

# Ngā Tautuhinga

## Definitions

Term	Definition
<b><u>COASTAL HAZARD OVERLAYS</u></b>	means the combined mapped extent within the District Plan of the <del>Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area</del> following coastal hazards: <ul style="list-style-type: none"><li>a. <u>Tsunami including sea level rise; and</u></li><li>b. <u>Coastal inundation including sea level rise.</u></li></ul>
<b><u>COMMUNITY SCALE NATURAL HAZARD MITIGATION STRUCTURES</u></b>	<del>means natural hazard mitigation works that serve multiple properties and are constructed and administered by the Crown, the Greater Wellington Regional Council, Wellington City Council, or their nominated contractor or agent.</del>
<b><u>HARD ENGINEERING NATURAL HAZARD MITIGATION WORKS</u></b>	<del>means engineering works that are designed to prevent erosion of land and use structural materials such as concrete, steel, timber or rock armour to provide a hard, inflexible edge at the land-water interface along rivers, shorelines or lake edges. Hard engineering techniques include groynes, seawalls, revetments or bulkheads.</del>
<b>LESS HAZARD SENSITIVE ACTIVITIES</b>	means the following land use activities: <ul style="list-style-type: none"><li>a. Accessory buildings used for non-habitable purposes</li><li>b. Buildings associated with marina operations (above MHWS)</li><li>c. Maritime emergency facilities</li><li>d. Informal recreation activities and organised sport and recreation activities within the Sport and Active Recreation Zone, including those for maritime purposes in the Evans Bay Marine Recreation Area</li><li>e. Parks Facilities</li><li>f. Parks Furniture</li><li>g. <u>Quarrying Activities</u></li></ul>
<b><u>MINIMISE</u></b>	<del><u>for the purposes of the natural hazard and coastal hazard overlays</u></del> <del>means to reduce as low as reasonably practicable.</del> <u>means to reduce to the smallest amount reasonably practicable.</u> <u>Minimised, minimising and minimisation have the corresponding meaning.</u>
<b>POTENTIALLY HAZARD SENSITIVE ACTIVITIES</b>	means the following land use activities: <ul style="list-style-type: none"><li>a. Buildings associated with primary production (excluding Residential Units, Minor Residential Units, Residential Activities, <del>or</del> buildings</li></ul>

identified as Less Hazard Sensitive Activities, or Quarrying Activities)

- b. Commercial Activity
- c. Commercial Service Activity
- d. Community Corrections Activity.
- e. Entertainment Facility
- f. Food and Beverage Activity
- g. Industrial Activities
- h. Integrated Retail Activity
- i. Large Format Retail Activity
- j. Major Sports Facility
- k. Offices
- l. Retail Activities
- m. Rural Industrial Activities

This entire chapter has been notified as part of an Intensification Planning Instrument, using the Intensification Streamlined Planning Process (ISPP) in accordance with Section 80E of the RMA.

# Ngā Mōrearea ā-Taiao

## Natural Hazards

<b>NH</b>	<b>Natural Hazards</b>
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### Introduction

Wellington City is susceptible to a wide range of natural hazards, which can result in damage to property and buildings, and lead to a loss of human life. It is therefore important to identify areas susceptible to natural hazards and to avoid or manage subdivision, use, and development, relative to the natural hazard risk posed, to reduce the potential for damage to property and the potential for loss of human life.

The District Plan focuses on the following natural hazards as they are the hazards that present the greatest risk to people, property and infrastructure and their potential effects can be addressed through appropriate land use planning measures:

- Flooding;
- Fault rupture;
- Liquefaction;
- Coastal inundation, including from sea level rise; and
- Tsunami.

The coastal hazard provisions (coastal inundation, sea level rise, and tsunami) are addressed in the Coastal Environment chapter of the District Plan. The Natural Hazards Chapter addresses the other hazards identified above.

Flooding and coastal inundation from sea level rise are influenced by climate change. It is predicted that climate change will result in more intense rainfall events, storm events will become more common and the sea level will rise. The flooding and coastal inundation hazard maps incorporate current climate change predictions.

Slope stability will be addressed through the earthworks rules within the District Plan. When a development does not comply with the earthworks rules, site stability will be one of the matters that will be considered as part of the resource consent process.

Natural hazards such as severe winds, wildfires, and ground shaking from earthquakes are primarily managed by other statutory instruments or processes including the Building Act 2004, Civil Defence Emergency Management Act 2002 and the Local Government Act 1974 and 2002.

The hazard ranking for each of the natural hazards addressed in the Natural Hazard Chapter is provided in the table below:

Natural Hazard Overlay	Respective Hazard Ranking
Flood Hazard – Stream Corridor	High
Wellington Fault <a href="#">Hazard Overlay</a> and the Ohariu Fault <a href="#">Hazard Overlay</a>	
<del>Liquefaction Hazard Overlay</del>	
Flood Hazard – Overland Path	Medium

Flood Hazard – Inundation	Low
Terawhiti Fault Hazard Overlay	
<del>Sheppards</del> <del>Shepherds</del> Gully Fault Hazard Overlay	
<u>Liquefaction Hazard Overlay</u>	

**Risk**

Risk is a product of both the likelihood of and the consequences from a natural hazard. A risk-based approach to natural hazards balances allowing for people and communities to use their property and undertake activities, while also ensuring that lives or significant assets are not harmed or lost as a result of a natural hazard event. When addressing the consequences from natural hazards, priority has been given in this plan as follows to:

- The protection of people from loss of life and injury;
- Reducing damage to buildings from natural hazard events; and
- The protection of essential infrastructure to ensure the health, safety and resilience of communities.

While in most instances development is unable to change the likelihood of a natural hazard event, incorporating mitigation measures or avoiding any further development in certain hazard areas can reduce the consequences from natural hazards, thereby over time reducing the associated risks. Potential mitigation measures that can be incorporated into developments to reduce the consequences of natural hazards include:

- Building design and location (for example minimum floor levels or the ability for buildings to be relocated);
- Raising floor or ground levels to avoid inundation;
- The creation of flood water detention areas to protect areas from flooding;
- The creation, retention or enhancement of natural systems and features;
- The use of suitable materials in infrastructure and building construction;
- The type of activities within buildings and structures, or the type of development;
- The use of green infrastructure options (for example sacrificial fill); and
- Securing Overland Flowpaths to allow for controlled stormwater flows when primary network capacity is exceeded.

**Hazard sensitivity**

To assist with determining the consequences associated with natural hazards, buildings and activities have been allocated a sensitivity rating (see Definitions – less hazard sensitive activities, potentially hazard sensitive activities, hazard sensitive activities). This rating is based on the potential for life and property to be impacted as a result of those respective activities occurring within an identified hazard area.

Where one or more of the above activities or associated buildings are proposed to be undertaken within a Natural Hazard Overlay on a site, the most sensitive of the activities shall be used to determine the sensitivity of the proposal. This is different to traditional approaches to natural hazard rules, which largely focus on new buildings. The proposed provisions for natural hazards address both buildings and activities, unless otherwise identified in the rule structure. This is to assist with situations where new activities that are sensitive to the impacts of natural hazards being located within existing structures, without any resulting consideration of the resulting consequences.

If an activity is not identified in the definitions is proposed in a Natural Hazard Overlay, then for the purposes of the application it shall be assessed as a less hazard sensitivity activity. The exception to this are Wellington Airport, operational port activities, passenger port facilities and rail activities. These have been specifically excluded from the hazard classification above and they have their own District Plan framework, for development for these activities. This is in recognition of the social and economic benefits these activities have and that their position in the City is largely fixed. When considering development for the purposes of the Wellington Airport, operational port activities, passenger port facilities and rail activities, then this will be assessed against the specific policies and rules provided in this chapter.

**Other relevant District Plan provisions**

Natural hazards are addressed within the following five chapters:

- Natural Hazards (which addresses buildings and activities in non-coastal hazards overlays);
- Coastal Environment (which addresses buildings and activities in the coastal hazards overlays);
- Subdivision;
- Earthworks; and
- Infrastructure.

These chapters all take the same risk-based approach to natural hazards. To avoid duplication, the natural hazards chapter provides an overview of all hazards within the Wellington City and the risk-based approach to managing those hazards (both coastal and non-coastal). However, the objectives, policies and rules in the Natural Hazards Chapter only deal with non-coastal hazards.

The objectives, policies and rules in the Coastal Environment Chapter address coastal hazards.

When earthworks, subdivision or the installation of infrastructure is being undertaken within a Natural Hazard Overlay (whether coastal or non-coastal), the relevant rules will be contained within these respective chapters.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
NH-O1	<p><b>Risk from natural hazards in High Hazard Areas of the Natural Hazard Overlays</b></p> <p>Subdivision, use and development within <u>the High Hazard Areas of</u> the Natural Hazard Overlays reduce or do not increase the <u>existing</u> risk from natural hazards to people, property and infrastructure.</p>
NH-O2	<p><b>Risk from natural hazards in Low and Medium Hazard Areas of the Natural Hazard Overlays</b></p> <p><u>Subdivision, use and development within the Low and Medium Hazard Areas of the Natural Hazard Overlays minimise the risk from natural hazards to people, property and infrastructure.</u></p>
NH- <del>O3</del> O2	<p><b>Planned natural hazard mitigation works</b></p> <p>There is reduced risk to people, property and infrastructure from flood hazards through planned mitigation works and catchment management.</p>
NH- <del>O4</del> O3	<p><b>Natural systems and features</b></p> <p>Natural systems and features that reduce the susceptibility of people, property and infrastructure from damage from natural hazards are created, retained or enhanced.</p>
NH- <del>O5</del> O4	<p><b>Airport purposes, <del>O</del>operational port activities, passenger port facilities and rail activities</b></p> <p><u>Airport purposes, <del>O</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 the airport purposes, operational port activities, passenger port facilities and rail activities <del>do not increase</del> minimise the risk to people, property and infrastructure.</u></p>
Policies	
NH-P1	<p><b>Identification of natural hazards</b></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> </ol>

