Ora Homes and Communities	391.161	Support in part	NH-R12 is supported for its general approach that impacts on hazard sensitive activities should be mitigated in medium risk areas in accordance with NH-P2. On this basis rule NH-R12.2 needs to be amended as overland flowpaths are identified as a medium risk area in the chapter introduction.	Retain NH-R12 (Potentially hazard sensitive activities in the overland flowpath of the Flood Hazard Overlay) with amendment.
Hazards and Risks / Natural Hazards / NH-R12	Kāinga Ora Homes and Communities	391.162	Amend	Considers that NH-R12 should be amended to have a discretionary activity status. Overland flowpaths are identified as a medium risk area in the chapter introduction. Consequently, it is sought that the consent status of NH-R12 be made discretionary rather than non-complying as non-complying status is generally utilised for avoidance rather than mitigation.	Amend NH-R12.2 (Potentially hazard sensitive activities in the overland flowpath of the Flood Hazard Overlay) as follows:  Activity Status: <del>Non-Complying</del> Discretionary  Where:  a. Compliance with the requirements of NH-R12.1.a cannot be achieved
Hazards and Risks / Natural Hazards / NH-R12	Oyster Management Limited	404.25	Oppose in part	Supports restricted discretionary activity status for NH-R12.1, but considers that if RD status is not achieved, the activity status should become Discretionary rather than NC.	Amend NH-R12 (Potentially hazard sensitive activities in the overland flowpath of the Flood Hazard Overlay) to:  2. Activity status: <del>Non-complying</del> Discretionary Where:  a. Compliance with the requirements of NH-R12.1.a cannot be achieved
Hazards and Risks / Natural Hazards / NH-R12	Oyster Management Limited	404.26	Support in part	Supports restricted discretionary activity status for NH-R12.1, but considers that if RD status is not achieved, the activity status should become Discretionary rather than NC.	Retain NH-R12.1 (Potentially hazard sensitive activities in the overland flowpath of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R12	Oyster Management Limited	404.27	Amend	Supports restricted discretionary activity status for NH-R12.1, but considers that if RD status is not achieved, the activity status should become Discretionary rather than NC.	Amend NH-R12 (Potentially hazard sensitive activities in the overland flowpath of the Flood Hazard Overlay) as follows:  2. Activity status: <del>Non-complying</del> Discretionary Where:  a. Compliance with the requirements of NH-R12.1.a cannot be achieved
Hazards and Risks / Natural Hazards / NH-R12	Stride Investment Management Limited	470.19	Support in part	Supports in part NH-R12 (Potentially hazard sensitive activities in the overland flowpath of the Flood Hazard Overlay) as it provides for Potentially Hazard Sensitive Activities in the Overland Flowpath of the Flood Hazard Overlay as a Restricted Discretionary activity where conditions around floor levels are met.	Retain NH-R12 (Potentially hazard sensitive activities in the overland flowpath of the Flood Hazard Overlay) as notified, with amendments.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R12	Stride Investment Management Limited	470.20	Amend	<p>Seeks amendments to make the default activity status Discretionary within the Overland Flowpath overlay for Potentially Hazard Sensitive Activities that do not comply with NH-R12.1, rather than Non-Complying.</p> <p>Considers that the risks from activities within an overland flowpath overlay can be appropriately assessed as a Discretionary Activity.</p> <p>Considers that a Discretionary status would also be consistent with the activity status for Hazard Sensitive Activities in the Overland Flowpath as set out in NH-R13.</p>	<p>Amend NH-R12.2 (Potentially hazard sensitive activities in the overland flowpath of the Flood Hazard Overlay) as follows:</p> <p>2. Activity Status: <del>Non-Complying</del> <u>Discretionary</u></p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R12.1.a cannot be achieved</p>
Hazards and Risks / Natural Hazards / NH-R13	Southern Cross Healthcare Limited	380.37	Oppose in part	<p>Seeks that hazard sensitive activities within an overland flowpath are a restricted discretionary activity. This would be more consistent with Policy NH-P1 to take a risk-based approach to subdivision, use and development based on the hazards posed.</p> <p>It would be more appropriate for the Proposed Plan to take a consistent approach to assessing hazard sensitive activities in overland flowpaths and inundation areas.</p> <p>While we appreciate that the Council has identified overland flowpaths and inundation areas as having different hazard rankings, the level of risk arising from the hazard will depend on the actual activity. This rule relates to the risk to people involved in hazard sensitive activities, and the risks are similar to people involved in hazard sensitive activities in an inundation area to hazard sensitive activities in an overland flowpath.</p>	<p>Opposes NH-R13 (Hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlay) in its current form and seeks amendment.</p>
