

# **Section 32 Evaluation Report**

## **Part 2: Natural and Coastal Hazards**

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## Table of acronyms

Abbreviation	Full term
<b>AEP</b>	Annual Exceedance Probability
<b>AIFR</b>	Annual Individual Fatality Risk
<b>CBD</b>	Central Business District
<b>CCEL</b>	Current Coastal Erosion Line
<b>CDEM</b>	Civil Defence Emergency Management
<b>CE</b>	Coastal Environment
<b>FCPL</b>	Future Coastal Process Line
<b>INF</b>	Infrastructure
<b>LGA</b>	Local Government Act
<b>MDRS</b>	Medium Density Residential Standards
<b>MfE</b>	Ministry for the Environment
<b>MHWS</b>	Mean High Water Springs
<b>NES</b>	National Environmental Standards
<b>NESTF</b>	National Environmental Standards for Telecommunication Facilities 2016
<b>NH</b>	Natural Hazards
<b>NPS</b>	National Policy Statements
<b>NZCPS</b>	New Zealand Coastal Policy Statement
<b>PDP</b>	Proposed District Plan
<b>PNRP</b>	Proposed Natural Resources Plan
<b>RIC</b>	Recurrence Interval Class
<b>RMA</b>	Resource Management Act
<b>RPS</b>	Regional Policy Statement for the Wellington Region 2013
<b>SDGs</b>	Sustainable Development Goals
<b>SUB</b>	Subdivision
<b>TA</b>	Territorial Authorities

## 1.0 Overview and Purpose

### 1.1 Introduction to the resource management issue/s

The purpose of this report is to provide a s32 evaluation of the proposed natural hazard and coastal hazard provisions for the proposed Wellington City District Plan. The current District Plan only assesses the following natural hazards:

- Fault Rupture (Wellington Fault, and Ohariu Fault);
- Flooding (Tawa, Takapu Valley, and Makara); and
- Ground Shaking (which is largely an information layer).

Since the District Plan was first made operative in July 2000 there has been a number of legislative and non-legislative changes that have increased the awareness of natural hazards and the need to undertake land use planning to reduce the risk to people and property from natural hazard events. These changes include:

- The inclusions of the management of Significant Natural Hazard Risk as a Matter of National Importance under s6(h);
- The amendment of s106, including its expansion to apply to significant natural hazard risks when considering applications for subdivision;
- The New Zealand Coastal Policy Statement 2010, which requires the management of coastal hazard risk;
- The Wellington Regional Policy Statement 2013, which requires a risk-based approach to the management of natural hazards;
- The development of several non-statutory guidance documents on natural hazards including sea level rise, tsunami, and risk-based planning;
- Large international and national natural hazard events, including the Indonesia Boxing Day tsunami and the Japan Tohoku Earthquake, the Christchurch Earthquake Sequence and the Kaikoura Earthquake (all of which increased the awareness of natural hazards within the general public);
- An increased awareness of the impacts of climate change within the general community;
- Land use planning is required for natural hazards as inappropriate development within areas susceptible to natural hazards has the potential to directly affect the health and safety of people and communities during a natural hazard event. Similarly, communities and individuals can take a long time to recover from natural hazards (which can be measured in months or years depending on the scale of the event), which has significant impacts on their social and economic well-being. The management of natural hazards is therefore an important matter for District Plans to consider to allow for people to provide for their social, economic and cultural well-being and for their health and safety; and
- The Proposed District Plan (PDP) framework for natural hazards seeks to manage the significant natural hazard risk associated with the following natural hazards:
  - Fault rupture
  - Flooding
  - Liquefaction
  - Tsunami inundation
  - Coastal inundation (including sea level rise).

The natural hazards identified above that are affected by climate changes (sea level rise and flooding) have been mapped considering climate change predictions, including increased rainfall and higher sea levels. The climate change scenarios used have been based on the best practice guidance that is currently available, including the latest Intergovernmental Panel for Climate Change predictions. The proposed provisions seek to control, manage, and restrict development within the various natural hazard overlays (including those that incorporate climate change within their respective models). In this regard, the natural hazard and coastal hazard provisions are responding to climate change.

It is also recognised that Wellington is currently experiencing co-seismic subsidence as a result of the plate boundaries being locked under Wellington. The effect of this is that experienced sea level rise is occurring at an accelerated rate as the ground levels within the region are also subsiding. The sea level rise mapping has taken into account this co-seismic subsidence when determining the extent of inundation from these hazards.

## 2.0 Reference to other evaluation reports

This report should also be read in conjunction with the following evaluation reports:

*Table 1: references to other reports*

Report	How does this topic relate to natural hazards
Coastal Environment Section 32 Assessment.	This evaluation report addresses the coastal environment. The coastal environment chapter is where the objectives, policies, and rules pertaining to the coastal environment are located.
Three Waters Section 32 Assessment	This evaluation report addresses the capacity demand on the Three Waters network, including stormwater. This chapter contains the provisions pertaining to hydraulic neutrality, which ensures that new development does not increase the risks from flooding.

## 3.0 Strategic Direction

The following objectives in the Strategic Direction chapter of the Proposed District Plan that are relevant to this issue/topic are:

*Table 2: proposed Strategic Directions*

<b>SRCC – O2</b>	<b><i>Sustainability, Resilience and Climate Change</i></b>
Risks from natural hazards are: <ol style="list-style-type: none"> <li>1. Identified and understood;</li> <li>2. Planned for through adaptation and mitigation measures to ensure the risks are low; and</li> <li>3. Avoided where the risks are intolerable.</li> </ol>	
<b>SRCC – O3</b>	<b><i>Sustainability, Resilience and Climate Change</i></b>
Subdivision, development and use: <ol style="list-style-type: none"> <li>1. Effectively manage the risks associated with climate change and sea level rise: and</li> <li>2. Support the City’s ability to adapt over time to the impacts of climate change and sea level rise.; and</li> </ol>	

- |  |
|--|
| <p>3. Support natural functioning ecosystems and processes to help build resilience into the natural and built environments.</p> |
|--|

An evaluation of these objectives is contained in the companion Section 32 Evaluation Overview Report.

#### 4.0 Regulatory and policy direction

In carrying out a s32 analysis, an evaluation is required of how the proposal achieves the purpose and principles contained in Part 2 of the Resource Management Act 1991 (interchangeably referred to as the RMA or the Act henceforth).

Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources.

Sustainable management 'means managing the use, development, and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural well-being and for their health and safety, while -

- (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment'.*

In achieving this purpose, all persons exercising functions and powers under the RMA also need to:

- Recognise and provide for the matters of national importance identified in s6;
- Have particular regard to the range of other matters referred to in s7; and
- Take into account the principles of the Treaty of Waitangi/Te Tiriti o Waitangi in s8.

#### 4.1 Section 6

The s6 matter relevant to the natural hazards chapter is follows:

*Table 3: section 6 matters*

Section	Relevant Matter
Section 6(h)	Management of significant risks from natural hazards Councils are now obligated to recognise and provide for the management of the significant risks of natural hazards.

#### 4.2 Section 7

The s7 matters that are relevant to this topic are:

*Table 4: section 7 matters*

Section	Relevant Matter
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Section 7(i)	The effects of climate change Climate change is predicted to exacerbate the risk of natural hazards, in particular increased rainfall and flooding events and higher sea levels.
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#### 4.3 Section 8

Section 8 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical resources, to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Council works in partnership with Taranaki Whānui ki Te Upoko o Te Ika and Ngāti Toa Rangatira to actively provide for and protect their interests and develop provisions to recognise and provide opportunities for tangata whenua to exercise kaitiakitanga.

#### 4.4 Section 31

Section 31 of the Act outlines the function of territorial authorities. Section 31 states:

##### **31 Functions of territorial authorities under this Act**

*(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*

*(a) .....*

*(aa) ...*

*(b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—*

*(i) the avoidance or mitigation of natural hazards; and*

As such, the natural hazards and coastal hazard provisions directly respond to one of the identified functions that territorial authorities have under the Act.

#### 4.5 Section 106

Section 106 is also a relevant consideration as well. Section 106 pertains to the consideration of subdivision applications and states:

*(1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*

*(a) there is a significant risk from natural hazards*

*(1A) For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—*

*(a) the likelihood of natural hazards occurring (whether individually or in combination); and*

*(b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and*

*(c) any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).*

*(2) Conditions under subsection (1) must be—*

*(a) For the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*

*(b) of a type that could be imposed under section 108.*

The proposed natural hazard and coastal hazards provisions will assist with the consideration of subdivision applications against s106 as they will provide guidance around what is considered to be acceptable risk.

## 4.6 National Direction

### 4.6.1 National Policy Statements

There are five National Policy Statements (NPS) currently in force:

- New Zealand Coastal Policy Statement 2010
- NPS for Electricity Transmission 2008
- NPS for Renewable Electricity Generation 2011
- NPS for Freshwater Management 2020
- NPS on Urban Development 2020

The New Zealand Coastal Policy Statement (NZCPS) is the only National Policy Statement that is applicable to the natural hazards chapter. The relevant provisions of the NZCPS are as follows:

*Table 5: relevant NZCPS provisions*

<b>NZCPS – Relevant provisions</b>	
Objective 5	<p><i>To ensure that coastal hazard risks taking account of climate change, are managed by:</i></p> <p><i>Locating new development away from areas prone to such risks;</i></p> <p><i>Considering responses, including managed retreat, for existing development in this situation; and</i></p> <p><i>Protecting or restoring natural defences to coastal hazards.</i></p> <p>This objective sets the outcomes that are required when formulating District Plan provisions to address coastal hazards.</p>
<i>Policy 24 – Identification of coastal hazards</i>	<p><i>Identify areas in the coastal environment that are potentially affected by coastal hazards (including tsunami), giving priority to the identification of areas at high risk of being affected. Hazard risks, over at least 100 years, are to be assessed having regard to:</i></p> <p><i>a) physical drivers and processes that cause coastal change including sea level rise;</i></p> <p><i>b) short-term and long-term natural dynamic fluctuations of erosion and accretion;</i></p> <p><i>c) geomorphological character;</i></p> <p><i>d) the potential for inundation of the coastal environment, taking into account potential sources, inundation pathways and overland extent;</i></p> <p><i>e) cumulative effects of sea level rise, storm surge and wave height under storm conditions;</i></p> <p><i>f) influences that humans have had or are having on the coast;</i></p> <p><i>g) the extent and permanence of built development; and</i></p>