	<p>2. The hazard posed to people's lives and wellbeing, property and infrastructure, by considering the likelihood and consequences of natural hazard events-; <u>and</u></p> <p>3. <u>The operational need or functional need for some activities to locate in Natural Hazard Overlays.</u></p>
<p><b>NH-P2</b></p>	<p><b>Levels of risk</b></p> <p>Subdivision, use and development <del>reduce or do not increase the</del> <u>manages natural hazard</u> risk to people, property and infrastructure by:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2. Requiring buildings and activities to mitigate the <del>impacts</del> the risk <u>resulting from the development</u> from natural hazards to people, property and infrastructure <u>as far as reasonably practicable</u> in the low hazard and medium hazard areas within the Natural Hazard Overlays; and</li> <li>3. Avoiding buildings and activities in the high hazard areas of the Natural Hazard Overlays unless there is an <u>operational need or functional need</u> <del>exceptional reason</del> for the building or activity to be located in this area and the <u>building or</u> activity mitigates the impacts from natural hazards to people, property and infrastructure.</li> </ol>
<p><b>NH-P3</b></p>	<p><b>Less hazard sensitive activities</b></p> <p>Allow for subdivision, use and development associated with less hazard sensitive activities and associated additions to buildings within the Natural Hazards Overlays, provided that:</p> <ol style="list-style-type: none"> <li>1. It can be demonstrated that overland flowpaths are unimpeded and unobstructed;</li> <li>2. The building, <u>structure</u> or the additions are not located within a stream corridor; and</li> <li>3. The risk to people and property <del>is reduced or not increased</del> from the 1% Annual Exceedance Probability flood is <u>minimised</u>.</li> </ol>
<p><b>NH-P4</b></p>	<p><b>Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area of the flood hazard overlay</b></p> <p>Provide for additions to buildings that accommodate existing potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area, where:</p> <ol style="list-style-type: none"> <li>1. The impact from the 1% Annual Exceedance Probability flood event is low due to either the:             <ol style="list-style-type: none"> <li>a. Incorporation of mitigation measures;</li> <li>b. Size of the addition in relation to the existing building; or</li> <li>c. Type of activities undertaken within the addition; and</li> </ol> </li> <li>2. The risk to people and property <del>is reduced or not increased</del> from the 1% Annual Exceedance Probability flood is <u>minimised</u>.</li> </ol>
<p><b>NH-P5</b></p>	<p><b>Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths and stream corridors of the Flood Hazard Overlays</b></p> <p>Only 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:</p> <ol style="list-style-type: none"> <li>1. The risk from the 1% Annual Exceedance Probability flood event is low due to either the:             <ol style="list-style-type: none"> <li>a. Proposed mitigation measures;</li> <li>b. Size of the addition; or</li> <li>c. Nature of the activities undertaken within the addition; and</li> </ol> </li> <li>2. <u>In an overland flowpath, t</u><del>he</del> risk to people and property is <del>reduced or not increased</del> <u>minimised</u> from the 1% Annual Exceedance Probability flood <u>event</u>; <u>and</u></li> <li>3. <u>In a stream corridor the existing risk to people and property is not increased or is reduced from the 1% Annual Exceedance Probability flood event</u>; <u>and</u></li> <li><del>3. Overland flowpaths and stream corridors are unimpeded, and unobstructed to allow for the conveyancing of flood waters.</del></li> </ol>

	<p><u>4. The conveyancing of flood waters through the stream corridor or overland flowpath is still able to occur unimpeded and is not diverted onto adjacent properties.</u></p>
<p><b>NH-P6</b></p>	<p><b>Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays</b></p> <p><del>Provide for 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 not increased or is reduced minimised.</del></p> <p><u>Manage subdivision, development and use associated with potentially hazard sensitive activities and hazard sensitive activities within inundation areas by:</u></p> <p><u>1. Ensuring subdivision, development and use incorporates mitigation to ensure the risk to people and property is minimised from the 1% Annual Exceedance Probability flood event; and</u></p> <p><u>2. Avoiding the construction of new buildings, or the conversion of existing buildings that contain a hazard sensitive activity within identified inundation areas of the Flood Hazard Overlays where the finished floor level is below the 1% Annual Exceedance Probability flood levels.</u></p>
<p><b>NH-P7</b></p>	<p><b>Potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlays</b></p> <p>Manage subdivision, development and use associated with potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths by:</p> <p>1. Incorporating mitigation measures that <del>reduce or avoid an increase in</del> <u>minimise the</u> risk to people and property from the 1% Annual Exceedance Probability flood;</p> <p><u>2. Ensuring the conveyancing of flood waters through the stream corridor or overland flowpath is still able to occur unimpeded and is not diverted onto adjacent properties; and</u></p> <p><del>2.3. Ensuring that people can safely evacuate from properties during a 1% Annual Exceedance Probability flood event; and</del></p> <p><del>4. Overland flowpaths are unimpeded, and unobstructed to allow for the conveyancing of flood waters and is not diverted onto adjacent properties.</del></p>
<p><b>NH-P8</b></p>	<p><b>Potentially hazard sensitive activities and hazard sensitive activities within the stream corridors of the Flood Hazard Overlay</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>1. The activity or subdivision has an operational <del>need or</del> <u>functional need</u> to locate within the stream corridor and locating outside of these stream corridor is not a practicable option;</li> <li>2. Mitigation measures are incorporated that reduce or avoid an increase in the <u>existing</u> risk to people and property from the 1% Annual Exceedance Probability Flood;</li> <li>3. People can safely evacuate the property during a 1% Annual Exceedance Probability flood; and</li> <li>4. The conveyancing of flood waters through the stream corridor is still able to occur unimpeded and is not diverted onto adjacent properties.</li> </ol>
<p><b>NH-P9</b></p>	<p><b>Emergency <u>service</u> facilities in the Liquefaction <u>Hazard</u> Overlay</b></p> <p>Only allow new emergency <u>service</u> facilities within the Liquefaction <u>Hazard</u> Overlay where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The emergency <u>service</u> facility will be able to maintain post disaster functionality following an earthquake, <u>including having foundation designs designed by a certified engineer to prevent liquefaction induced deformation of the building</u>; and</li> <li>2. Emergency vehicles will be able to service the impacted community by being able to enter and leave the site.</li> </ol>

<p><b>NH-P10</b></p>	<p><del>Potentially hazard sensitive activities within the Wellington Fault Overlay and Ohariu Fault Overlay</del></p> <p>-  <del>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:</del></p> <ol style="list-style-type: none"> <li><del>1. The activity is located more than 20m of the Wellington Faultline or Ohariu Faultline; and</del></li> <li><del>2. The activity incorporates mitigation measures that ensure the risk from fault rupture to people, property and infrastructure is reduced or not increased.</del></li> </ol>
<p><b>NH-P10</b></p>	<p><del>Potentially hazard sensitive activities and hazard sensitive activities and related buildings and structures within the uncertain poorly constrained, uncertain constrained, distributed, well defined or well defined extended areas of the of the Terawhiti Fault and Shepherds Gully Fault Hazard Overlays</del></p> <p><del>Subdivision, use, and development for potentially hazard sensitive activities and hazard sensitive activities within the uncertain poorly constrained, uncertain constrained, distributed, well defined or well defined extended areas of the of the Terawhiti Fault and Shepherds Gully Fault Hazard Overlays are managed as follows:</del></p> <p><del>1. Allow for additions to existing buildings for potentially hazard sensitive activities and hazard sensitive activities within the uncertain poorly constrained, uncertain constrained, distributed, well defined or well defined extended areas of the Terawhiti Fault and Shepherds Gully Fault Hazard Overlays;</del></p> <p><del>2. Only allow educational facilities, health care facilities, hazardous facilities and major hazardous facilities, and emergency service facilities within the uncertain poorly constrained, uncertain constrained, distributed, well defined or well defined extended areas of the Terawhiti Fault and Shepherds Gully Fault Hazard Overlays, where it can be demonstrated that:</del></p> <p><del>1. Allow for potentially hazard sensitive activities and hazard sensitive activities and related subdivision, buildings, building additions and structures within the Terawhiti Fault and Shepherds Gully Fault Hazard Overlays with the exception of educational facilities, health care facilities, hazardous facilities, major hazardous facilities, and emergency service facilities where these activities are only allowed where it can be demonstrated that:</del></p> <ol style="list-style-type: none"> <li><del>a. The building, building platforms associated with subdivision or activity is more than 20 m from the edge of the fault deformation zone of the Terawhiti Fault and Shepherds Gully Fault Hazard Overlays; or</del></li> <li><del>b. The building or activity has an operational need or functional need to locate within the Terawhiti Fault and Shepherds Gully Fault Overlays and locating outside of these overlays is not a practicable option; and</del></li> <li><del>c. Mitigation measures are incorporated into the building to maintain safety of the occupants and the structural integrity of the building in the event of fault rupture.</del></li> </ol>
<p><b>NH-P11</b></p>	<p><del>Hazard sensitive activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay</del></p> <p>-  <del>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:</del></p> <ol style="list-style-type: none"> <li><del>1. The activity is located more than 20m from the Wellington Faultline or Ohariu Faultline, or</del></li> <li><del>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</del></li> </ol>



	<p><del>3. The activity incorporates mitigation measures that ensure the risk from fault rupture to people and property is reduced or not increased; or</del></p> <p><del>4. For additions to existing buildings, the change in risk from fault rupture to people and property is reduced or not increased.</del></p>
<p><b><u>NH-P11</u></b></p>	<p><b><u>Potentially hazard sensitive activities and hazard sensitive activities and related subdivision, buildings and structures within the uncertain poorly-constrained, uncertain constrained, or distributed areas of the Wellington Fault and Ohariu Fault Hazard Overlays</u></b></p> <p><u>Provide for subdivision, development, and use for potentially hazard sensitive activities and hazard sensitive activities and related buildings, building additions, and structures for these activities within the uncertain poorly-constrained, uncertain constrained, or distributed areas of the Wellington Fault and Ohariu Fault Hazard Overlays provided:</u></p> <ol style="list-style-type: none"> <li><u>1. Any new buildings, building platforms associated with subdivision, or additions to existing buildings are located more than 20 m from the edge of the fault deformation zone of the Wellington Fault and Ohariu Fault Hazard Overlays; or</u></li> <li><u>2. Mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture.</u></li> </ol>
<p><b><u>NH-P12</u></b></p>	<p><del><b>Potentially hazard sensitive activities and hazard sensitive activities within the Sheppard's Fault Overlay and Terawhiti Fault Overlay</b></del></p> <p><del>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 reduced or not increased.</del></p>
<p><b><u>NH-P12</u></b></p>	<p><b><u>Additions to buildings containing potentially hazard sensitive activities and hazard sensitive activities and related buildings and structures within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Overlays</u></b></p> <p><u>Only allow for additions to existing buildings for potentially hazard sensitive activities and hazard sensitive activities within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Overlays where:</u></p> <ol style="list-style-type: none"> <li><u>1. Any new additions are located more than 20 m from the edge of the fault deformation zone; or</u></li> <li><u>2. If the locating the addition more than 20 m from the edge of the fault deformation zone of the Wellington Fault and Ohariu Fault Overlays is not a practicable option, mitigation measures are incorporated into the addition to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture.</u></li> </ol>
<p><b><u>NH-P13</u></b></p>	<p><b><u>Construction of a residential unit on an existing vacant site within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Overlays</u></b></p> <p><u>Only allow a single residential unit on an existing vacant site to be located within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Overlays where:</u></p> <ol style="list-style-type: none"> <li><u>1. Locating a residential unit on the site outside of the Wellington Fault and Ohariu Fault Overlays is not a practicable option; and</u></li> <li><u>2. Mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture.</u></li> </ol>