Hazards and Risks / Natural Hazards / NH-R13	Southern Cross Healthcare Limited	380.38	Amend	<p>Seeks that hazard sensitive activities within an overland flowpath are a restricted discretionary activity. This would be more consistent with Policy NH-P1 to take a risk-based approach to subdivision, use and development based on the hazards posed.</p> <p>It would be more appropriate for the Proposed Plan to take a consistent approach to assessing hazard sensitive activities in overland flowpaths and inundation areas.</p> <p>While we appreciate that the Council has identified overland flowpaths and inundation areas as having different hazard rankings, the level of risk arising from the hazard will depend on the actual activity. This rule relates to the risk to people involved in hazard sensitive activities, and the risks are similar to people involved in hazard sensitive activities in an inundation area to hazard sensitive activities in an overland flowpath.</p>	<p>Amend NH-R13 (Hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlay) as follows:</p> <p>1. Activity Status: <u>Restricted</u> Discretionary</p>
Hazards and Risks / Natural Hazards / NH-R13	Ministry of Education	400.59	Support	<p>Supports NH-R13 as it enables the establishment of educational facilities within the overland flowpaths of the Flood Hazard Overlay as a Discretionary Activity. The submitter considers this to be appropriate.</p>	<p>Retain NH-R13 (Hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlay) as notified.</p>



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Hazards and Risks / Natural Hazards / NH-R13	Oyster Management Limited	404.28	Amend	Considers that this rule should provide a tiered approach to activity status, specifically where compliance with the floor level (as per NH-12.1.a)) is a RD activity.	Amend NH-R13 (Hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlay) as follows:  <u>1. Activity status: Restricted discretionary</u> <u>Where:</u> <u>a. Compliance with NH-R13.1.a is achieved.</u>  <del>2. Activity status: Discretionary</del> <u>Where:</u> <u>a. Compliance with NH-R13.1.a is not achieved.</u>  [Inferred decision requested].
Hazards and Risks / Natural Hazards / NH-R13	Oyster Management Limited	404.29	Oppose in part	Considers that this rule should provide a tiered approach to activity status, specifically where compliance with the floor level (as per NH-12.1.a)) is a RD activity.	Amend NH-R13 (Hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlay) as follows:  <u>1. Activity status: Restricted discretionary</u> <u>Where:</u> <u>a. Compliance with NH-R13.1.a is achieved.</u>  <del>2. Activity status: Discretionary</del> <u>Where:</u> <u>a. Compliance with NH-R13.1.a is not achieved.</u>  [Inferred decision requested].
Hazards and Risks / Natural Hazards / NH-R13	Investore Property Limited	405.36	Support	Supports the Discretionary activity status for Hazard Sensitive Activities.	Retain NH-R13 (Hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R13	Stride Investment Management Limited	470.21	Support	Supports NH-R13 (Hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlay).	Retain NH-R13 (Hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R15	Ministry of Education	400.60	Support	Supports NH-R15 as the submitter considers that the non-complying activity status for hazard sensitive activities within the stream corridors of the Flood Hazard Overlay is appropriate.	Retain NH-R15 (Potentially hazard sensitive activities and hazard sensitive activities within the stream corridors of the Flood Hazard Overlay) as notified.
Hazards and Risks / Natural Hazards / NH-R16	Toka Tū Ake EQC	282.12	Amend	Considers that residential units should be included as hazard sensitive activities within the Wellington and Ohariu Fault Overlays. References the MfE guidelines for planning around an active fault that advise that Buildings Importance Category (BIC) 2 (residential) structures are not developed within the fault avoidance zones (within 20 m of the fault race) of Recurrence Interval Class (RIC) I (≤2000 years) faults on brownfield sites and RIC I and II (2000 – 3500 years) on greenfield sites. The Wellington Fault is RIC I and the Ohariu Fault is RIC II. Considers that any residential development within the Fault Overlays should be avoided within 20 m of the Wellington Fault, even on an existing site.	Amend NH-R16-1 (Hazard sensitive activities (excluding a single residential unit) within the Wellington Fault and Ohariu Fault Overlay) as follows:  Hazard sensitive activities ( <del>excluding a single residential unit</del> ) within the Wellington Fault and Ohariu Fault Overlay 1. Activity status: Non-Complying
Hazards and Risks / Natural Hazards / NH-R16	Ministry of Education	400.61	Support	Supports NH-R16 as the submitter considers that non-complying activity status for hazard sensitive activities within the Wellington Fault and Ohariu Fault Overlay is appropriate.	Retain NH-R16 (Hazard sensitive activities (excluding a single residential unit) within the Wellington Fault and Ohariu Fault Overlay) as notified.