<b>NZCPS – Relevant provisions</b>	
	<p><i>h) the effects of climate change on:</i></p> <ul style="list-style-type: none"> <li><i>i. matters (a) to (g) above;</i></li> <li><i>(ii) storm frequency, intensity and surges; and</i></li> <li><i>(iii) coastal sediment dynamics;</i></li> </ul> <p><i>j) taking into account national guidance and the best available information on the likely effects of climate change on the region or district.</i></p> <p>This policy outlines the process and the matters that require consideration when identifying coastal hazards, and prioritise the identification of high hazard areas.</p>
<i>Policy 26 - Natural defences against coastal hazards</i>	<p><i>Provide where appropriate for the protection, restoration or enhancement of natural defences that protect coastal land uses, or sites of significant biodiversity, cultural or historic heritage or geological value, from coastal hazards.</i></p> <p><i>Recognise that such natural defences include beaches, estuaries, wetlands, intertidal areas, coastal vegetation, dunes and barrier islands.</i></p> <p>This policy seeks to ensure that natural defences that protect coastal land use activities are protected, restored or enhanced, if appropriate.</p>
<i>Policy 27 - Strategies for protecting significant existing development from coastal hazard risk</i>	<p><i>In areas of significant existing development likely to be affected by coastal hazards, the range of options for reducing coastal hazard risk that should be assessed includes:</i></p> <ul style="list-style-type: none"> <li><i>• promoting and identifying long-term sustainable risk reduction approaches including the relocation or removal of existing development or structures at risk;</i></li> <li><i>• identifying the consequences of potential strategic options relative to the option of ‘do-nothing’;</i></li> <li><i>• recognising that hard protection structures may be the only practical means to protect existing infrastructure of national or regional importance, to sustain the potential of built physical resources to meet the reasonably foreseeable needs of future generations;</i></li> <li><i>• recognising and considering the environmental and social costs of permitting hard protection structures to protect private property; and</i></li> <li><i>• identifying and planning for transition mechanisms and timeframes for moving to more sustainable approaches.</i></li> </ul> <p><i>In evaluating options under (1):</i></p> <ul style="list-style-type: none"> <li><i>▪ focus on approaches to risk management that reduce the need for hard protection structures and similar engineering interventions;</i></li> <li><i>▪ take into account the nature of the coastal hazard risk and how it might change over at least a 100-year timeframe, including the expected effects of climate change; and</i></li> <li><i>▪ evaluate the likely costs and benefits of any proposed coastal hazard risk reduction options.</i></li> </ul>

NZCPS – Relevant provisions	
	<ul style="list-style-type: none"> <li>• <i>Where hard protection structures are considered to be necessary, ensure that the form and location of any structures are designed to minimise adverse effects on the coastal environment.</i></li> <li>• <i>Hard protection structures, where considered necessary to protect private assets, should not be located on public land if there is no significant public or environmental benefit in doing so.</i></li> </ul> <p>This policy sets out the matters that needs to be considered when assessing the options to reduce coastal hazard risk, including when it is appropriate to use hard engineering structures.</p>

#### 4.6.2 Proposed National Policy Statements

In addition to the five NPSs currently in force there are also two proposed NPSs under development, noting that these are yet to be issued and have no legal effect:

- Proposed NPS for Highly Productive Land
- Proposed NPS for Indigenous Biodiversity

None of these proposed NPSs would impact the natural hazard or coastal hazard provisions.

#### 4.6.3 National Environmental Standards

In addition to the NPS, there are nine National Environmental Standards (NES) currently in force:

- NES for Air Quality 2004
- NES for Sources of Human Drinking Water 2007
- NES for Electricity Transmission Activities 2009
- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
- NES for Telecommunication Facilities 2016
- NES for Plantation Forestry 2017
- NES for Freshwater 2020
- NES for Marine Aquaculture 2020
- NES for Storing Tyres Outdoors 2021

The following standard and associated provisions are relevant to this topic:

*Table 6: relevant NES provisions*

NES	Relevant Regulations
NES Telecommunication Facilities 2016	Section 57 of the NES-TF 2016 states that a territorial authority cannot make a natural hazard rule that applies to an identified regulated activity. The regulated activities are identified within Part 4 of the NES-TF.

	The proposed provisions within this plan change are consistent with the requirements of the NES-TF and does not impose control over the identified regulated activities.
NES Freshwater Management 2020	Regulation 51 permits natural hazard mitigation work around wetlands. However, this regulation only applies to Regional Council functions (as identified under Regulation 5) and does not affect territorial authorities.

#### 4.6.4 National Planning Standards

The National Planning Standards require that natural hazards be covered in a Natural Hazards chapter. However, the provisions for coastal hazards (for the purposes of this plan review being tsunami and sea level rise) are required to be contained in the Coastal Environment Chapter. Wellington City has a range of both natural hazards and coastal hazards. As such, the provisions to address these topics have been included in the District Plan. It should be noted that, due to the drafting requirements of the National Planning Standards, the natural hazard related provisions for the following topics are located in the following chapters:

*Table 7: summary of location of relevant provisions*

Subject	Location of Objectives and Policies	Location of Rules
Subdivision provisions pertaining to natural hazards	Natural Hazards Chapter	Subdivision Chapter
Subdivision provisions pertaining to coastal hazards	Coastal Environment Chapter	Subdivision Chapter
Earthworks provisions pertaining to natural hazards	Earthworks Chapter	Earthworks Chapter
Earthworks provisions pertaining to coastal hazards	Earthworks Chapter	Earthworks Chapter
Infrastructure provisions pertaining to natural hazards	Natural Hazards Chapter	Infrastructure Chapter
Infrastructure provisions pertaining to coastal hazards	Coastal Environment Chapter	Infrastructure Chapter

#### 4.7 National Guidance Documents

The following national guidance documents are considered relevant to this topic:

*Table 8: national guidance documents*

Document	Date	Author	Summary
Risk management - Principles and guidelines AS/NZS ISO 31000:2009, and SA/SNZ HB 436:2013 Risk management guidelines —	2009  2013	Standards Australia Standards New Zealand	All Hazards - This is the national guidance around the management of risk.

Document	Date	Author	Summary
Companion to AS/NZS 31000:2009		Standards Australia Limited/ Standards New Zealand	
Risk-based land use planning for natural hazard risk reduction	2013	GNS Science	All Hazards - This provides the basis for taking a risk-based approach to the management of natural hazards.
Preparing for future flooding: A guide for local government in New Zealand	2010	Ministry for the Environment	Flooding - This provides guidance on estimating the impacts of climate change on flood and options to manage the risk from flooding.
Coastal Hazards and Climate Change: A Guidance Manual for Local Government in New Zealand	2008 Updated 2017	Ministry for the Environment	This document provides non-statutory guidance on addressing sea level rise as a result of climate change. This includes the differing sea level scenarios that should be considered and the need for detailed consultation with the community.
Climate change effects and impact assessment: A Guidance Manual for Local Government in New Zealand - 2nd Edition	2008	Ministry for the Environment	Coastal hazards / Flooding - This is a non-statutory guidance document that provides guidance on the natural hazards that arise or whose effects are worsened by climate change.
Managing Flood Risk – A Process Standard. Standards New Zealand NZS 9401:2008	2008	Standards New Zealand	Flooding - This standard sets out a process for managing flood risk within New Zealand.
New Zealand's next top model: Integrating tsunami inundation modelling into land use planning	2019	GNS Science	This is non-statutory guidance around the management of tsunami hazards. It provides guidance on the level of modelling required for land use planning, management approaches to tsunami, and potential mitigation measures.
Planning for development of land on or close to active faults: A guideline to assist resource management planners in New Zealand	2003	Ministry for the Environment	This document provides guidelines to consider when planning for development close to faults that will have relevance to hazards policy development in District Plans. The guidelines recommend a risk-based approach, based on risk management

Document	Date	Author	Summary
			<p>standard AS/NZS 4360:1999 (latterly AS/NZS ISO 31000:2009).</p> <p>The risk-based approach combines the key elements of:</p> <p>Fault recurrence interval;</p> <p>Fault Complexity; and</p> <p>Building Importance Category.</p> <p>The guidance recommends that for land use planning purposes, faults should be mapped and classified at a minimum scale of 1:10,000.</p>
Climate Change Guidance Note	2013	Quality Planning Website	<p>Climate change - This is non-statutory guidance.</p> <p>The aim of this Guidance Note is to:</p> <p>Promote understanding about the effects of climate change; and</p> <p>Provide best practice information on how to assess the significance of, and respond where necessary to, the effects of climate change. A particular focus is how this can be done within local authorities' existing risk assessment, policymaking, and decision-making processes.</p> <p>The Guidance Note covers:</p> <p>An overview of how particular regard may be given to the effects of climate change;</p> <p>Information on expected climate change effects in New Zealand; and</p> <p>Advice on methods for considering and addressing climate change effects under the RMA.</p>
Planning and Engineering Guidance for Potentially Liquefaction Prone Land – Resource Management Act and Building Act perspectives	2017	MBIE, MfE and EQC	<p>This document provides guidance for a risk-based process to manage liquefaction-related risk in land use planning and development decision-making.</p> <p>The guidance examines adverse effects from earthquake-induced liquefaction, with a focus on identifying</p>

Document	Date	Author	Summary
			<p>if the liquefaction is likely to be consequential to land, buildings, and infrastructure. This links in to the broader consideration of natural hazards provided by the RMA, relating to the effects on life, property, and other aspects of the environment.</p> <p>The guidance includes a methodology for mapping areas susceptible to liquefaction as well as providing direction on how to manage this hazard.</p>
Planning for the Wellington Regional under the NPS-UD	2021	GNS Science	<p>Provide guidance on how the implement the NPS-UD in the context of the Wellington Region. This includes providing guidance on where it may be appropriate to limit development due to natural hazard risk.</p> <p>The guidance seeks to define what constitutes significant hazard risk for all the various natural hazards that impact Wellington.</p>

#### 4.8 Regional Policy and Plans

##### Regional Policy Statement for the Wellington Region 2013 (RPS)

The table below identifies the relevant provisions and resource management topics for *Natural Hazards* contained in the RPS.

Table 9: RPS relevant provisions

RPS – Relevant provisions	
Objective 20	Objective 20 requires that <i>Hazard mitigation measures, structural works and other activities do not increase the risk and consequences of natural hazard events</i> . This means that consideration needs to be given to limiting hazard mitigation works in areas that it is inappropriate to have these works. When hazard mitigation works are provided for, the consenting framework needs to consider potential changes to the natural hazard risk, including the risk to neighbouring properties from the works.
Objective 21	Objective 21 requires that <i>Communities are more resilient to natural hazards, including the impacts of climate change, and people are better prepared for the consequences of natural hazard events</i> . The means that the proposed provisions need to improve community resilience and account for climate change. It is recognised that resilience can be improved by a number of factors including allowing for hazard mitigation works, requiring developments to avoid or mitigate the risk from natural hazards, improving infrastructure resilience, maintaining natural features that protect against natural hazards, etc.