**NH-P14**

**Potentially hazard sensitive activities and hazard sensitive activities and related buildings and structures within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays**

~~Subdivision, use, and development for potentially hazard sensitive activities and hazard sensitive activities within the well defined or well-defined extended areas of the of the Wellington Fault and Ohariu Fault Hazard Overlays are managed as follows:~~

- ~~1. Only allow for additions to existing buildings for potentially hazard sensitive activities and hazard sensitive activities within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays where:
 
  - ~~a. For activities that have an operational need or functional need to locate within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays and locating outside these areas is not a practicable option:
 
    - ~~i. Any new additions are located more than 20m from the edge of the fault deformation zone of the Wellington Fault and Ohariu Fault Hazard Overlays; or~~
    - ~~ii. Mitigation measures are incorporated into the addition to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture;~~~~
  - ~~b. For any other additions to buildings containing potentially hazard sensitive activities and hazard sensitive activities:
 
    - ~~i. Any new additions are located more than 20 m from the edge of the fault deformation zone of the Wellington Fault and Ohariu Fault Hazard Overlays; or~~
    - ~~ii. Mitigation measures are incorporated into the addition to not increase the risk to life of the occupants and the structural integrity of the building in the event of fault rupture;~~~~~~
- ~~2. Only allow a single residential unit on an existing vacant site to be located within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays where:
 
  - ~~a. Locating a residential unit on the site outside of the Wellington Fault and Ohariu Fault Hazard Overlays is not a practicable option; and~~
  - ~~b. Mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture.~~~~

Avoid subdivision, use, and development (unless provided for under NH-P13) for potentially hazard sensitive activities and hazard sensitive activities within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays unless:

1. Any new building, building platforms associated with subdivisions or activity are located more than 20 m from the edge of the fault deformation zone of the Wellington Fault and Ohariu Fault Hazard Overlays; or
2. If locating the building, building platforms associated with subdivision, or activity more than 20m from the edge of the fault deformation zone of the Wellington Fault and Ohariu Fault Overlays is not a practicable option:
 
  - a. For any building, or activity that has an operational need or functional need to locate within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays and locating outside these areas is not a practicable option, mitigation measures are

	<p><u>incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture; or</u></p> <p>b. <u>For any other building, or activity potentially hazard sensitive activities and hazard sensitive activities, mitigation measures are incorporated into the building to not increase risk to life of the occupants and the structural integrity of the building in the event of fault rupture.</u></p>
<b>NH-P15</b>	<p><del>Subdivision, use and development which will be occupied by members of the public, or employees associated with the</del> <b>Buildings with a low occupancy associated with Operational port activities, passenger port facilities and rail activities in the Wellington Fault Hazard Overlay.</b></p> <p>Provide for subdivision, development and use associated with the operational port activities, passenger port facilities and rail activities, within the Wellington Fault <u>Hazard Overlay</u>, 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.</p>
<b>NH-P16</b>	<p><del>Subdivision, use and development</del><b>Buildings</b> 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 <u>Hazard Overlay</u>.</p> <p>Manage subdivision, development and use associated within the operational port activities, passenger port facilities and rail activities within the Wellington Fault <u>Hazard Overlay</u> 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:</p> <ol style="list-style-type: none"> <li><del>1. Mitigation measures are incorporated that avoid an increase in risk to people, property and infrastructure from the fault rupture of the Wellington Fault.</del></li> <li>1. <u>Any new buildings are located more than 20 m from the edge of the fault deformation zone of the Wellington Fault Hazard Overlay; or</u></li> <li>2. <u>Mitigation measures are incorporated into the building to minimise the risk to people and damage to buildings in the event of fault rupture and the activity can continue to operate following an earthquake.</u></li> </ol>
<b>NH-P17</b>	<p><b>Natural systems and features</b></p> <p>Maintain and enhance natural systems and features where they will reduce the existing risk posed by natural hazards to people’s lives and wellbeing, property and infrastructure.</p>
<b>NH-P18</b>	<p><b>Natural hazard mitigation works</b></p> <p>Enable natural hazard mitigation <del>or stream and river management</del> works undertaken by <del>a statutory agency</del> <u>the Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited or Wellington International Airport Limited</u> or their nominated contractors or agents within Natural Hazard Overlays where these will significantly decrease the existing risk to people’s lives and wellbeing, property and infrastructure.</p>
<b>NH-P19</b>	<p><b>Green infrastructure</b></p> <p>Encourage the use of green infrastructure, <del>or Mātauranga Māori approaches</del> when undertaking natural hazard mitigation <del>or stream and river management</del> works by <del>a statutory agency</del> <u>the Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited or Wellington International Airport Limited</u> or their nominated contractors or agents within Natural Hazard Overlays.</p>
<b>Rules</b>	

<b>All Natural Hazard Overlays</b>	
<b>NH-R1</b>	<b>Less hazard sensitive activities within all <del>hazard areas</del> <u>Natural Hazard Overlays</u></b>

All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Any buildings <b>and structures</b> are located outside of the identified overland flowpaths or stream corridor of the Flood Hazard Overlay.</p>
All Zones	<p>2. Activity Status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R1.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The matters in NH-P3.</p>
<b>NH-R2</b>	<b>Green infrastructure in all Natural Hazard Overlays</b>
All Zones	<p>1. Activity Status: <b>Permitted</b></p> <p>Where:</p> <p>a. The works must be undertaken by either <u>the Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited or Wellington International Airport Limited or their nominated contractor-Crown entity, Regional or Territorial Authority</u> or an agent on their behalf.</p>
All Zones	<p><del>1.</del> <u>2.</u> Activity Status <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of <u>NH-R2.1.a</u> cannot be achieved.</p>

<b>Flood Hazard Overlays</b>	
<b>NH-R3</b>	<b>Flood mitigation works within the <u>inundation area, overland flowpaths or the stream corridor</u> of the Flood Hazard Overlays</b>
All Zones	<p>1. Activity Status: <b>Permitted</b></p> <p>Where:</p> <p>a. The works must be undertaken by either <u>the Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited or Wellington International Airport Limited or their nominated contractor Crown entity, Regional or Territorial Authority</u> or an agent on their behalf for the express purpose of flood mitigation works.</p>
All Zones	<p>2. Activity Status <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of <u>NH-R3.1.a</u> cannot be achieved.</p>
<b>NH-R4</b>	<b>Additions to all buildings in the inundation area, overland flowpaths or the stream corridor <u>of the Flood Hazard Overlay</u></b>
	<p>1. Activity status: <b>Permitted</b></p>

	<p>Where:</p> <ul style="list-style-type: none"> <li>a. When located within an inundation area, the finished floor levels of the addition for hazard sensitive <del>activities and/or</del> potentially hazard sensitive activities are demonstrated to be 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</del> the floor joists or the base of the concrete floor slab <del>and an allowance for freeboard;</del> <del>or</del></li> <li>b. The additions are not located within an overland flowpaths; <del>or and</del></li> <li>c. The additions are not located within a stream corridor.</li> </ul>
All Zones	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of NH-R4.1.a cannot be achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The matters in NH-P4.</li> </ul>
All Zones	<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of NH-R4.1.b cannot be achieved; <u>and</u></li> <li>b. <u>The finished floor levels of the addition (excluding non-habitable additions) to a building containing a hazard sensitive activity located within an overland flowpath is demonstrated to be above the 1% Flood Annual Exceedance Probability level plus the height of the floor joists or the base of the concrete floor slab and an allowance for freeboard.</u></li> </ul>
All Zones	<p>4. Activity status: <b>Non-Complying</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of NH-R4.1.c <u>or NH-R4.3.b</u> cannot be achieved.</li> </ul>
<b>NH-R5</b>	<p><b><u>The construction of buildings or the conversion of existing buildings that will contain a Ppotentially hazard sensitive activities</u> in the inundation area of the Flood Hazard Overlay</b></p>
All Zones	<p>1. Activity Status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. When located within an 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, <del>plus the height of including an allowance for freeboard, where the finished floor level is to the bottom of</del> the floor joists or the base of the concrete floor slab <del>and an allowance for freeboard.</del></li> </ul>
All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of <u>NH-R5.1.a</u> cannot be achieved.</li> </ul> <p>Matters of discretion are:</p>