<b>RPS – Relevant provisions</b>	
Policy 29 (M)	<p>Policy 29 seeks to <i>avoid inappropriate subdivision and development in areas at high risk from natural hazards – district and regional plans</i>. This means that when developing the framework for the District Plan, development and subdivision within the high hazard areas are limited to only those that are appropriate.</p>
Policy 51 (R)	<p>Policy 51 states: <i>When considering an application for a resource consent, notice of requirement, or a change, variation or review to a district or regional plan, the risk and consequences of natural hazards on people, communities, their property and infrastructure shall be minimised, and/or in determining whether an activity is inappropriate particular regard shall be given to:</i></p> <p><i>the frequency and magnitude of the range of natural hazards that may adversely affect the proposal or development, including residual risk;</i></p> <p><i>the potential for climate change and sea level rise to increase the frequency or magnitude of a hazard event;</i></p> <p><i>whether the location of the development will foreseeably require hazard mitigation works in the future;</i></p> <p><i>the potential for injury or loss of life, social disruption and emergency management and civil defence implications – such as access routes to and from the site;</i></p> <p><i>any risks and consequences beyond the development site;</i></p> <p><i>the impact of the proposed development on any natural features that act as a buffer, and where development should not interfere with their ability to reduce the risks of natural hazards;</i></p> <p><i>avoiding inappropriate subdivision and development in areas at high risk from natural hazards;</i></p> <p><i>the potential need for hazard adaptation and mitigation measures in moderate risk areas; and</i></p> <p><i>the need to locate habitable floor areas and access routes above the 1:100 year flood level, in identified flood hazard areas.</i></p> <p>The matters that regard should be had to, as outlined in Policy 51, provide a framework of the matters that a risk-based approach to the management of development and natural hazards needs to address.</p>
Policy 52 (R)	<p>Policy 52 states: <i>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, for hazard mitigation measures, particular regard shall be given to:</i></p> <p><i>the need for structural protection works or hard engineering methods;</i></p> <p><i>whether non-structural or soft engineering methods are a more appropriate option;</i></p> <p><i>avoiding structural protection works or hard engineering methods unless it is necessary to protect existing development or property from unacceptable risk and the works form part of a long-term hazard management strategy that represents the best practicable option for the future;</i></p> <p><i>the cumulative effects of isolated structural protection works; and</i></p> <p><i>residual risk remaining after mitigation works are in place,</i></p> <p><i>so that they reduce and do not increase the risks of natural hazards.</i></p>

RPS – Relevant provisions	
	Policy 52 provides a framework of the matters that need to be considered when developing a framework for the consideration of structural (hard engineering) and non-structural (green infrastructure) measures for natural hazards.

M = policies which must be **implemented** in accordance with stated methods in the RPS

R = policies to which **particular regard** must be had when varying a district plan

### Regional Plans

There are currently five operative regional plans and one proposed regional plan for the Wellington region:

- Regional Freshwater Plan for the Wellington Region, 1999
- Regional Coastal Plan for the Wellington Region, 2000
- Regional Air Quality Management Plan for the Wellington Region, 2000
- Regional Soil Plan for the Wellington Region, 2000
- Regional Plan for Discharges to Land for the Wellington Region, 1999
- Proposed Natural Resources Plan, appeals version 2021

The proposed Natural Resources Plan (PNRP) replaces the five operative regional plans, with provisions in this plan now largely operative with the exception of those that are subject to appeal.

The following provisions are of particular relevance (it is noted there are no relevant provisions in the following documents: Regional Coastal Plan for the Wellington Region, 2000, Regional Air Quality Management Plan for the Wellington Region, 2000, and Regional Plan for Discharges to Land for the Wellington Region, 1999).

*Table 10: Regional Soil Plan relevant provisions*

Regional Soil Plan	
<i>Objective 4.1.8</i>	<i>Any adverse effects of accelerated erosion are avoided, remedied or mitigated.</i>
<i>Objective 4.1.9</i>	<i>On erosion prone areas vegetative cover is maintained (including maintained through revegetation), enhanced or established; or where the retention of vegetation is not practical, other methods are used so that the adverse effects of erosion are avoided, remedied or mitigated.</i>
<i>Policy 4.2.1</i>	<i>To promote land management practices that recognise the inherent susceptibility of some landforms to erosion.</i>
<i>Policy 4.2.14</i>	<i>To avoid, remedy or mitigate the adverse effects of vegetation disturbance by promoting:</i>  <i>the maintenance and enhancement of vegetation in erosion prone areas;</i> <i>the conversion of erosion prone areas to forestry or soil conservation woodlots, or regeneration or active restoration to native bush;</i> <i>riparian management, including where this will help safeguard the life- supporting capacity of aquatic ecosystems;</i>

<b>Regional Soil Plan</b>	
	<p><i>compliance with industry recognised standards and procedures such as the Logging Industry Research Organisation's (LIRO) "Forestry Code of Practice" (Second Edition, 1993); and/or</i></p> <p><i>the maintenance and retention of erosion control plantings.</i></p>
Policy 4.2.15	<p><i>To regulate soil disturbance activities to ensure that they are unlikely to have significant adverse effects on:</i></p> <p><i>erosion rates;</i></p> <p><i>soil fertility;</i></p> <p><i>soil structure;</i></p> <p><i>flood mitigation structures and works;</i></p> <p><i>water quality;</i></p> <p><i>downstream locations;</i></p> <p><i>bridges, culverts and other water crossing structures;</i></p> <p><i>aquatic ecosystems; and</i></p> <p><i>historic sites with tangata whenua values.</i></p>
Rule 2	<p><i>Soil disturbance on erosion prone land</i></p> <p><i>Any soil disturbance on erosion prone land that:</i></p> <p><i>involves the disturbance of greater than or equal to 1,000m<sup>3</sup> of soil, within any 10,000m<sup>2</sup> area (calculated using a minimum width of 10 m) and within any continuous 12 month period; or</i></p> <p><i>involves root raking over an area greater than 10,000m<sup>2</sup> in any continuous 12 month period;</i></p> <p><i>excluding any soil disturbance;</i></p> <p><i>(a) associated with roading and tracking activities, or</i></p> <p><i>(b) undertaken in accordance with conditions on a subdivision consent;</i></p> <p><i>is a Restricted Discretionary Activity.</i></p>
Rule 3	<p><i>Vegetation disturbance on erosion prone land</i></p> <p><i>Vegetation disturbance, excluding vegetation disturbance undertaken in accordance with conditions on a subdivision consent, of a continuous area of more than one hectare on erosion prone land is a Permitted Activity provided the following conditions are met:</i></p> <p><i>Conditions</i></p> <p><i>The Wellington Regional Council's Regional Soil Conservator is notified in writing at least 21 days prior to the vegetation disturbance being undertaken. Notification is to include details of the site location and timing of the vegetation disturbance operation.</i></p> <p><i>The area of vegetation disturbance will be re-established in woody vegetation within 18 months from the start of the vegetation disturbance operation.</i></p>

<b>Regional Soil Plan</b>	
	<p><i>Where ground-based methods are used, best management practices as described in the New Zealand Forest Code of Practice (LIRO 1990, revised 1993) are adopted.</i></p> <p><i>No vegetation or slash with a diameter of greater than 100 mm shall be allowed to remain in any watercourse and when removed, shall be placed in a position where that material cannot enter any watercourse.</i></p>

Table 11 2: Regional Freshwater Plan relevant provisions

<b>Regional Freshwater Plan</b>	
<i>Objective 4.1.9</i>	<i>The risk of flooding to human life, health, and safety is at an acceptable level.</i>
<i>Objective 4.1.10</i>	<i>The adverse effects of flooding on natural values and physical resources, including people's property, are at an acceptable level.</i>
<i>Policy 4.2.18</i>	<i>To promote the avoidance or mitigation of the potential adverse effects associated with flooding.</i>
<i>Policy 4.2.19</i>	<i>To allow the maintenance of lawful flood mitigation works within river and lake beds and on floodplains.</i>
<i>Policy 4.2.20</i>	<i>To ensure that there is sufficient information about flood hazards to enable flooding in the Region to be mitigated to an acceptable level.</i>
<i>Policy 4.2.21</i>	<i>To encourage community awareness about flood hazards by involving people in the processes that establish acceptable levels of flood mitigation.</i>
<i>Policy 4.2.22</i>	<i>To adopt a precautionary approach when planning for and making decisions about the potential adverse effects of flooding on people and communities where information is incomplete or limited.</i>
<i>Policy 7.2.3</i>	<p><i>To not allow new uses within the beds of rivers and lakes, and subdivision, use and development on the floodplain where the potential effect of flooding significantly increases the risk to human life, health, and safety; or where the actual or potential effect of flooding has significant adverse effects on:</i></p> <p><i>private or community property; and</i></p> <p><i>flood mitigation structures and works; and</i></p> <p><i>natural values.</i></p>
<i>Policy 7.2.4</i>	<p><i>To not allow the development of ad hoc flood or erosion mitigation structures within river beds or on floodplains with Floodplain Management Plans or River Management Schemes; and</i></p> <p><i>To discourage the development of ad hoc flood or erosion mitigation structures in other rivers, unless all feasible alternatives have been evaluated and found to be impracticable or have greater adverse effects on the environment.</i></p>

<b>Regional Freshwater Plan</b>	
<i>Policy 7.2.6</i>	<i>To have regard to any relevant Floodplain Management Plan and the information provided in any relevant flood hazard assessment, or in connection with any River Management Scheme, when considering subdivision, use, or development within any river bed or floodplain.</i>
<i>Policy 7.2.7</i>	<i>To avoid any adverse effects on the structural integrity and effectiveness of lawful flood mitigation structures and works in river beds and on floodplains from the adverse effects of subdivision, use, and development.</i>
<i>Policy 7.2.7A</i>	<i>To provide people that have defences against water located on their land, which are controlled by the Wellington Regional Council, with:  information about the legal status of defences against water and peoples' obligations under the Soil Conservation and Rivers Control Act 1941; and land use guidelines for activities that have the potential to destroy or damage defences against water.</i>
<i>Policy 7.2.8</i>	<i>To allow re-contouring of the beds of rivers provided:  the activity is necessary to avoid or mitigate the effects of flood hazard; and the assessment of a resource consent application to carry out the activity is subject to Part II of the Act.</i>

The above provisions will all be replaced by the PNRP. However, at the time of preparing this chapter and supporting s32 report, they still have operative weight.