	<ol style="list-style-type: none"> <li>1. The impact from the 1% Annual Exceedance Probability flood is low due to either the:             <ol style="list-style-type: none"> <li>a. Implementation mitigation measures;</li> <li>b. The shallow depth of the flood waters within the building; or</li> <li>c. Type of activity undertaken within the building; and</li> </ol> </li> <li>2. The risk to people and property is reduced or not increased.</li> </ol>
<b>NH-R6</b>	<b><u>The construction of buildings or the conversion of existing buildings that will contain a Hazard sensitive activities in the inundation area of the Flood Hazard Overlay</u></b>
All Zones	<ol style="list-style-type: none"> <li>1. Activity Status: <b>Restricted Discretionary</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. When located within an 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</del> the floor joists or the base of the concrete floor slab <u>and an allowance for freeboard.</u></li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The impact from the 1% Annual Exceedance Probability flood is low due to either the:             <ol style="list-style-type: none"> <li>a. Implementation mitigation measures;</li> <li>b. The shallow depth of the flood waters within the building; or</li> <li>c. Type of activity undertaken within the building; and</li> </ol> </li> <li>2. The risk to people and property is <del>reduced or</del> not increased <u>from flooding, including displacement of flood waters.</u></li> </ol>
All Zones	<ol style="list-style-type: none"> <li>2. Activity Status: <b>Non-Complying</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with the requirements of <u>NH-R6.1.a</u> cannot be achieved.</li> </ol>
<b>NH-R7</b>	<b><u>The construction of buildings or the conversion of existing buildings that will contain a Potentially hazard sensitive activities in the overland flowpath of the Flood Hazard Overlay</u></b>
All Zones	<ol style="list-style-type: none"> <li>1. Activity Status: <b>Restricted Discretionary</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>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, <del>plus the height of including an allowance for freeboard, where the finished floor level is to the bottom of</del> the floor joists or the base of the concrete floor slab <u>and an allowance for freeboard.</u></li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matter contained in NH-P7</li> </ol>
All Zones	<ol style="list-style-type: none"> <li>2. Activity Status: <b><u>Non-Complying Discretionary</u></b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with the requirements of NH-R7.1.a cannot be achieved</li> </ol>
<b>NH-R8</b>	<b><u>The construction of buildings or the conversion of existing buildings that will contain a hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlay</u></b>

All Zones	<p>1. Activity Status: <b>Discretionary</b></p> <p><u>Where:</u></p> <p>a. <u>When located within an overland flowpath 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, plus the height of the floor joists or the base of the concrete floor slab and an allowance for freeboard.</u></p>
All Zones	<p>2. <u>Activity Status: <b>Non-Complying</b></u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with the requirements of NH-R8.1.a cannot be achieved.</u></p>

<u>NH-R9</u>	<b><u>The construction of buildings or the conversion of existing buildings that will contain a potentially hazard sensitive activityies and hazard sensitive activityies within the stream corridors of the Flood Hazard Overlay</u></b>
All Zones	1. Activity status: <b>Non-Complying</b>

<u>Fault Hazard Overlays</u>	
<u>NH-R10</u>	<b><u>Additions to a building <del>for a</del> containing a potentially hazard sensitive activity or hazard sensitive activity within a Fault Overlay the Shepherds Gully Fault Hazard Overlay Terawhiti Fault Hazard Overlay, Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay</u></b>
All Zones	<p>1. Activity status: <b>Permitted</b></p> <p><u>Where:</u></p> <p><del>a. The additions are to a residential unit, or</del></p> <p><del>b. The additions are to a building in the Sheppards Fault Overlay or the Terawhiti Fault Overlay; or</del></p> <p><del>c. The additions do not increase the Gross Floor Area of a Hazard Sensitive Activity (excluding a residential unit) in the Wellington Fault Overlay or the Ohariu Fault Overlay by more than 20m<sup>2</sup>; or</del></p> <p><del>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>.</del></p> <p>a. <u>The additions are to a building in the uncertain poorly constrained, uncertain constrained, distributed, well-defined or well-defined extended areas of the Shepherds Gully Fault Hazard Overlay or the Terawhiti Fault Hazard Overlay;</u></p> <p>b. <u>The additions do not increase the Gross Floor Area of a a building containing a hazard sensitive activity in the uncertain poorly-constrained, uncertain constrained or distributed areas of the Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay by more than 20m<sup>2</sup>;</u></p> <p>c. <u>The additions do not increase the Gross Floor Area of a a building containing a potentially hazard sensitive activity in the uncertain poorly-constrained, uncertain constrained or distributed areas of the Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay by more than 30m<sup>2</sup>; or</u></p> <p>d. <u>The additions are not to a building containing a hazard sensitive activity or potentially hazard sensitive activity in the well-defined and well-defined extended areas of the Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay.</u></p>

<p>All Zones</p>	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of <del>NH-R5.1.c or NH-R5.1.d cannot be</del> <u>NH-R10.1b - NH-R10.1d</u> cannot be achieved.</p> <p>Matters of discretion are:</p> <p><del>1. For additions to potentially hazard sensitive activities – the matters in NH-P11; and</del>  <del>2. For additions to potentially hazard sensitive activities – the matters in NH-P10.</del></p> <p>1. <u>For additions to a building containing a potentially hazard sensitive activity or hazard sensitive activity in the uncertain poorly-constrained, uncertain constrained and distributed areas of the Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay, the matters contained in NH-P11.</u></p> <p>2. <u>For additions to a building containing potentially hazard sensitive activity or hazard sensitive activity in the well-defined and well-defined extended areas of the Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay the matters contained in NH-P12.</u></p>
<p><b>NH-R6</b></p>	<p><del>Construction of a residential unit or conversion of any non-residential building into a residential unit in the Wellington Fault and Ohariu Fault Overlays</del></p>
<p><del>All Zones</del></p>	<p><del>1. Activity Status: <b>Permitted</b></del></p> <p>Where:</p> <p><del>a. The development involves the construction of no more than one additional residential unit on a site; and</del>  <del>b. The total number of residential units on a site is no more than two.</del></p>
<p>All Zones</p>	<p><del>2. Activity status: <b>Non-Complying</b></del></p> <p>Where:</p> <p><del>a. Compliance with the requirements of NH-R6.1 cannot be achieved.</del></p>
<p><u>NH-R11</u></p>	<p><del>Hazard sensitive or potentially hazard sensitive activities</del> <u>The construction of buildings or the conversion of existing buildings that will contain a potentially hazard sensitive activity or hazard sensitive activity within the uncertain poorly-constrained, uncertain constrained areas, well-defined or well-defined extended areas of Sheppard Shepherds Gully Fault and Terawhiti Fault Hazard Overlays</u></p>
<p>All Zones</p>	<p>1. Activity Status: <b>Permitted</b></p> <p>Where:</p> <p>a. The development does not involve the establishment of either:</p> <ul style="list-style-type: none"> <li>i. Educational facilities;</li> <li>ii. Health care facilities; <del>or</del></li> <li>iii. Emergency service facilities; <del>;</del> <u>or</u></li> <li>iv. <u>Hazard facilities and major hazard facilities.</u></li> </ul>
<p>All Zones</p>	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R11.1.a cannot be achieved.</p>
<p><u>NH-R12</u></p>	<p><u>The construction of buildings or the conversion of existing buildings that will contain <del>O</del>perational port activities, passenger port facilities and rail activities in the Wellington Fault Hazard Overlay</u></p>



<p>All Zones</p>	<p>1. Activity Status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. It does not involve the construction of a building that would be occupied by more than 10 employees of the activity or any members of the public; or</li> <li>b. It does not involve the conversion of an existing building that would be occupied by either more than 10 employees of the activity or any members of the public.</li> </ul>
<p>All Zones</p>	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of <a href="#">NH-R12.1</a> cannot be achieved.</li> </ul> <p>Matters of Discretion are:</p> <ul style="list-style-type: none"> <li>1. Matters contained in <a href="#">NH-P16</a></li> </ul>
<p><a href="#">NH-R13</a></p>	<p><b><u>The construction of buildings or the conversion of existing buildings that will contain a potentially hazard sensitive activity or hazard sensitive activity in the uncertain poorly-constrained, uncertain constrained or distributed areas of the Wellington Fault and Ohariu Fault Hazard Overlays</u></b></p>
<p>All Zones</p>	<p><u>1. Activity status: Restricted Discretionary Activity</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> <li><u>a. Buildings for potentially hazard sensitive activities or hazard sensitive activities located within the uncertain poorly-constrained, uncertain constrained, or distributed areas of the Wellington Fault Hazard Overlay and Ohariu Fault Hazard Overlays.</u></li> </ul> <p><u>The m</u>Matters of discretion are:</p> <ul style="list-style-type: none"> <li><u>1. The m</u>Matters contained in <u>Policy NH-P11</u></li> </ul>
<p><a href="#">NH-R14</a></p>	<p><b><u>The construction of buildings or the conversion of existing buildings that will contain a potentially hazard sensitive activity or hazard sensitivity activity Hazard sensitive activities (excluding a single residential unit) within the well-defined and well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays</u></b></p>
<p>All Zones</p>	<p><u>1. Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> <li><u>a. It involves the construction of one residential unit on an existing vacant site where the residential unit is located within the well-defined and well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays.</u></li> </ul> <p><u>Matters of discretion are:</u></p> <ul style="list-style-type: none"> <li><u>1. Locating the building elsewhere on the site outside of the fault hazard overlay is not a practicable option; and</u></li> <li><u>2. Mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture.</u></li> </ul>
<p>All Zones</p>	<p><u>4.2. Activity status: Non-Complying</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> <li><u>a. Any construction of buildings or conversion of existing buildings within the well-defined and well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays is not provided for by <a href="#">NH-R14.1a</a>.</u></li> </ul>

<b>NH-R14</b>	<b>Potentially hazard sensitive activities within the Wellington Fault and Ohariu Fault Overlay</b>
All Zones	1. Activity status: <b>Discretionary</b>

Liquefaction Hazard Overlay	
<b>NH-R15</b>	<b>Activities in the Liquefaction Hazard Overlay</b>
All Zones	<p>1. Activity Status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. It involves a less hazard sensitive or potentially hazard sensitive activity; or</li> <li>b. It involves a hazard sensitive activity that is not an emergency service facility.</li> </ul>
All Zones	<p>2. Activity Status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of <a href="#">NH-R15.1</a> cannot be achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. Matters contained in NH-P9</li> </ul>

Parts of this chapter have been notified using either a Part One Schedule 1 process ([P1 Sch1](#)), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process ([ISPP](#)). Please see notations.

# Taiao Takutai

## Coastal Environment

CE	Coastal Environment
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### P1 Sch1

#### Introduction

##### Coastal Environment

The purpose of this chapter is to manage the effects of activities and development on the landward extent of the coastal environment.

Wellington City's coastal environment includes the coastal marine area (CMA) as well as the inland extent of the coastal environment. The CMA extends up to 12 nautical miles out to sea and falls under the jurisdiction of the Greater Wellington Regional Council (GWRC). The landward extent of the coastal environment represents the area inland from mean high water springs where coastal processes, influences or qualities are significant. The extent of the landward portion of the coastal environment has been determined by applying Policy 1 of the New Zealand Coastal Policy Statement (NZCPS).