#### **4.9 Proposed Natural Resources Plan (PNRP)**

The PNRP was notified in July 2015. It contains rules affecting use and development of natural resources that come under the jurisdiction of Greater Wellington Regional Council with regard to its functions under s 68 of the RMA. These rules have immediate effect under s 86B of the RMA. These rules include provisions relating to taking, damming and diverting water, and discharges onto land or into water, and management of the coastal marine area within the Wellington Region. The PDP must not be inconsistent with regional plans as required by s75(4) of the RMA. At the time of writing this s32 report, decisions on submissions had been released and appeals lodged on those decisions. A number of the appeals have been resolved, however, there are still some outstanding matters being considered by the courts. The following objectives and policies are relevant to the consideration of natural hazards.

*Table 12: PNRP relevant provisions*

<b>PNRP – Relevant provisions</b>	
<i>Objective 20</i>	<i>The hazard risk, and residual hazard risk, from natural hazards and adverse effects of climate change, on people, the community, the environment, and infrastructure are acceptable.</i>
<i>Objective 21</i>	<i>Inappropriate use and development in high hazard areas is avoided.</i>

<b>PNRP – Relevant provisions</b>	
<i>Policy 15 - Flood Protection Activities</i>	<i>The use, maintenance and ongoing operation of existing catchment based flood and erosion risk management activities to manage the hazard risk of flooding to people, property, infrastructure and communities are provided for.</i>
<i>Policy 16 - New flood protection and erosion control</i>	<i>The social, cultural, economic and environmental benefits of new catchment based flood and erosion risk management activities are recognised.</i>
<i>Policy 27 - High risk areas</i>	<p><i>Use and development, including hazard mitigation methods, in high risk areas shall be avoided except where:</i></p> <ul style="list-style-type: none"> <li><i>(a) they have a functional need or operational requirement or there is no practicable alternative to be so located, and</i></li> <li><i>(b) an overall increase in risk of social, environmental and economic harm is avoided, and</i></li> <li><i>(c) the hazard risk to the development and/or residual hazard risk after hazard mitigation measures, assessed using a risk-based approach, is acceptable or as low as reasonably practicable, recognising that in some instances an increase in risk to the development may be appropriate, and</i></li> <li><i>(d) the development does not cause or exacerbate natural hazard risk in other areas, and unless effects are avoided, remedied or mitigated in accordance with a hazard risk management strategy, and</i></li> <li><i>(e) adverse effects on natural processes (coastal, riverine and lake processes) are avoided, remedied, or mitigated, and</i></li> <li><i>(f) natural cycles of erosion and accretion and the potential for natural features to fluctuate in position over time, including movements due to climate change and sea level rise over at least the next 100 years, are considered.</i></li> </ul>
<i>Policy 27a - Diversion of flood waters in a floodplain</i>	<p><i>The diversion of flood waters from any river or lake resulting from <b>earthworks</b> or the erection, placement or extension of a structure within stopbanks or through the creation of new stopbanks shall be managed to ensure:</i></p> <ul style="list-style-type: none"> <li><i>a) any increase in <b>hazard risk</b> or <b>residual hazard risk</b> in other areas as a result of the diversion is avoided or mitigated, and</i></li> <li><i>b) any adverse effects on natural processes are avoided, remedied, or mitigated, and</i></li> <li><i>c) natural cycles of erosion and accretion and the potential for natural features to fluctuate in position over time, including movements due to climate change over at least the next 100 years, are taken into account.</i></li> </ul>
<i>Policy 28 - Hazard Mitigation Measures</i>	<p><i>Hard hazard engineering mitigation and protection methods shall be discouraged except where it is necessary to protect:</i></p> <ul style="list-style-type: none"> <li><i>a) Existing, or upgrades to, infrastructure including regionally significant infrastructure, or</i></li> <li><i>b) New regionally significant infrastructure, or</i></li> <li><i>c) Significant existing development, and</i></li> </ul> <p><i>In respect of (a), (b) and (c):</i></p>

<b>PNRP – Relevant provisions</b>	
	<p>d) <i>there is no reasonable or practicable alternatives to mitigate natural hazard risk and residual hazard risk, and</i></p> <p>e) <i>the mitigation and protection methods are suitably located and designed, and where appropriate certified by a qualified, professional engineer, and</i></p> <p>f) <i>The use of soft engineering options are incorporated and used, where appropriate,</i></p> <p><i>And either:</i></p> <p>g) <i>Any adverse effects are no more than minor, or</i></p> <p>h) <i>Where the environmental effects are more than minor the works form part of a hazard risk management strategy.</i></p>
<i>Policy 29 - Effects of climate change</i>	<p><i>Particular regard shall be given to the potential for climate change</i></p> <p>a) <i>to threaten biodiversity, aquatic ecosystem health and mahinga kai, or</i></p> <p>b) <i>to cause or exacerbate natural hazard events over at least the next 100 years that could adversely affect use and development</i></p> <p><i>including as a result of:</i></p> <p>c) <i>coastal erosion and inundation (storm surge), and</i></p> <p>d) <i>river and lake flooding and erosion, aggradation, decreased minimum flows, and</i></p> <p>e) <i>stormwater ponding and impeded drainage, and</i></p> <p>f) <i>relative sea level rise, reliable scientific data for the Wellington region.</i></p>
<i>Policy 30 - Natural Buffers</i>	<i>Provide for the restoration or enhancement of natural features such as beaches, dunes or wetlands that buffer development from natural hazards shall be and ensure the adverse effects of use and development on them are avoided, remedied or mitigated.</i>
<i>Rule 49</i>	<i>Stormwater to land</i>
<i>Rule 52A</i>	<i>Stormwater from a new subdivision and development</i>
<i>Rule 99</i>	<i>Earthworks</i>
<i>Rules 99A and 99B</i>	<i>Construction of a new farm track</i>
<i>Rule 101</i>	<i>Vegetation clearance on erosion prone land in accordance with a Freshwater Farm Plan</i>
<i>Rule 102</i>	<i>Earthworks and vegetation clearance for renewable energy generation</i>
<i>Rule 103</i>	<i>Earthworks and vegetation clearance</i>
<i>Rules 112 and 112A</i>	<i>Maintenance, repair, replacement, upgrade or use of existing structures (excluding Barrage Gates)</i>
<i>Rule 113</i>	<i>Diversion of flood waters by existing structures</i>
<i>Rule 114</i>	<i>River crossing structures</i>

<b>PNRP – Relevant provisions</b>	
<i>Rule 115</i>	<i>Culverts and ancillary culvert structures</i>
<i>Rule 116</i>	<i>Establishing a dam</i>
<i>Rule 117</i>	<i>New structures</i>
<i>Rule 119</i>	<i>Clearance and removal of flood debris and beach recontouring</i>
<i>Rule 120</i>	<i>Minor sand and gravel extraction</i>
<i>Rule 121</i>	<i>Maintenance of highly modified rivers or streams within an individual property</i>
<i>Rule 122</i>	<i>Removing vegetation from the bed of any river or lake</i>
<i>Rule 127</i>	<i>Reclamation of the bed of a river or lake inside a site identified in Schedule 1A (outstanding rivers), Schedule A2 (outstanding lakes), or Schedule C (mana whenua)</i>
<i>Rule 127A</i>	<i>Reclamation of the bed of a river or lake outside a site identified in Schedule 1A (outstanding rivers), Schedule A2,(outstanding lakes), or Schedule C (mana whenua)</i>
<i>Rule 127B</i>	<i>Reclamation associated with the piping of a river outside a site identified in Schedule 1A (outstanding rivers), Schedule A2,(outstanding lakes), or Schedule C (mana whenua)</i>
<i>Rule 128</i>	<i>Reclamation of the bed, a river or lake and associated diversion inside a site identified in Schedule 1A (outstanding rivers), Schedule A2,(outstanding lakes), or Schedule C (mana whenua)</i>
<i>Rule 130</i>	<i>Diversion of ground water</i>
<i>Rule 131</i>	<i>Damming or diverting water within or from rivers</i>
<i>Rule 132</i>	<i>Damming or diverting water within or from rivers</i>
<i>Rule 133</i>	<i>Damming or diverting water within or from natural lakes</i>
<i>Rule 134</i>	<i>Damming or diverting water within or from natural lakes Lake Kohangatera or Lake Kohangapiripiri</i>
<i>Rule 135</i>	<i>General rule for damming and diverting water</i>
<i>Rules 165</i>	<i>Additions or alterations to, or replacements of, existing seawalls outside of Schedule C, Schedule F4 and Schedule F5 sites</i>
<i>Rule 166</i>	<i>Seawalls outside sites of significance</i>
<i>Rule 167</i>	<i>Seawall inside sites of significance</i>
<i>Rule 200</i>	<i>Dredging for flood protection purposes or erosion mitigation</i>
<i>Rule 201</i>	<i>Dredging for flood protection purposes or erosion mitigation inside sites of significance</i>
<i>Rule 207</i>	<i>Deposition for beach renourishment</i>
<i>Rules 217 and 218</i>	<i>Planting</i>

#### 4.10 Iwi Management Plan(s)

There are no Iwi Management Plans relevant to this topic.

#### 4.11 Relevant plans or strategies

The following plans / strategies are relevant to this topic:

Table 13: other relevant strategies and plans

Plan / Strategy	Organisation	Relevant Provisions
Wellington Regional Emergency Management Group Plan 2019 - 2024	Wellington Emergency Management Office	<ul style="list-style-type: none"> <li>Recognises that risk reduction (which is one of the for R's under the Civil Defence and Emergency Management Act 2002) is primarily achieved through the RMA processes.</li> <li>One of the key actions under the Risk Reduction component of the Group Plan is: <i>"Take into account hazards and risks in land-use planning practices and ensure relevant risk reduction policies are consistent with the Regional Policy Statement (RPS)."</i></li> </ul>
Natural Hazards Management Strategy	Greater Wellington Regional Council	<ul style="list-style-type: none"> <li>The Wellington Regional Natural Hazards Management Strategy sets a regional approach to the management of natural hazards. The key objectives of this strategy are as follows: <ul style="list-style-type: none"> <li><i>Our natural hazards and risks are well understood</i></li> <li><i>Our planning takes a long term risk-based approach</i></li> <li><i>Consistent approaches are applied to natural hazard risk reduction</i></li> <li><i>We have an agreed set of priorities to reduce risks from natural hazards.</i></li> </ul> </li> </ul>
Wellington Regional Growth Framework	Greater Wellington Regional Council	The Wellington Regional Growth Strategy outlines the future growth opportunities for the Wellington Region. The strategy identifies natural hazards as one of the challenges that the region experiences. The strategy seeks to ensure that future development is resilient to natural hazards, including climate change and sea level rise.
Wellington Resilience Strategy 2017	Wellington City Council	The strategy outlines the approach Wellington City Council will undertake to ensure that it is resilient to future earthquakes and sea level rise. The strategy identifies a number of community and economic resilience programs as well as governance, and adaptation pathways (which includes regulatory responses). The Strategy identifies the parties

		responsible for the implementation of the various programs and pathways.
Lincolnshire Farm Structure Plan 2006	<i>Wellington City Council</i>	Under the Infrastructure Resource Management Issue, it identifies downstream flooding as a an issue that will be addressed through a dam.
Te Ngākau Civic Precinct Draft Framework 2021	Wellington City Council	<ul style="list-style-type: none"> <li>• This policy identifies that Te Ngākau Civic Precinct are subject to a range of natural hazards, including liquefaction, seismic hazards, flooding, and sea level rise.</li> <li>• Objective 6 identifies the need for Te Ngākau to be resilient, sustainable and enduring. This is supported by policies relating to emergency management and evacuation and having seismic resilience.</li> </ul>
Central City Spatial Vision	Wellington City Council	<ul style="list-style-type: none"> <li>• Under the Vision for Wellington, the need to build vibrant and resilient communities to respond to the risks from earthquakes and climate change is identified.</li> </ul>
Our City Tomorrow – He Mahere Mokowā mō Pōneke - A Spatial Plan for Wellington City 2021	Wellington City Council	<ul style="list-style-type: none"> <li>• Natural hazards (namely earthquakes and climate change) are identified as key influences on the future growth of the city.</li> <li>• The plan identifies that future growth needs to ensure that: <ul style="list-style-type: none"> <li>○ Existing urban areas are robust enough to cope with the impacts of climate change and natural hazard events.</li> <li>○ Further urban growth avoids areas that present a significant hazard risk.</li> <li>○ Community connectedness and accessibility is encouraged and enabled.</li> </ul> </li> <li>• To support these outcomes the plan identifies the following actions as being needed to be undertaken: <ul style="list-style-type: none"> <li>○ Undertake further investigations into the impacts of sea level rise on vulnerable areas and community assets and work with local communities to plan for and adapt to these impacts;</li> <li>○ Engage with professionals and the wider community to identify viable options to adapt to the impacts of climate change, including sea level rise and ‘living with water’.</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ Review the District Plan provisions to ensure they reflect current best practice in managing the risks associated with natural hazards.</li> <li>○ Encourage infrastructure providers, network utility operators and the private sector to strengthen and construct resilient buildings and infrastructure.</li> <li>○ Understand and manage natural hazard risks for transport and services and continue to upgrade priority transport routes to improve their hazard resilience.</li> </ul>
<i>Upper Stebbings &amp; Glenside West Concept Masterplan 2020</i>	Isthmus for Wellington City Council	<ul style="list-style-type: none"> <li>• The need for Green and traditional water infrastructure that works together improving water quality and preventing flooding is identified as a vision and principal for future development in this area.</li> </ul>
<i>Te Atakura - First to Zero</i>	Wellington City Council	<ul style="list-style-type: none"> <li>• This is the strategy for the first stage of Wellington City to become a net zero carbon city. This strategy namely outlines the expected climate changes for the City by 2065.</li> </ul>
Wellington Water - Three Waters Assessment - Preferred Growth Scenario 2019	Wellington Water	<ul style="list-style-type: none"> <li>• This identifies the areas of the city that experience flooding and whether this flooding is significant or more localised.</li> </ul>
Water Services Regional Water Standards 2021	Wellington Water	<ul style="list-style-type: none"> <li>• Sets the acceptable level of service when designing developments to manage flooding, including freeboard requirements and the location and securing of secondary overland paths.</li> </ul>

#### 4.12 Other relevant legislation or regulations

Natural hazards are managed in New Zealand under a number of statutes. The primary pieces of legislation considered most relevant to local government processes are the Civil Defence Emergency Management Act 2002 (CDEM Act), the RMA, the Building Act 2004 and the Local

Government Act 2002 (LGA). Figure 1 below sets out the relationship between the different pieces of legislation.

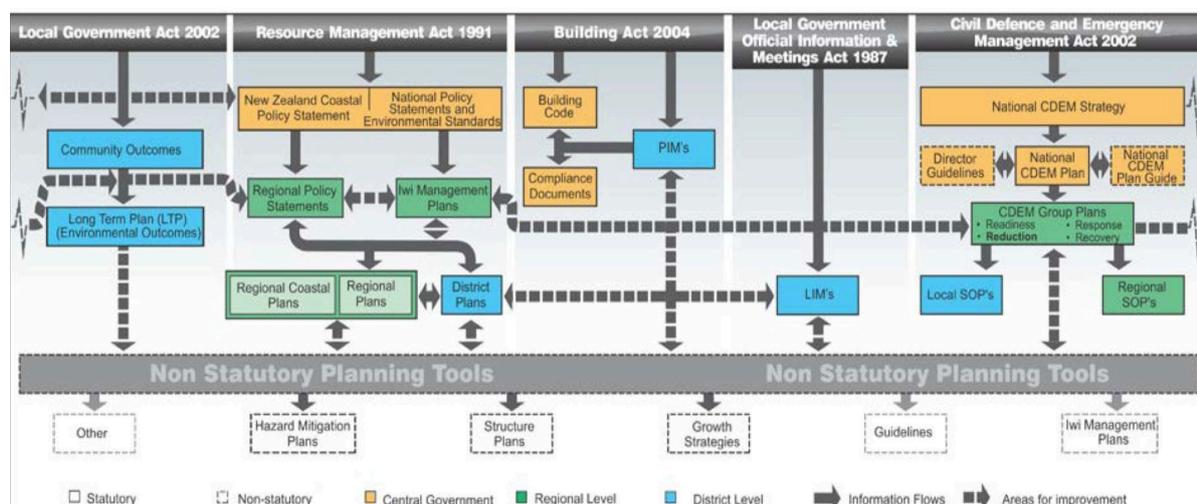


Figure 1: Summary of relevant legislation

Figure 1: Legislative tools available for managing natural hazards in New Zealand (Saunders, 2017).

The table below outlines how these pieces of legislation manage natural hazard risk at a local government level (it is noted that the table below also includes the Climate Change Response (Zero Carbon) Amendment Act 2019, which is not included in Figure 1. This piece of legislation has been included in the table as it is the current key legislation that manages climate change in New Zealand, even though most of its focus is at a Central Government level). Each of these different pieces of legislation has its own distinct role to play in natural hazard risk management, and they all rely on the RMA to assist with the management of natural hazard risk through controlling the location of different land use activities. It is important to recognise that while the four pieces of legislation below play an important role in managing natural hazard risk, their roles complement the RMA process as opposed to duplicating or overriding District Plan provisions.

Table 143: summary of relevant legislation

Legislation / Regulation	Relevant Provisions
Building Act 2004	<p>While the RMA is focused on ensuring that the use of land sufficiently avoids or mitigates the potential effects of natural hazards, the Building Act concerns itself with ensuring that any building constructed is safe and fit for purpose, including consideration of the risks from natural hazards, through compliance with the Building Code regulations.</p> <p>Section 71 of the Building Act requires that territorial authorities (TA) refuse consent for the construction of a building or major alterations on land that is subject to natural hazards where the proposed works will accelerate, worsen, or create a hazard on that land or any other property, unless the TA considers adequate mitigation measures are taken to protect the land, building, or other property. However, s72 does allow building consent authorities to grant building</p>

Legislation / Regulation	Relevant Provisions
	<p>consent for land subject to natural hazards with no mitigation when it is determined that the proposed works will not accelerate, worsen, or create a hazard, and it is considered reasonable to grant a waiver or modification of the Building Code. In these situations, the property owner takes on the risk which is recorded on the title of the property through procedures under s73 of the Building Act.</p> <p>The Building Code regulations established under the Building Act set certain performance requirements for new buildings, for example that surface water must not enter houses in a 1 in 50 year (2% AEP) flood event (Clause E1.3.2).</p> <p>In addition, s31 provides for the preparation of Project Information Memoranda (PIM) when requested from the TA. While not compulsory, a PIM will identify any special feature of the land, which includes susceptibility to natural hazards, such as the potential for erosion, slippage, or flooding.</p>
Civil Defence Emergency Management Act 2002	<p>The CDEM Act provides the framework under which natural hazards are to be managed, and sets out the duties, responsibilities, and powers of central and local government, lifeline utilities, and emergency services. It establishes an 'all-hazards' approach that seeks to achieve the sustainable management of hazard risk through the '4 R's' of reduction, readiness, response, and recovery. The CDEM Act, which is administered by the Ministry of Civil Defence and Emergency Management (MCDEM), requires the formation of a number of regional CDEM Groups<sup>1</sup> and each must prepare a CDEM Group Plan that details how the risks that threaten their region will be managed. It is generally expected that the risk reduction component of the CDEM Group plans will be achieved through land use planning measures under the RMA.</p>
Local Government Act 2002	<p>The LGA provides the obligations and powers of local government and the general legal framework under which they must operate. Section 10 states that the purpose of the LGA is to promotion of social, economic, environmental, and cultural well-being.</p> <p>Section 145(b) gives local authorities powers to make bylaws for the purpose of protecting, promoting, and maintaining public health and safety.</p> <p>Under s149, regional councils have the power to make bylaws for flood protection and flood control works.</p>
Climate Change Response (Zero Carbon) Amendment Act 2019	<p>The Climate Change Response (Zero Carbon) Amendment Act 2019 provides a framework by which New Zealand can develop and implement climate change policies that:</p>

<sup>1</sup> CDEM Groups are made up of representatives from territorial authorities, regional council, emergency services and lifeline utilities.

Legislation / Regulation	Relevant Provisions
	<ul style="list-style-type: none"> <li>• contribute to the global effort under the Paris Agreement to limit the global average temperature increase to 1.5° Celsius above pre-industrial levels; and</li> <li>• allow New Zealand to prepare for, and adapt to, the effects of climate change.</li> </ul> <p>The changes do four key things:</p> <ul style="list-style-type: none"> <li>• set a new domestic greenhouse gas emissions reduction target for New Zealand to: <ul style="list-style-type: none"> <li>○ reduce net emissions of all greenhouse gases (except biogenic methane) to zero by 2050</li> <li>○ reduce emissions of biogenic methane to 24–47 per cent below 2017 levels by 2050, including to 10 per cent below 2017 levels by 2030;</li> </ul> </li> <li>• establish a system of emissions budgets to act as stepping stones towards the long-term target;</li> <li>• require the Government to develop and implement policies for climate change adaptation and mitigation; and</li> <li>• establish a new, independent Climate Change Commission to provide expert advice and monitoring to help keep successive governments on track to meeting long-term goals.</li> </ul>

### 4.13 International Agreements

Since 2015, the framework for managing natural hazards in New Zealand has become increasingly influenced by the Government’s commitment to three main global agreements, being the Sendai Framework for Disaster Risk Reduction (2015), the Paris Agreement on Climate Change 2016 and the 2030 Agenda for Sustainable Development under which the Sustainable Development Goals (SDGs) are identified. The Sendai Framework in particular seeks to shift the focus from managing natural disasters to managing risk and strengthening the resilience of people and communities. This is supported by four priorities for action:

1. Improving the understanding of disaster risk;
2. Strengthening disaster risk governance at all levels;
3. Promoting public and private investment in disaster risk reduction to enhance resilience; and
4. Strengthening of disaster preparedness, and the need to ‘build back better’.