This chapter only applies to the inland extent of the coastal environment, which is identified on the District Plan maps. Any activities within the coastal marine area fall within the responsibility of Greater Wellington Regional Council.

Wellington City's coastline extends for over 100 kilometers. The western and southern parts of this coastline are largely undeveloped. Narrow shore platforms and steep escarpment and cliff faces are typical along this part of the coastline, where exposure to rigorous environmental conditions has helped shape rugged landforms. At the same time the urban areas have been heavily modified, with public roads present nearly the entire length of the coastline around the harbour from Sinclair Head to Petone, with residential and commercial development having modified the natural character throughout this area.

Wellington's coastline contributes to the character and identity of the City, and while exposed to natural hazards it also provides amenity, recreation opportunities, cultural and social value to the community, and is a place of importance to tangata whenua.

The direction in the New Zealand Coastal Policy Statement is to preserve and restore the natural character of the coastal environment (Policies 13 and 14). Within the landward extent of the coastal environment in the Wellington District, High Coastal Natural Character Areas have been identified using the criteria of the NZCPS and the Wellington Regional Policy Statement (RPS). This chapter introduces provisions to protect identified High Coastal Natural Character Areas from inappropriate use and development. These areas are shown on the District Plan maps and the identified values can be found in SCHED 12.

The New Zealand Coastal Policy Statement 2010 also requires development to be set back from the coastal marine area and other water bodies, where practicable and reasonable (Policy 6). For this reason, within the landward extent of the coastal environment, riparian margin setbacks

and a coastal margin setback are applied. Within these coastal margins and riparian margins within the coastal environment, activities are restricted to ensure that these sensitive areas are managed in a way that protects the natural character, open space, public access and amenity values of the coastal environment. Activities are still able to be undertaken within these areas, however activities such as new buildings will require consent to ensure the effects are minor and consider the character of the area. The coastal and riparian margin provisions do not apply in highly modified areas like the Port Zone or the City Centre Zone.

Council has also identified areas of outstanding natural features and landscapes (ONFL), special amenity landscape (SAL), and significant natural areas (SNA) within the district using the relevant criteria of the RPS. These overlays are identified on the planning maps and the relevant values are listed in SCHED8, SCHED10 and SCHED11. Some of the identified ONFL, SAL and SNA are located within the coastal environment. The relevant provisions that apply to these areas within the coastal environment are located in the NFL and ECO chapters.

Public access is to be encouraged and managing activities within coastal margins allows for the consideration of the effects of proposals on existing or future public access.

Provisions relating to infrastructure within the coastal environment are located in the INF-CE sub-chapter. The provisions in the INF-CE chapter apply in addition to the general provisions of the infrastructure chapter.

Provisions relating to renewable electricity generation within the coastal environment are located in the REG chapter.

Provisions relating to subdivision within the coastal environment are located in the SUB chapter.

Provisions relating to earthworks within the coastal environment are located in the EW chapter.

### Coastal Hazards

Wellington City's coastal environment is susceptible to a range of coastal hazards, which are mapped as Coastal Hazard Overlays. These include:

1. Tsunami; and
2. Coastal inundation including sea level rise, [storm surges and storm events](#).

This Chapter's objectives, policies and rules provide the framework for ensuring that the risks of coastal hazards that threaten people and property are recognised and provided for, while also taking into account climate change effects over time. Given the continued uncertainty associated with the rate of sea level rise, the different sea level rise scenarios as outlined in the Ministry for the Environment 'Preparing for Coastal Change' (2017) guidance have been used to form the basis of the mapping of these hazards.

The Natural Hazards Chapter (NH) provides a comprehensive assessment of the risk-based approach including a break-down of the susceptibility of different activities and the corresponding sensitivities to natural hazards. The assessment against the risk-based approach within the natural hazard chapter is equally applicable to coastal hazards, and therefore is not duplicated in this chapter. The hazard ranking of coastal hazards is set out below:

Coastal Hazard Overlay	Respective Hazard Ranking
Tsunami – 1:100 year scenario inundation extent <a href="#">with 1 m sea level rise</a>	High
Existing coastal inundation extent with a 1:100 year storm	
Tsunami – 1:500 year scenario inundation extent <a href="#">with 1 m sea level rise</a>	Medium

Coastal inundation extent – with 1.493m sea level rise scenario and 1:100 year storm	
Tsunami 1:1000 year scenario inundation extent <a href="#">with 1 m sea level rise</a>	Low

The framework below provides a specific pathway for any development within either the City Centre Zone or the Wellington Airport, operational port activities, passenger port facilities and rail activities. Any activities within the City Centre Zone or are associated with the Wellington Airport, operational port activities, passenger port facilities and rail activities are assessed against their own specific objectives, policies and rules. This is in recognition of the social and economic benefits these activities have and that their position in the City is largely fixed.

**Other relevant District Plan provisions**

P1 Sch1

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for your activity, including:

- **Ecosystems and Indigenous Biodiversity** - Provisions relating to significant natural areas in the Coastal Environment are located in the Ecosystems and Indigenous Biodiversity Chapter.
- **Natural Features and Landscapes** - Provisions relating to outstanding natural features and landscapes and special amenity landscapes in the coastal environment are located in the Natural Features and Landscapes Chapter.
- **Public access** – the Public Access Chapter contains additional policy direction relating to public access within the coastal environment.
- **Subdivision** - Provisions relating to subdivision in the coastal environment are located in the Subdivision Chapter.
- **Earthworks** - Provisions relating to earthworks in the coastal environment are located in the Earthworks Chapter.
- **Infrastructure - Coastal Environment** - Provisions relating to infrastructure in the coastal environment are located in the Infrastructure - Coastal Environment Chapter.
- **Renewable Electricity Generation** - Provisions relating to renewable electricity generation in the coastal environment are located in the Renewable Electricity Generation Chapter.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

**Objectives**

P1 Sch1

<b>CE-O1</b>	<b>Coastal environment</b>
	The natural character and qualities that contribute to the natural character within the landward extent of the coastal environment are maintained and, where appropriate, restored or enhanced.

P1 Sch1

<b>CE-O2</b>	<b>High coastal natural character areas</b>
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		The identified characteristics and values of areas of high coastal natural character areas in the landward extent of the coastal environment are preserved and protected from inappropriate subdivision, use and development.
P1 Sch1	CE-O3	<p><b>Coastal margins and riparian margins</b></p> <p>Coastal margins and riparian margins in the landward extent of the coastal environment are protected from inappropriate subdivision, use and development.</p>
P1 Sch1	CE-O4	<p><b>Customary Harvesting</b></p> <p>Tangata whenua are able to exercise customary harvesting within the landward extent of the coastal environment.</p>
<b>Objectives – Coastal hazards</b>		
ISPP	CE-O5	<p><b>Risk from coastal hazards <u>in High Hazard Areas of the Coastal Hazard Overlays</u></b></p> <p>Subdivision, use and development <u>within the High Hazard Areas of the Coastal Hazard Overlays</u> reduces or does not increase the <u>existing risk from coastal hazards</u> to people, property, and infrastructure.</p>
	CE-O6	<p><b><u>Risk from coastal hazards in Low and Medium Hazard Areas of the Coastal Hazard Overlays</u></b></p> <p><u>Subdivision, use and development within the Low and Medium Hazard Areas of the Coastal Hazard Overlays minimise the risk from coastal hazards to people, property and infrastructure.</u></p>
P1 Sch1	CE-O <del>6</del> <u>7</u>	<p><b>Natural systems and features</b></p> <p>Natural systems and features that reduce the susceptibility of people, property, <del>and</del> infrastructure, <u>and Sites and Areas of Significance to Māori</u> from damage by coastal hazards are created, maintained or enhanced.</p>
P1 Sch1	CE-O <del>7</del> <u>8</u>	<p><b>Airport <u>purposes</u>, operational port activities, passenger port facilities and rail activities</b></p> <p>Airport <u>purposes</u>, operational port activities, passenger port facilities and rail activities are provided for, while also ensuring that subdivision, development and use of land occupied by Airport <u>purposes</u>, operational port activities, passenger port facilities and rail activities <del>do not increase</del> <u>minimise</u> the risk to people, property, and infrastructure.</p>

P1 Sch1	CE-O <del>89</del> <u>9</u>	<b>City Centre Zone</b>
		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 <del>do not increase</del> <u>minimise</u> the risk to people, property, and infrastructure.
P1 Sch1	CE-O <del>9</del> <u>10</u>	<b>Measures to reduce damage from sea level rise and coastal erosion</b>
		Green infrastructure is the primary methods used to reduce damage from sea level rise and coastal erosion.

### Policies – Coastal environment

P1 Sch1	CE-P1	<b>Identification of the coastal environment and of high coastal natural character areas within the coastal environment</b>
		<ol style="list-style-type: none"> <li>1. Identify and map the landward extent of the coastal environment.</li> <li>2. Identify and map areas of very high and high natural character within the coastal environment and list the identified values in SCHED 12 – High Coastal Natural Character Areas.</li> </ol>
P1 Sch1	CE-P2	<b>Use and development within the coastal environment</b>
		<p>Provide for use and development in the landward extent of the coastal environment where it:</p> <ol style="list-style-type: none"> <li>1. Consolidates existing urban areas; and</li> <li>2. Does not establish new urban sprawl along the coastline.</li> </ol>
P1 Sch1	CE-P3	<b>Restoration and enhancement within the coastal environment</b>
		<p>Provide for restoration or rehabilitation of the natural character values and coastal and riparian margins within the landward extent of the coastal environment by:</p> <ol style="list-style-type: none"> <li>1. Recognising the values present that could be enhanced;</li> <li>2. Encouraging natural regeneration of indigenous species, including where practical the removal of pest species;</li> <li>3. Rehabilitating dunes or other natural coastal features or processes;</li> <li>4. Restoring or protecting riparian and coastal margins;</li> <li>5. Removing redundant structures that do not have heritage or amenity value;</li> <li>6. Modifying structures that interfere with coastal or ecosystem processes; or</li> <li>7. Providing for mana whenua to exercise their responsibilities as kaitiaki to</li> </ol>