## 5.0 Resource Management Issues Analysis

### 5.1 Background

Wellington City is affected by a wide range of natural hazards. The impacts of these hazards however vary, with some hazards having the potential to have significant impacts on the City and other hazards less of an impact. At the start of the District Plan review an assessment of the various natural hazards and their impacts on the City were considered. This assessment concluded that the following hazards present the greatest risk to life and or property within the City and were the hazards best addressed through the District Plan review:

- Fault rupture;
- Flooding;
- Tsunami inundation; and
- Coastal inundation (including sea level rise).

These hazards impact the following areas:

#### **Fault rupture**

- There are four faults that have been mapped within the confines of Wellington City, that require a land use planning response. These are:
  - Wellington Fault;
  - Ohariu Fault;
  - Terawhiti Fault; and
  - Sheppard Gully Fault.
- These faults have varying return periods, with the Wellington Fault having the shortest time between rupture, with the rupture time of the fault line increasing the further west the mapped fault.
- The Wellington Fault passes through the main urban area of Wellington, including the eastern portion of the Wellington CBD and under Thorndon. In the context of Wellington City, this fault has the largest area of urban development over or within close proximity of it. The remaining faults are largely within the rural environment.

#### **Flooding**

- This is the most widespread hazard to affect the City, with the majority of the suburbs being impacted by this hazard in some form. Flood modelling has been undertaken across the City for the 1:100 year rainfall event (assuming 20% increase rainfall under climate change). The flood modelling that has been undertaken identifies the following:
  - Stream Corridors (High Hazard Areas);
  - Overland Flowpaths (Medium Hazard Area); and
  - Ponding (Low Hazard Area).

#### **Tsunami inundation**

- The NZCPS requires the risk from coastal hazards with at least a 1:100 return period to be managed. As a result, a series of probabilistic tsunami scenarios were mapped for the following return periods:
  - 1:100 years;
  - 1:500 years; and
  - 1:1000 years.

- Due to the sudden onset of the tsunami hazard (which can include limited warning time) and the potential impacts on properties and life, it is was considered appropriate to consider further impacts from a range of scenarios. This modelling shows that the majority of the coastal regions are impacted by this hazard.

**Coastal inundation and coastal (including sea level rise)**

- The NZCPS requires the risk from coastal hazards with at least a 1:100 return period to be managed, including sea level rise. As a result, a series of sea level rise maps were produced for the coastal communities. The sea level rise was based on the MfE guidance (Coastal Hazards and Climate Change: A Guidance Manual for Local Government in New Zealand 2017). This hazard was selected as, while it is occurring over a long time frame, it is currently happening now and will continue into the future. As such, coastal communities need to start factoring this into future planning decisions now, so that the risk from this hazard does not increase with time.

It is recognised that these are not the only hazards that impact the City. Other hazards that affect the City include:

- Fire
- Ground shaking from earthquakes
- Slope stability.

In relation to fire, it is considered that this hazard is best addressed through the response provisions under the CDEM Group Plan that has been prepared under the CDEM Act 2002.

Ground shaking is addressed through the Building Code of the Building Act 2004. As such, any further District Plan provisions around this hazard would be a duplication of the considerations under the Building Act 2004 and would not be an effective or efficient response to this hazard.

Slope stability is indirectly addressed through the earthworks provisions of the District Plan which contain thresholds for the different zones. When these thresholds are exceeded, then the potential natural hazard risks are considered, including slope stability.

**5.2 Evidence Base - Research, Consultation, Information and Analysis undertaken**

The Council has reviewed the operative District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions. This advice includes the following:

*Table 15: summary of the evidence base*

Title	Author	Brief synopsis
Coastal Hazards and Sea-Level Rise in	NIWA	This report provides the evidence base for the Sea Level Rise and Coastal Inundation layers. This report considers the impact of on-going sea level rise and the

Wellington City – August 2021.		impacts of co-subsidence along with a 1:100 year inundation event.
Liquefaction susceptibility verification for Wellington City Council 2020	GNS Science	This report shows the areas of Wellington where potentially damaging liquefaction may occur by using publicly available cone penetration tests data.
Wellington City Probabilistic Tsunami Hazard Maps	GNS Science	This report provides probabilistic tsunami inundation hazards maps to inform their review of the District Plan. The probabilistic tsunami inundation maps are for three annual probabilities of exceedance 1:100, 1:500 and 1:1000 years, and calculate the inundation they cause for at two different sea levels, present day Mean High Water Spring (MHWS) and present day MHWS plus 1.0m of Sea Level Rise (SLR).
Johnsonville Newlands Stormwater Catchment Model Build Report	Wellington Water	Contains the modelling assumptions for the Johnsonville and Newlands Stormwater Catchment.
Ngaio Khandallah Stormwater Catchment Model Build Report	Wellington Water	Contains the modelling assumptions for the Ngaio and Khandallah Stormwater Catchment.
Horokiwi Stormwater Catchment Model Build Report	Wellington Water	Contains the modelling assumptions for the Horokiwi Stormwater Catchment.
Owhiro Bay Stormwater Catchment Model Build Report	Wellington Water	Contains the modelling assumptions for the Owhiro Bay Stormwater Catchment.
Khandallah, Rangoon, Cashmere and Ngauranga Stormwater Catchment Model Build Report	Wellington Water	Contains the modelling assumptions for the Khandallah, Rangoon, Cashmere and Ngauranga Stormwater Catchment.
Lyllall Bay Houghton Bay Stormwater Catchment Model Build Report	Wellington Water	Contains the modelling assumptions for the Lyall Bay and Houghton Bay Stormwater Catchment.
Northern CBD Stormwater Catchment Model Build Report	Wellington Water	Contains the modelling assumptions for the Northern CBD Stormwater Catchment.

Southern CBD Stormwater Catchment Model Build Report	Wellington Water	Contains the modelling assumptions for the Southern CBD Stormwater Catchment.
Haitaitai Kilbirnie Stormwater Catchment Model Build Report	Wellington Water	Contains the modelling assumptions for the Haitaitai and Kilbirnie Stormwater Catchment.
Roseneath Stormwater Catchment Model Build Report	Wellington Water	Contains the modelling assumptions for the Roseneath Stormwater Catchment.

### 5.2.1 Analysis of Operative District Plan provisions relevant to this topic

For the purposes of this report, the key provisions in the Operative Wellington City District Plan of relevance to this topic are summarised below.

*Table 16: summary of the Wellington City District Plan Natural Hazard provisions*

Topic	Summary of relevant provisions
Natural Hazards	<p>This topic chapter has an objective that is repeated through all of the zone chapters. This objective seeks to identify natural hazards that are a significant threat to people and property and require the installation of mitigation measures to minimise the risks to health and safety.</p> <p>These objectives are implemented by a framework of five supporting policies that:</p> <ul style="list-style-type: none"> <li>• Requires the identification of natural hazards and the implementation of mitigation measures are taken minimise risks to health and safety;</li> <li>• Ensure structures with vulnerable uses do not occupy the Wellington Fault Overlay;</li> <li>• Ensure that buildings do not exacerbate flood hazards;</li> <li>• Ensure residential development does not cause adverse impacts on natural coastal processes;</li> <li>• Ensure critical facilities are located to avoid, remedy, or mitigate adverse effects;</li> <li>• Ensure that adverse effects of hazards on the natural environment arising from a hazard event are avoided, remedied, or mitigated; and</li> <li>• Require hazardous facilities to be located away from hazard areas.</li> </ul> <p>Rules and standards relating to land use activities and subdivision are co-located in the chapters. Typically, the PDP seeks to control:</p> <ul style="list-style-type: none"> <li>• Limiting the development of residential units within the Wellington Fault and Ohariu Fault Overlays; and</li> </ul>

Topic	Summary of relevant provisions
	<ul style="list-style-type: none"> <li>• Requiring minimum floor levels and the consideration of the flood hazard for buildings within the Tawa and Takapu Flood Hazard Area and the Makara Flood Hazard Area.</li> </ul> <p>During the course of reviewing the operative provisions for the purposes of this report, several potential gaps were identified. These include:</p> <ul style="list-style-type: none"> <li>• The objective does not consider the risks from natural and coastal hazards;</li> <li>• The natural hazards addressed by the District Plan are relatively limited;</li> <li>• There are no coastal hazards addressed by the District Plan;</li> <li>• The nature of the activities addressed by the natural hazard rules are limited to construction of new buildings. It generally does not cover the conversion of buildings within the natural hazard overlays;</li> <li>• The modelling used to inform the natural hazard overlays is now dated; and</li> <li>• The rule framework does not take a risk-based approach to the management of natural hazard risk. Rather it takes an effects based approach, which does not align with s6(h) of the Act or the RPS.</li> </ul>

### 5.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans. All of these plans predate the National Planning Standards.