		protect, restore and maintain areas of indigenous biodiversity.
P1 Sch1	CE-P4	<p><b>Customary harvesting within the coastal environment</b></p> <p>Recognise and provide for tangata whenua to exercise customary harvesting within the landward extent of the coastal environment in accordance with tikanga Māori and traditional cultural practices.</p>
P1 Sch1	CE-P5	<p><b>Use and development in high coastal natural character areas</b></p> <p>Only allow use and development in high coastal natural character areas in the coastal environment where:</p> <ol style="list-style-type: none"> <li>1. Any significant adverse effects on the identified values described in SCHED12 are avoided and any other adverse effects on the identified values described in SCHED12 are avoided remedied or mitigated;</li> <li>2. It can be demonstrated that: <ol style="list-style-type: none"> <li>a. The particular values and characteristics of the high coastal natural character areas as identified in SCHED12 are protected from inappropriate use and development, considering the extent to which the values and characteristics of the area are vulnerable to change including the effects of climate change and other natural processes;</li> <li>b. Any proposed earthworks, building platforms and buildings or structures are of a scale and prominence that respects the identified values and the design and development integrates with the existing landform and dominant character of the area;</li> <li>c. The duration and nature of adverse effects are limited;</li> <li>d. There is a functional or operational need for the activity to locate in the area;</li> <li>e. There are no reasonably practical alternative locations that are outside of the high coastal natural character areas or are less vulnerable to change; and</li> <li>f. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.</li> </ol> </li> </ol>
P1 Sch1	CE-P6	<p><b>Use and development within coastal margins and riparian margins in the coastal environment – located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or Evans Bay Marine Recreation Area</b></p> <p>Provide for use and development within coastal margins and riparian margins in the coastal environment where it is located in the highly modified Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone or Evans Bay Marine Recreation Area.</p>
P1 Sch1	CE-P7	<p><b>Use and development within coastal margins and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone and the Evans Bay</b></p>



	<p><b>Marine Recreation Area</b></p> <p>Only allow use and development within coastal and riparian margins in the coastal environment outside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone or the Evans Bay Marine Recreation Area where:</p> <ol style="list-style-type: none"> <li>1. Any significant adverse effects on the natural character of the coastal environment are avoided and any other adverse effects on the natural character of the coastal environment are avoided, remedied or mitigated; and</li> <li>2. It can be demonstrated that: <ol style="list-style-type: none"> <li>a. Any proposed earthworks, building platform, building or structure are able to integrate with the existing landform, do not dominate the natural character of the area and do not limit or prevent public access to, along or adjacent to the coast and waterbodies;</li> <li>b. There is a functional or operational need for the activity to locate within the coastal or riparian margin;</li> <li>c. There are no reasonably practical alternative locations that are outside of the coastal or riparian margins or are less vulnerable to change; and</li> <li>d. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.</li> </ol> </li> </ol>
P1 Sch1	<p><b>CE-P8</b>      <b>Vegetation removal within the coastal environment</b></p> <p>Manage the removal of vegetation in the coastal environment as follows:</p> <ol style="list-style-type: none"> <li>1. Allow for the removal of vegetation in the coastal environment outside of high coastal natural character areas;</li> <li>2. Allow for the removal of exotic vegetation in the coastal environment within high coastal natural character areas; and</li> <li>3. Only allow for the removal of indigenous vegetation in the coastal environment within high coastal natural character areas that: <ol style="list-style-type: none"> <li>a. Is of a scale that maintains the identified values; or</li> <li>b. Is associated with ongoing maintenance of existing public accessways.</li> </ol> </li> </ol>
P1 Sch1	<p><b>CE-P9</b>      <b>Mining and quarrying activities within the coastal environment</b></p> <p>Manage mining and quarrying activities within in the coastal environment as follows:</p> <ol style="list-style-type: none"> <li>1. Allow for established mining and quarrying activities in the Coastal Environment;</li> <li>2. Only allow for the extension of established mining and quarrying activities or new quarrying and mining activities where it is located outside of high coastal natural character areas and outside of coastal and riparian margins and any potential adverse effects can be avoided, remedies or mitigated;</li> <li>3. Avoid the extension of established mining and quarrying activities and the establishment of new mining and quarrying within high coastal natural character areas and within coastal and riparian margins in the</li> </ol>

	<p>coastal environment; and</p> <p>4. Avoid the establishment of new mining and quarrying activities within the coastal environment.</p>
P1 Sch1	<p><b>CE-P10</b>     <b>Inappropriate activities within the coastal environment</b></p> <p>Avoid the establishment of activities that are incompatible with or detrimental to the natural character and qualities within the landward extent of the coastal environment.</p>

**Policies – Coastal hazards**

ISPP	<p><b>CE-P11</b>     <b>Identification of coastal hazards</b></p> <p>Identify coastal hazards within the District Plan and take a risk-based approach to the management of subdivision, use and development based on the following:</p> <ol style="list-style-type: none"> <li>1. The sensitivity of the activities to the impacts of coastal hazards;</li> <li>2. The risk posed to people, property, and infrastructure, by considering the likelihood and consequences of different coastal hazard events; and</li> <li>3. The longer term impacts of climate change and sea level rise; <u>and</u></li> <li>4. <a href="#">The operational need or functional need for some activities to locate in the Coastal Hazard Overlays.</a></li> </ol>
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ISPP	<p><b>CE-P12</b>     <b>Levels of risk</b></p> <p><del>Ensure s</del>Subdivision, use and development <del>reduces</del> <u>manages the coastal hazard</u> risk to people, property, and infrastructure by:</p> <ol style="list-style-type: none"> <li>1. <del>Enable</del> <u>Enabling</u> subdivision, use and development that have either low occupancy, risk, or replacement value within the low, medium and high hazard areas of the Coastal Hazard Overlays;</li> <li>2. Requiring mitigation for subdivision, use and development that <del>addresses-minimises</del> the <del>impacts</del> <u>risk resulting from the development as far as reasonably practicable</u> in the low and medium hazard areas <u>and high hazard areas in the City Centre Zone, of the Coastal Hazard Overlays</u>; and</li> <li>3. Avoiding subdivision, use and development in the high hazard area <u>of the Coastal Hazard Overlays (with the exception of the City Centre Zone)</u> unless there is a functional <u>need</u> and operational need for the building or activity to be located in this area and <u>the building or activity</u> incorporates mitigation measures <del>are-incorporated</del> that <del>reduces</del> <u>minimise</u> the risk to people, property, and infrastructure.</li> </ol>
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ISPP	<p><b>CE-P13</b>     <b>Less hazard sensitive activities</b></p>
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		Allow less hazard sensitive activities within all hazard areas of the Coastal Hazards Overlays.
ISPP	CE-P14	<p><b>Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area</b></p> <p>Enable additions to buildings that accommodate existing potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area, where:</p> <ol style="list-style-type: none"> <li>1. They enable the <del>continued use</del> <u>same level of hazard sensitivity as</u> of the existing <u>use of the</u> building; and</li> <li>2. The risk from the coastal hazard is low due to either:             <ol style="list-style-type: none"> <li>a. Proposed mitigation measures; or</li> <li>b. The size and the activity of the addition.</li> </ol> </li> </ol>
ISPP	<u>CE-P15</u>	<p><b><u>Potentially hazard sensitive activities in low coastal hazard areas</u></b></p> <p><u>Allow potentially hazard sensitive activities in low coastal hazard areas.</u></p>
ISPP	CE-P <del>15</del> <u>16</u>	<p><b><del>Subdivision and h</del><u>Hazard sensitive activities within the low coastal hazard areas</u></b></p> <p>Provide for hazard sensitive activities within the low coastal hazard area, or any subdivision where the building platform for a hazard sensitive activity<del>ies</del> <u>is</u> within the low coastal hazard area, where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The activity, building, or subdivision incorporates measures that <del>reduce or do not increase</del> <u>minimise</u> the risk to people, and property from a tsunami;</li> <li>2. There is the ability to access safe evacuation routes for occupants of the building in case of a tsunami.</li> <li>3. If the activity has a post disaster function, mitigation measures are incorporated to allow for the continued operation following a tsunami; and</li> <li>4. For health care facilities, retirement villages, educational facilities and childcare facilities, there is an evacuation plan that allows for the safe removal of all occupants prior to the arrival of the tsunami.</li> </ol>
ISPP	CE-P <del>16</del> <u>17</u>	<p><b><u>Potentially hazard sensitive activities within the medium coastal hazard areas</u></b></p> <p>Provide for potentially hazard-sensitive activities in the medium coastal hazard areas, or any subdivision where the building platform for a potentially hazard-sensitive activity will be within the medium coastal hazard areas where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The activity, building, or subdivision incorporates measures that <del>reduce or do not increase</del> <u>minimise</u> the risk to people and property from the coastal hazard; and</li> </ol>

	<p>2. There is the ability to access safe evacuation routes for occupants of the building in case of a tsunami.</p>
<p>ISPP</p>	<p><b>CE-P<del>17</del>18</b> <b>Hazard sensitive activities in the medium coastal hazard areas</b></p> <p><del>Only allow</del> Provide for hazard-sensitive activities in the medium coastal hazard area <del>where</del>, or any subdivision where the building platform for a hazard-sensitive activity will be within the medium coastal hazard area, where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The activity, building, or subdivision incorporates measures <del>that demonstrate</del> that <del>reduce or not increase</del> <u>minimise</u> the risk to people and property from the coastal hazard; <del>and;</del></li> <li>2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard; <del>;</del></li> <li>3. If the activity has a post disaster function, mitigation measures are incorporated to allow for the continued operation following a coastal hazard event; and</li> <li>4. For health care facilities, retirement villages, educational facilities and childcare facilities, there is an evacuation plan that allows for the safe removal of all occupants prior to the arrival of the coastal hazard.</li> </ol>
<p>ISPP</p>	<p><b>CE-P<del>18</del>19</b> <b>Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area</b></p> <p>Avoid <del>H</del>hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area or any subdivision where the building platform for a potentially hazard sensitive activity or hazard sensitive activity will be within the high coastal hazard area <del>where</del> <u>(with the exception of the City Centre Zone and the Airport purposes, operational port activities, passenger port facilities and rail activities)</u> <del>unless</del> it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The activity, building or subdivision has an operational <u>need</u> or functional need to locate within the high coastal hazard area and locating outside of these high coastal hazard areas is not a practicable option;</li> <li>2. The activity, building, or subdivision incorporates measures <del>that demonstrate</del> that reduce or do not increase the <u>existing</u> risk to people, and property from the coastal hazard;</li> <li>3. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard; and</li> <li>4. The activity does not involve the removal or modification of a natural system or feature that provides protection to other properties from the natural hazard.</li> </ol>
<p>P1 Sch1</p>	<p><b>CE-P<del>19</del>20</b> <b>Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport purposes, operational port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays</b></p> <p>Enable subdivision, development and use associated with the Airport <u>purposes</u>, <u>operational</u> port activities, passenger port facilities and rail activities</p>