Table 17: summary of other District Plan provisions

Plan	Local Authority	Description of approach
Proposed Dunedin City District Plan	Dunedin City Council	<ul style="list-style-type: none"> <li>• A risk-based approach is taken where activities are classified based on their sensitivity to the effects of natural hazard events of different likelihoods to produce an assessment of low, moderate or high risk.</li> <li>• Sensitivity of activities is based on the building importance levels defined in the Building Code.</li> <li>• Likelihood estimates are indicatively applied, rather than specifically modelled. Where likelihood is unknown or poorly established, a likelihood of 'moderately likely' is applied.</li> <li>• This approach forms the basis of the policy framework which seeks that the risk from natural hazards (including climate change) is no more than low.</li> <li>• Policies and rules are attached to different overlays (eight overlay zones and two mapped areas (swales and dune systems)).</li> </ul>

Plan	Local Authority	Description of approach
		<ul style="list-style-type: none"> <li>• Activity status becomes more restrictive with increasing risk and sensitivity of proposed activity.</li> <li>• No coastal areas currently identified as being at high or moderate risk from coastal hazards, but this may change based on future assessments. No areas have been identified as being at low risk from land instability in the framework, as for these sites risk is primarily managed via the earthworks provisions and under the Building Act (e.g. foundation design).</li> <li>• While liquefaction is not mapped, Policy 2.2.1.10 requires that in areas identified as having a moderate to high likelihood of susceptibility to liquefaction, changes in zoning (from rural) to permit rural residential or residential activity shall only be allowed where the risks from liquefaction are no more than low, or can be mitigated so that they will be no more than low.</li> </ul>
Christchurch District Plan (2017)	Christchurch City Council	<ul style="list-style-type: none"> <li>• Risk-based approach that considers the various scales of a particular natural hazard event (e.g. different magnitude earthquakes and different intensities and durations of rainfall events) together with the likelihood of that particular event occurring and the effects that it would cause, particularly on people and property.</li> <li>• In areas where risk from natural hazards is considered unacceptable and the risks cannot be practically reduced to acceptable levels, new activities are generally to be avoided. In areas where risk may be able to be mitigated to acceptable levels, Council may require site specific assessment. Where risk is considered to be acceptable and similar to the levels of everyday risks faced, no intervention is required by the District Plan.</li> <li>• Risk is expressed in a number of ways, e.g. the risk to life is the primary concern in areas susceptible to slope instability, whereas in most areas at risk from flooding, the primary concern is the damage to property and the frequency with which this may occur.</li> <li>• Use of Annual Individual Fatality Risk (AIFR) metric in areas of slope instability, which is the probability of a fatality for an individual occupying a specific site in any one year due to slope instability. A life safety risk of <math>\geq 10^{-4}</math> is considered an unacceptable risk to life. Underlying assumptions include:</li> </ul>

Plan	Local Authority	Description of approach
		<ul style="list-style-type: none"> <li>○ The percentage of time that an individual is present on a site;</li> <li>○ The level of seismicity; and</li> <li>○ Whether or not people evacuate after a major seismic event.</li> <li>● Given the uncertainty present in calculations of AIFR, the District Plan allows for risk to be recalculated on a site-specific basis by a suitably qualified person.</li> <li>● In areas of flooding, Annual Exceedance Probability (AEP) is used to describe the likelihood of a flood event of a certain size occurring. Flood risk is primarily managed by specifying minimum floor levels.</li> <li>● In areas where there is likely to be a liquefaction risk to property, no specific measure of risk is applied. The area mapped is based on whether liquefaction is more likely to occur than not. Within that area, liquefaction risk and appropriate mitigation is assessed on a site-specific basis using best practice geotechnical and engineering methods to determine the performance of infrastructure and buildings.</li> </ul>
Auckland Unitary Plan	Auckland Council	<ul style="list-style-type: none"> <li>● The Unitary Plan takes a risk-based approach to address the risks associated with natural hazards. A risk management approach applies to existing development and infrastructure, while a risk reduction (including avoidance where appropriate) approach applies to development of greenfield land. Risk assessment needs to consider both current and future risks, including the effects of climate change, such as sea level rise.</li> <li>● The Plan states that risks from events with low probability but high potential impact (e.g. volcanic activity, tsunamis and earthquakes) cannot be addressed through land use planning and may be better addressed through measures put in place by emergency management groups, including education, warning systems and preparedness.</li> <li>● General policy directive to allow subdivision, use, and development in urban areas provided natural hazard risk is not increased, but it is to be avoided outside of urban areas unless significant adverse effects can be avoided.</li> <li>● Floodplain provisions for urban areas consider the vulnerability of activities intended to be accommodated by new buildings. Provisions require the redevelopment of sites where existing vulnerable</li> </ul>

Plan	Local Authority	Description of approach
		<p>activities are located within the 1% AEP floodplain to minimise the risks from flood hazards, e.g. by locating habitable rooms above flood levels and providing safe evacuation routes from buildings and sites. Less vulnerable activities can be located in the 1% AEP floodplains where the activity can avoid, remedy, or mitigate effects from flood hazards on other properties.</p>
<p>Proposed District Plan - Appeals version 2019</p>	<p>Thames Coromandel District Council</p>	<ul style="list-style-type: none"> <li>• Adopts the risk-based approach developed by GNS Science, that combines the consequence table with likelihood to determine a risk matrix of acceptable, tolerable, and intolerable risk. The risk matrix is taken directly from GNS Science, although the intention is to work with communities to review the risk categories.</li> <li>• There is a specific directive that development should be 'future proofed' to allow retreat and/or relocation of structures and buildings where there is a potential future hazard risk in the next 100 years (Policy 1g).</li> <li>• The natural hazards section applies to all natural hazard risks in the District, not just those identified on the Overlay Planning Maps. For example, while there are map overlays for flooding and coastal erosion, the rules for tsunami inundation do not have corresponding overlays on the planning maps.</li> <li>• Flood mapping is based on modelling of a 1% AEP rainfall event, combined with a spring high tide level, including the effects of a 20% increase in rainfall intensity by 2080 and a 0.5m increase in sea level by 2100.</li> <li>• The Current Coastal Erosion Line (CCEL) is based on existing coastal erosion risk and does not factor in sea level rise or other climate change effects. Site-specific assessment of coastal erosion and coastal inundation risks is recommended for resource consent applications triggered by the CCEL.</li> <li>• A Future Coastal Process Line (FCPL) is also applied in the coastal environment that corresponds to a possible chance of erosion risk in 2100. It factors in the effect of 0.9m of sea level rise relative to 1990, using the Brunn Rule, which is acknowledged to be limited in nature. However, the FCPL is considered to be a buffer area so that future generations retain options to manage coastal erosion risk.</li> <li>• Non-Complying and Prohibited Activity statuses apply to new dwellings in specific coastal areas.</li> </ul>

Plan	Local Authority	Description of approach
		<ul style="list-style-type: none"> <li>• Council also applies conditions to indemnify themselves from liability associated with the failure of any coastal defence structure where dwellings, accessory buildings, and additions are constructed in specific areas identified as at risk from coastal erosion and inundation.</li> </ul>
Kapiti Coast District Plan	Kapiti Coast District Council	<ul style="list-style-type: none"> <li>• Takes a precautionary risk-based approach that avoids new development in areas subject to high risk from hazards if the risk cannot be mitigated, and allowing a greater level of development in areas subject to lower risk from hazards or where the hazard has a low probability or long recurrence interval. The approach takes into account the effects of climate change and considers relocation of existing development subject to hazards worsened by climate change effects.</li> <li>• Flood hazard categories are based on the extent of an estimated 1% AEP flood event.</li> <li>• Fault avoidance areas are identified based on the method proposed in the MfE Active Fault guidelines, that uses Recurrence Interval Class (RIC) and fault complexity.</li> <li>• Tsunami risk is considered best managed by civil defence actions.</li> </ul>
Proposed Porirua City Council District Plan	Porirua City Council	<ul style="list-style-type: none"> <li>• While this plan is still in its draft format and is subject to hearings, it takes the same risk-based approach as what is proposed in the Wellington City District Plan. This includes the same categorisation of less hazard sensitive, potentially hazard sensitive and hazard sensitive activities.</li> <li>• The proposed plan addresses the following hazards: <ul style="list-style-type: none"> <li>○ Fault rupture</li> <li>○ Flooding</li> <li>○ Sea level rise and inundation</li> <li>○ Tsunami.</li> </ul> </li> <li>• The sea level rise and tsunami scenarios used are the same as Wellington City Council.</li> <li>• The flood hazard mapping that has been used is the same as what is proposed for Wellington City Council.</li> <li>• The resource consent categories for the various development forms increase as the risk from the development increases.</li> </ul>

These plans were selected for the below reasons.

- They are recent full plan reviews where the natural hazard provisions have been considered in detail. These plans all take a risk-based approach to the management of natural hazards, albeit all in their own unique way.
- The District Plans all significantly changed how their respective district or city responded to natural hazards from what was present in their first generation plans.
- When considered collectively, these District Plans contain provisions that address the various natural hazards that affect Wellington City.
- With Christchurch City Council, the community had been impacted by significant earthquakes over the last several years and as a result there was a large public and national interest in this full plan review. There are also parallels with the Wellington community in that the Wellington community has been impacted by a number of natural hazard in recent time (including flood events and the Kaikoura Earthquake in 2017. While the impacts of these events were considerably less than what was experienced by Christchurch, these events have raised the public awareness and knowledge base on natural hazards.
- There was a high degree of interest (and in some instances contention) within the plan review process and for some of the District Plans the natural hazard provisions changes considerably through the submission process. Reviewing these plans allowed for a greater understanding of whether there are common community concerns in relation to natural hazard provisions.

A summary of the key findings follows:

- There is no consistent approach to the management of natural hazard risk within the District Plans analysed;
- The most common natural hazards addressed are flood and fault rupture. Coastal hazards are less likely to be addressed in the District Plan (though in the case of Kapiti Coast and Christchurch City this is due to strong challenges by the affected communities to the science informing the maps and provisions. These councils withdrew these coastal hazard provisions through the plan change process and are now working with the impacted communities to develop new provisions);
- Often District Plans take different approaches to natural hazards, so there is often no consistency within District Plans around the rule framework pertaining to natural hazards;
- The greatest community concerns around natural hazard provisions tend to relate to coastal hazards and the science to inform the plan reviews (it is noted that several of the reviews however were notified prior to the MfE guidance on Sea Level Rise being released); and
- The GNS Science non-statutory guidance is used extensively to inform a risk-based approach to natural hazards within District Plans.

### 5.2.3 Advice received from Taranaki Whānui and Ngāti Toa Rangatira

The District Plan Review has included significant engagement with our mana whenua partners - Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira. This has included over 100 hui and wānanga attended by Council officers over the last 12 months. This has provided a much greater understanding of mana whenua values and aspirations as they relate to the PDP.

The PDP elevates the consideration of mana whenua values in resource management processes, including:

- A new Tangata Whenua chapter which provides context and clarity about who mana whenua are and what environmental outcomes they are seeking.
- A new Sites and Areas of Significance to Māori chapter that provides greater protection for sites and areas of significance than the current District Plan.
- Integrating mana whenua values across the remainder of the plan where relevant.

This is consistent with both the City Goal of ‘Partnership with mana whenua’ in the Spatial Plan; and the recently signed Tākai Here (2022), which is the new partnership agreement between the Council and our mana whenua partners, Rūnanga o Toa Rangatira, Taranaki Whānui ki Te Upoko o Te Ika and Te Rūnanganui o Te Āti Awa.

A full copy of the advice received is attached as an addendum to the complete suite of Section 32 reports as Addendum A – Advice received from Taranaki Whānui and Ngāti Toa Rangatira.

The Draft District Plan versions of the Natural Hazard and Coastal Environment chapter were reviewed by mana whenua. This advice received from this review was that Mana whenua supported the general direction of the chapter. There was a desire to cross reference Sites of Significance to Māori, Historic Heritage and Treaty settlement areas. This cross reference was not made as they proposed provisions address a wide variety of activities and would inherently capture new development on Sites of Significance to Māori, Historic Heritage, and Treaty settlement areas.