		within the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or more than 10 employees associated with either of these activities or the creation of vacant allotments.
P1 Sch1	<b>CE-P<del>20</del>21</b>	<p><b>Subdivision, use and development which will be occupied by members of the public, or employees associated with the Airport <u>purposes</u>, operational port activities, passenger port facilities and rail activities in the Coastal Hazards Overlays</b></p> <p>Manage subdivision, development and use associated with the Airport <u>purposes</u>, operational port activities, passenger port facilities and rail activities within the Coastal Hazard Overlays where they involve the construction of new buildings which will be occupied by members of the public, or over 10 employees associated with either of these activities by ensuring that:</p> <ol style="list-style-type: none"> <li>1. The activity, building or subdivision incorporates measures that <del>do not increase</del> <u>minimise</u> the risk to people, property, and infrastructure; and</li> <li>2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.</li> </ol>
P1 Sch1	<b>CE-P<del>21</del>22</b>	<p><b>Subdivision, use and development in the City Centre Zone which will not be occupied by members of the public and within the Coastal Hazards Overlays</b></p> <p>Enable subdivision, development and use associated within the City Centre Zone and within all of the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or employees or the creation of vacant allotments.</p>
P1 Sch1	<b>CE-P<del>22</del>23</b>	<p><b>Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays</b></p> <p>Manage subdivision, development and use within the City Centre Zone and within all of the Coastal Hazard Overlays, where they involve the construction of new buildings which will be occupied by members of the public, employees or result in the creation of a vacant allotment by ensuring that:</p> <ol style="list-style-type: none"> <li>1. The activity, building or subdivision incorporates measures that <del>reduce or not increase</del> <u>minimise</u> the risk to people, and property; and</li> <li>2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.</li> </ol>
P1 Sch1	<b>CE-P<del>23</del>24</b>	<p><b>Natural systems and features</b></p> <p>Protect, restore, and enhance natural systems and features where they will reduce the existing risk posed by coastal hazards to people, property, and</p>

		infrastructure.
P1 Sch1	<b>CE-P<del>24</del>25</b>	<p><b>Coastal hazard mitigation works involving green infrastructure</b></p> <p>Enable green infrastructure and <b>encourage Mātauranga Māori approaches</b> undertaken by a Crown entity or their nominated contractors or agents within the identified Coastal Hazard Overlay where <del>they</del><b>this</b> will reduce the risk from coastal hazards to people, property and infrastructure.</p>
P1 Sch1	<b>CE-P<del>25</del>26</b>	<p><b>Green infrastructure and <b>planned</b> coastal hazard mitigation works</b></p> <p>Encourage green infrastructure measures <b>and Mātauranga Māori approaches</b> when undertaking <b>planned</b> coastal hazard mitigation works within the identified Coastal Hazard Overlays where <del>they</del><b>this</b> will reduce the risk from coastal hazards <b>risk</b> to people, property and infrastructure.</p>
	<b><u>CE-P27</u></b>	<p><b><u>Repair and maintenance of existing hard engineering hazard mitigation structures in the high coastal hazard area</u></b></p> <p><u>Enable the repair and maintenance of existing hard engineering hazard mitigation structures in the high coastal hazard area where they will reduce the risk from coastal hazards to people, property and infrastructure.</u></p>
P1 Sch1	<b>CE-P<del>26</del>28</b>	<p><b><u>Hard engineering measures</u> <del>Hard engineering natural hazards mitigation works</del></b></p> <p>Only allow for <del>hard engineering measures</del> <b><u>hard engineering natural hazards mitigation works</u></b> for the reduction of the risk from coastal hazards where:</p> <ol style="list-style-type: none"> <li>1. The engineering measures are needed to protect existing nationally and regionally significant infrastructure and it can be demonstrated that there is no practicable alternative;</li> <li>2. There is an <del>immediate demonstrable</del> <b><u>immediate demonstrable</u></b> risk to <b><u>existing nationally and regionally significant infrastructure</u></b>, life or private property from the coastal hazard;</li> <li>3. The construction of the hard engineering measures will not increase the risk from Coastal Hazards on adjacent properties that are not protected by the hard engineering measures;</li> <li><del>4. It avoids the modification or alteration of natural features and systems in a way that would compromise their function as natural defences;</del></li> <li>4. Hard engineering structures are designed to minimise adverse effects on the coastal environment;</li> <li>5. <del>Adverse effects on Ssignificant natural features and systems and their function as natural defences and any adverse effects</del> <b><u>Adverse effects on Ssignificant natural features and systems and their function as natural defences</u></b> are avoided; remedied or mitigated; and</li> <li>6. It can be demonstrated that green infrastructure measures would not provide an appropriate level of protection in relation to the significance of the risk.</li> </ol>

Rules: Land use activities		
P1 Sch1	CE-R1	Customary harvesting by tangata whenua within the coastal environment
	All Zones	1. Activity status: <b>Permitted</b>
P1 Sch1	CE-R2	Restoration and enhancement activities within the coastal environment: 1. Outside of high coastal natural character areas; and 2. Outside of coastal and riparian margins.
	All Zones	1. Activity status: <b>Permitted</b>
P1 Sch1	CE-R3	Restoration and enhancement activities within the coastal environment: 1. Within high coastal natural character areas; or 2. Within coastal or riparian margins.
	All Zones	1. Activity status: <b>Permitted</b>  Where:  a. The works are for the purpose of restoring or maintaining the coastal natural character by: i. Planting eco-sourced local indigenous vegetation; ii. Carrying out pest animal and pest plant control activities; iii. Carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977; or iv. Carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977; or b. The works are undertaken by mana whenua in accordance with the principle of kaitiakitanga.
	All Zones	2. Activity status: <b>Restricted Discretionary</b>  Where:  a. Compliance with the requirements of CE-R3.1.a cannot be achieved. Matters of discretion are:  1. The matters in CE-P3.
P1 Sch1	CE-R4	Vegetation trimming or removal within the coastal environment, outside of high coastal natural character areas
	All Zones	1. Activity status: <b>Permitted</b>
P1 Sch1	CE-R5	Exotic vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of a significant natural area
	All Zones	1. Activity status: <b>Permitted</b>
P1 Sch1	CE-R6	Indigenous vegetation trimming or removal within the coastal environment, within high coastal natural character areas but outside of

		significant natural area
P1 Sch1	All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance with CE-S1 is achieved.</p>
	All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R6.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</li> <li>2. The matters in CE-P8.</li> </ol>
	<b>CE-R7</b>	<p><b>Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying within the coastal environment but:</b></p> <ul style="list-style-type: none"> <li>• Outside of high coastal natural character areas; and</li> <li>• Outside of coastal or riparian margins.</li> </ul>
P1 Sch1	All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with the rules and standards for activities in the underlying zones.</p>
	All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R7.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in CE-P2 and CE-P10.</li> </ol>
	<b>CE-R8</b>	<p><b>Any activity not otherwise listed as permitted, restricted discretionary or non-complying within the coastal environment, within coastal or riparian margins</b></p>
	Airport Zone Port Zone Stadium Zone Waterfront Zone City Centre Zone Evans Bay	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with the rules and standards for land use activities in the underlying zones.</p>



	Marine Recreation Area	
	Airport Zone Port Zone Stadium Zone Waterfront Zone City Centre Zone Evans Bay Marine Recreation Area	2. Activity status: <b>Restricted Discretionary</b>  Where:  a. Compliance with the requirements of CE-R8.1.a cannot be achieved; Matters of discretion are:  1. The matters in CE-P6, PA-P1, PA-P2 and PA-P3.
	All other Zones	3. Activity status: <b>Discretionary</b>
P1 Sch1	CE-R9	<b>Any activity not otherwise listed as permitted, restricted discretionary or discretionary within the coastal environment, within high coastal natural character areas</b>
	All Zones	1. Activity status: <b>Discretionary</b>
P1 Sch1	CE-R10	<b>Extension of existing mining and quarrying activities within the coastal environment</b>
	All Zones	1. Activity status: <b>Restricted Discretionary</b>  Where:  a. It is located outside of high coastal natural character areas and outside of coastal and riparian margins in the coastal environment. Matters of discretion are:  1. The effects of the activity on the natural character of the coastal environment; 2. Whether there is a functional or operational need for the activity to be located within the coastal environment; and 3. The matters in CE-P9.
	All Zones	2. Activity status: <b>Non-complying</b>  Where:  a. Compliance with the requirements of CE-R10.1.a cannot be achieved.
P1 Sch1	CE-R11	<b>New quarrying and mining activities and new plantation forestry within</b>

	<b>the coastal environment</b>
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All Zones	1. Activity status: <b>Non-complying</b>
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**Rules: Buildings and structures activities**

P1 Sch1

	<b>CE-R12</b>	<b>Construction, addition or alteration of buildings and structures, within the coastal environment:</b> <ul style="list-style-type: none"> <li>• <b>Outside of high coastal natural character areas; and</b></li> <li>• <b>Outside of coastal and riparian margins.</b></li> </ul>
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All Zones	1. Activity status: <b>Permitted</b>  Where:  a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones.
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All Zones	2. Activity status: <b>Restricted Discretionary</b>  Where:  a. Compliance with the requirements of CE-R12.1.a cannot be achieved. Matters of discretion are:  1. The matters in CE-P2, PA-P1, PA-P2 and PA-P3.
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P1 Sch1

	<b>CE-R13</b>	<b>Construction, addition or alteration of buildings and structures within the coastal environment, within high coastal natural character areas</b>
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All Zones	1. Activity status: <b>Restricted Discretionary</b>  Where:  a. A maximum of one building or structure per site; and b. Compliance with CE-S2 is achieved. Matters of discretion are:  1. The matters in CE-P2, CE-P4, PA-P1, PA-P2 and PA-P3; and 2. The effects on identified coastal natural character values and measures proposed to avoid, remedy or mitigate the adverse effects.
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All zones	2. Activity status: <b>Discretionary</b>  Where:  a. Compliance with any of the requirements of CE-R13.1 cannot be achieved.  Section 88 <b>information requirements</b> for applications:  Applications under this rule must provide the following in addition to the standard information requirements:  An assessment by a suitably qualified landscape architect to assess the proposal against the identified values of the high coastal natural character area.
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P1 Sch1

CE-R14	<b>Additions and alterations to existing buildings and structures within in the coastal environment:</b> <ul style="list-style-type: none"> <li>• <b>Within coastal or riparian margins</b></li> </ul>
All Zones	1. Activity status: <b>Permitted</b>  Where:  a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones.
All Zones	2. Activity status: <b>Restricted Discretionary</b>  Where:  a. Compliance with the requirements of CE-R14.1.a cannot be achieved; Matters of discretion are:  1. The matters in CE-P2, PA-P1, PA-P2 and PA-P3

P1 Sch1

CE-R15	<b>Construction of new buildings and structures within in the coastal environment and within coastal or riparian margins</b>
Airport Zone  Port Zone  Stadium Zone  Waterfront Zone  City Centre Zone  Evans Bay Marine Recreation Area	1. Activity status: <b>Permitted</b>  Where:  a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones.
Airport Zone  Port Zone  Stadium Zone  Waterfront Zone  City Centre Zone  Evans Bay	2. Activity status: <b>Restricted Discretionary</b>  Where:  a. Compliance with the requirements of CE-R15.1.a cannot be achieved. Matters of discretion are:  1. The matters in CE-P7, PA-P1, PA-P2 and PA-P3.

	Marine Recreation Area	
	All other Zones	3. Activity status: <b>Discretionary</b>
<b>Rules – Coastal hazards</b>		
ISPP	CE-R16	Less hazard sensitive activities within all the Coastal Hazard Overlays
	All Zones	1. Activity status: <b>Permitted</b>
P1 Sch1	CE-R17	Green infrastructure for the purposes of coastal hazard mitigation works undertaken by a Crown entity or their nominated contractor or agent within the Coastal Hazard Overlays
	All Zones	1. Activity status: <b>Permitted</b>  Where:  a. The works must be undertaken by either Crown entity, Regional or Territorial Authority or an agent on their behalf for the express purpose of coastal hazard mitigation works.
ISPP	CE-R18	Additions to buildings within the Coastal Hazard Overlays
	All Zones	1. Activity status: <b>Permitted</b>  Where:  <u>a. The additions are above the ground floor of a building containing a hazard-sensitive activity or potentially hazard sensitive activity within the City Centre Zone</u> <del>a- b.</del> The additions are to a <u>building containing a</u> hazard sensitive activity or potentially hazard sensitive activity in the low coastal hazard area; <del>b- c.</del> The additions are to <u>a buildings for containing</u> a less hazard sensitive activity in either the low coastal hazard area, medium coastal hazard area or high coastal hazard area; <del>c- d.</del> The additions are to a <u>building containing a</u> potentially hazard sensitive activity in the medium coastal hazard area <u>or to the ground floor of a building containing a hazard sensitive activity or potentially hazard sensitive activity within the City Centre Zone</u> and they do not increase the building footprint by more than 100m <sup>2</sup> ; or <del>d- e.</del> The additions are to a <u>building containing a</u> hazard sensitive activity in the medium coastal hazard area and they do not increase the building footprint by more than 50m <sup>2</sup> .
	All Zones	2. Activity status: <b>Restricted discretionary</b>  Where:  a. Compliance with the requirements of CE-R18.1. <del>ed</del> or CE-R18.1. <del>de</del> cannot be achieved; or b. The addition is to a <u>building containing a</u> potentially hazard sensitive activity or a hazard sensitive activity within a high coastal hazard area <u>and is located outside of the City Centre Zone.</u>  Matters of discretion are:

P1 Sch1

	1. The matters in CE-P14.
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<b>CE-R19</b>	<b><u>The construction of buildings or the conversion of existing buildings that will contain Airport purposes, operational port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay</u></b>
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All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. It does not involve the construction of a building that would be occupied by more than 10 employees of the activity, or any members of the public; or</li> <li>b. It does not involve the conversion of an existing building into a building that would be occupied by more than 10 employees of the activity, or any members of the public.</li> </ul>
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All Zones	<p>2. Activity status: <b>Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of CE-R19.1 cannot be achieved</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The matters in CE-P<del>2021</del>.</li> </ul>
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ISPP

<b>CE-R20</b>	<b><u>The construction of buildings or the conversion of existing buildings that will contain Ppotentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas</u></b>
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<u>All Zones</u> <u>City Centre</u> <u>Zone</u>	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. It does not involve the construction of a building that would be occupied by more than 10 employees of the activity, or any members of the public; or</li> <li>b. It does not involve the conversion of an existing building into a building that would be occupied by more than 10 employees of the activity, or any members of the public.</li> </ul>
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<u>All Zones</u> <u>City Centre</u> <u>Zone</u>	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with the requirements of CE-R20.1 cannot be achieved.</li> </ul> <p>Matters of discretion are:</p>
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		1. The matters in CE-P <del>22</del> 23.
ISPP	CE-R21	Potentially hazard sensitive activities in the low coastal hazard area
	All Zones	1. Activity status: <b>Permitted</b>
ISPP	CE-R22	<b><u>The construction of buildings or the conversion of existing buildings that will contain H</u></b> azard sensitive activities in the low coastal hazard area
	All Zones	1. Activity Status: <b>Permitted</b>  Where:  a. The development does not involve the construction of a <b><u>building or conversion of a building for</u></b> childcare service, retirement village educational facility, hospital, emergency service facility or health care facility; or  b. If the development involves the construction of <b><u>a building or conversion of a building for</u></b> residential units, the total number of residential units on a site is no more than three.
	All Zones	2. Activity Status: <b>Restricted Discretionary</b>  Where:  a. Compliance with the requirements of CE-R22.1.a <b><u>or CE-R22.1.b</u></b> cannot be achieved.  Matters of discretion are:  1. The matter in CE-P <del>45</del> 16.
ISPP	CE-R23	<b><u>The construction of buildings or the conversion of existing buildings that will contain P</u></b> otentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport <b><u>purposes</u></b> , operation port activities, passenger port facilities and rail activities
	All Zones	1. Activity Status: <b>Restricted Discretionary</b>  Matters of discretion are:  1. The matters in CE-P <del>44</del> 17.
ISPP	CE-R24	<b><u>All h</u></b> ard engineering <b><u>measures natural hazards mitigation works</u></b> in the high coastal hazard area
	All Zones	<b><u>1. Activity Status: Permitted</u></b>  Where:  a. <b><u>The works involve maintenance and repair of existing hard engineering natural hazard mitigation works; or</u></b>  b. <b><u>Upgrades of existing hard engineering natural hazard mitigation works that protect existing regionally or nationally significant infrastructure that do not increase the footprint or height of the structure.</u></b>

	All Zones	<p><b>2.</b> <del>4.</del> Activity Status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. <u>The works involve new hard engineering natural hazard mitigation works;</u></li> <li>or</li> <li>b. <u>Upgrades to existing hard engineering natural hazard mitigation works cannot comply with CE-R24.1b.</u></li> </ul>	
ISPP	CE-R25	<p><b>The construction of buildings or the conversion of existing buildings that will contain P</b>otentially hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport <b>purposes</b>, operation port activities, passenger port facilities and rail activities</p>	
	All Zones	1. Activity status: <b>Discretionary</b>	
ISPP	CE-R26	<p><b>The construction of buildings or the conversion of existing buildings that will contain H</b>azard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport <b>purposes</b>, operation port activities, passenger port facilities and rail activities</p>	
	All Zones	1. Activity status: <b>Discretionary</b>	
ISPP	CE-R27	<p><b>The construction of buildings or the conversion of existing buildings that will contain H</b>azard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport <b>purposes</b>, operation port activities, passenger port facilities and rail activities</p>	
	All Zones	1. Activity status: <b>Non-Complying</b>	
<b>Standards</b>			
P1 Sch1	CE-S1	<p><b>Indigenous vegetation trimming or removal within in the coastal environment and within high coastal natural character areas</b></p>	
	All Zones	<p>1. Indigenous vegetation removal must not exceed 50m<sup>2</sup> in total area per 12 month contiguous period per site.</p> <p>The following are exempt from the maximum permitted area of removal:</p> <ul style="list-style-type: none"> <li>a. Vegetation removal addressing an imminent threat to people or property represented by deadwood, diseased or dying vegetation;</li> <li>b. Vegetation removal that is necessary to ensure the safe and efficient operation of any formed public road or access;</li> <li>c. Vegetation removal within 35m from the external wall of an existing building;</li> <li>d. Vegetation removal within 1m width either side of an existing fence or other structure;</li> <li>e. Vegetation removal of 2.5m in total width for maintenance of public access track (where</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. The effects on identified coastal natural character values and measures proposed to avoid, remedy or mitigate the adverse effects.</li> </ul>

P1 Sch1

	<p>undertaken by WCC, GWRC or their agents);</p> <p>f. Vegetation removal that is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017; and</p> <p>g. Customary harvesting.</p>	
	<b>CE-S2</b>	<b>New buildings and structures within the coastal environment and within high coastal natural character areas</b>
All Zones	<ol style="list-style-type: none"> <li>1. Buildings or structures in high coastal natural character areas must not exceed: <ol style="list-style-type: none"> <li>a. A maximum height of 5m above ground level; and</li> <li>b. A gross floor area of 50m<sup>2</sup></li> </ol> </li> <li>2. The exterior façade and roof must be finished in a colour that is contained within Groups A, B or C of BS5252 and that does not exceed a reflectance value of 30%. (Note: Some colours in Groups A, B or C of BS5252 have a reflectance value of over 30% and are therefore not compliant.)</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Whether the building or structure and its scale and location is integrated into the landform to limit prominence and protect the identified values and characteristics and any measures to avoid, remedy or mitigate the adverse effects; and</li> <li>2. The effect of the reflectivity and colour of external materials on the identified values and characteristics</li> </ol>