There was also a comment raised around what sea walls within the Coastal Environment would look like. Under the proposed provisions, sea walls are considered to be hard engineering and require resource consent as a discretionary activity. This activity status would allow for any cultural concerns to be addressed.

### 5.2.4 Consultation undertaken to date

The following is a summary of the primary consultation undertaken in respect of this topic:

*Table 18: summary of the consultation undertaken to date*

Who	What	When	Relevant Issues Raised
General Public	Feedback on discussion documents	Draft Spatial Plan consultation from August 2020 to October 2020	<ul style="list-style-type: none"> <li>• The Draft Spatial Plan process was the pre-cursor to the Draft District Plan process.</li> <li>• Consultation on the Draft Spatial Plan addressed natural hazards and climate change as core themes for discussion.</li> </ul>

Councillors	Draft Plan workshops	Late 2020 to Mid 2022	<ul style="list-style-type: none"> <li>• There have been regular workshops with Councillors throughout the course of preparing the Draft and Proposed District Plans. These workshops covered a wide range of topics and allowed Councillors to provide feedback on key policy directions and to input into the development of the Draft and Proposed District Plans.</li> <li>• On 17 August 2021 there was a specific Councillor Working Group on the topic of Natural Hazards. At this workshop the new hazards mapping was shown to Councillors, and the new risk based approach to managing hazards was explained to Councillors. There was overall support from Councillors for the new mapping and approach to managing natural hazards in the Proposed District Plan.</li> </ul>
Feedback on Draft Plan	Feedback on Draft Plan, through submissions and targeted discussions	November 2021	<ul style="list-style-type: none"> <li>• Allowances need to be made for development within the Central Commercial Zone.</li> <li>• Clarity of the provisions and how they applied.</li> <li>• Inconsistency in approaches between natural hazards and coastal hazards.</li> </ul>
Wellington Water	Feedback on the proposed flood hazard provisions	April 2022	<ul style="list-style-type: none"> <li>• Technical changes to the chapter to better address flood hazards.</li> </ul>

A summary of specific feedback on natural and coastal hazards was received during consultation on the Draft District Plan and is contained in Appendix 1, including how it has been responded to in the Proposed District Plan. Additional detail concerning the wider consultation undertaken in preparing the PDP is contained in the companion Section 32 Evaluation Overview Report.

In summary, the key findings arising from the consultation undertaken on this topic are:

- There is general support for the inclusion of the natural and coastal hazards;
- There needs to be a recognition of the Central Commercial Zone, Airport, Railway, and the Port within the provisions to ensure natural hazard and coastal hazard rules do not prevent these areas from being developed; and
- Most concerns raised by infrastructure providers relate to the impact of the proposed provisions on their operation and potential for future expansion.

### 5.3 Summary of Relevant Resource Management Issues

Based on the research, analysis, and consultation outlined above the following issues have been identified:

Table 194: issues identification and summary

Issue	Comment	Response
<p>Issue 1: There are significant risks from a wide variety of natural hazards on existing individuals, communities, businesses, property, and infrastructure.</p>	<ul style="list-style-type: none"> <li>• There are a variety of natural hazard risks in Wellington, being tsunami, liquefaction, sea level rise, coastal erosion, flooding, and fault rupture.</li> <li>• Historically, the majority of these hazards have been poorly understood and have not been mapped to determine the impact of these hazards on the community. Mapping shows that there is varying susceptibility to natural hazards within the community, with some areas being located within high hazard areas through to other areas being in either low or no hazard areas.</li> <li>• The community has experienced impacts from previous natural hazard events, including flooding, coastal inundation, and ground shaking from earthquakes.</li> <li>• If further development is undertaken in areas susceptible to natural hazards then people and property could be exposed to greater risk.</li> <li>• Council has a responsibility to address all significant natural hazard risks to people and property (s6 of the RMA, NZCPS, RPS, and Regional Hazard Management Strategy).</li> <li>• Previous regulatory approaches have been limited to seismic and flooding hazards.</li> <li>• Climate change will make some hazards worse in frequency and intensity e.g. flooding.</li> </ul>	<ul style="list-style-type: none"> <li>• Mapping the extent of the following natural hazards:               <ul style="list-style-type: none"> <li>○ Flooding</li> <li>○ Fault rupture</li> <li>○ Tsunami</li> <li>○ Liquefaction</li> <li>○ Sea level rise.</li> </ul> </li> </ul> <p>Introducing a range of natural hazard and coastal hazard objectives, policies, and rules that respond to the risk of different development forms within the identified natural hazard extents.</p>
<p>Issue 2: Growth in the district needs to recognise and</p>	<ul style="list-style-type: none"> <li>• Pressure for future growth areas may conflict with areas at risk from natural hazards.</li> </ul>	<ul style="list-style-type: none"> <li>• Mapping the extent of the following natural hazards:               <ul style="list-style-type: none"> <li>○ Flooding</li> </ul> </li> </ul>

Issue	Comment	Response
<p>respond to the natural hazard risk.</p>	<ul style="list-style-type: none"> <li>• Growth should not place people, property, and infrastructure in areas that have an unacceptable natural hazard risk.</li> <li>• Historically infrastructure may have been placed in locations with unacceptable natural hazard risk and/or not been designed to take into account the risk.</li> <li>• Growth needs to take into account the natural hazard risk and be designed to appropriately mitigate or avoid the hazard risk.</li> <li>• Infill development in established areas may be increasing the natural hazard risk to people and property, especially through flooding and coastal inundation.</li> <li>• Hard engineering mitigation may increase residual risk and shift the impact to adjacent areas.</li> <li>• Infrastructure supporting growth areas should not be located in areas at high risk from natural hazards and/or should be designed to take into account the relevant natural hazard risks.</li> </ul>	<ul style="list-style-type: none"> <li>○ Fault rupture</li> <li>○ Tsunami</li> <li>○ Liquefaction</li> <li>○ Sea level rise.</li> <li>• Introducing a range of natural hazard and coastal hazard objectives, policies, and rules that respond to the risk of different development forms within the identified natural hazard extents.</li> </ul>
<p>Issue 3: The consequences from coastal hazards are increasing with time due to climate change and sea level rise, and areas of the city are increasingly at risk from these coastal hazards.</p>	<ul style="list-style-type: none"> <li>• Existing properties are at risk from coastal hazards.</li> <li>• New development is being undertaken in areas that are at risk from coastal hazards.</li> <li>• Some natural hazards (flooding and sea level rise) are increasing with time due to climate change.</li> <li>• The risk from coastal hazards around coastlines varies. The more exposed coasts are at greater risk from sea level rise.</li> <li>• Several communities rely on existing hard engineering mitigation structures to reduce the effects from coastal hazards</li> </ul>	<ul style="list-style-type: none"> <li>• Mapping the extent of the following coastal hazards: <ul style="list-style-type: none"> <li>○ Tsunami</li> <li>○ Sea level rise.</li> </ul> </li> <li>• Introducing a range of coastal hazard objectives, policies, and rules that respond to the risk of different development forms within the identified coastal hazard extents.</li> <li>• Introducing objectives, policies and rules that encourage green infrastructure solutions for the management of coastal hazard risk.</li> <li>• Introducing objectives, policies, and rules that discourage hard</li> </ul>

Issue	Comment	Response
	<p>(for example the seawall at Island Bay).</p> <ul style="list-style-type: none"> <li>• Coastal areas are desired living environments. However, it is not always appropriate or safe for all coastal areas to be developed.</li> <li>• Many of the natural buffer systems are degraded or lost. The ones that still exist are being reduced through natural processes.</li> <li>• Hard engineering mitigation (especially coastal margin) may increase residual risk and shift the impact to adjacent areas.</li> </ul>	<p>engineering solutions to manage coastal hazard risk.</p> <ul style="list-style-type: none"> <li>• Introducing objectives, policies, and rules that encourage the retention of natural systems and buffers.</li> </ul>
<p>Issue 4: Earthworks can increase the risk from natural hazards</p>	<ul style="list-style-type: none"> <li>• Unmanaged earthworks can have adverse effects on health and safety and natural hazards.</li> <li>• On steeper sites, unmanaged earthworks can undermine the stability of a slope or increase existing slope instabilities.</li> <li>• If located within a flood hazard area, unmanaged earthworks can increase the flooding risk.</li> <li>• Earthworks can be used as a natural hazards mitigation measure (stopbanks) and as such need to be enabled in some areas, while managed or avoided in others</li> </ul>	<ul style="list-style-type: none"> <li>• Having objectives, policies and rules for earthworks that allow for a reasonable amount of works to occur, without increasing the natural hazard risk in the local area.</li> <li>• When resource consent is triggered for earthworks, have the impacts on the stability of the local environment as one of the matters of discretion.</li> <li>• Enable hazard mitigation works undertaken by statutory authorities.</li> </ul>
<p>Issue 5: Nationally significant infrastructure and the City Centre Zone are located within areas identified to be at risk from natural hazards</p>	<ul style="list-style-type: none"> <li>• The airport, railway yards, and the ferry terminals are located in high hazard areas. These are nationally significant pieces of infrastructure and are not able to be relocated from their existing positions. This infrastructure has significant economic, social, and cultural benefits and as such their continued operation and expansion need to be provided for.</li> <li>• Portions of the City Centre Zone are also located in a high hazard</li> </ul>	<ul style="list-style-type: none"> <li>• Introduce objectives, policies, and rules that allow for airport, railway yards, and the ferry terminals to continue to operate and to undertake expansion providing the natural hazard risk is mitigated.</li> <li>• Introduce objectives, policies, and rules specific for the Central Business District that allow for new buildings providing the natural hazard risk is mitigated.</li> </ul>

Issue	Comment	Response
	<p>area. The City Centre Zone also cannot be relocated, and it has significant economic, social and cultural benefits that need to continue to be provided for.</p> <ul style="list-style-type: none"> <li>• However, there still needs to be some consideration of the natural hazard risk to ensure that developments incorporate measures to reduce the risk to life and property.</li> </ul>	

## 6.0 Evaluation of the Proposal

This section of the report evaluates the objectives of the proposal to determine whether they are the most appropriate means to achieve the purpose of the RMA, as well as the associated policies, rules, and standards relative to these objectives. It also assesses the level of detail required for the purposes of this evaluation, including the nature and extent to which the benefits and costs of the proposal have been quantified.

### 6.1 Scale and Significance

Section 32(1)(c) of the RMA requires that this report contain a level of detail that corresponds with the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

The level of detail undertaken for this evaluation has been determined by assessing the scale and significance of the environmental, economic, social, and cultural effects anticipated through introducing and implementing the proposed provisions (i.e. objectives, policies, and rules) relative to a series of key criteria.

Based on this, the scale and significance of anticipated effects associated with this proposal are identified below:

*Table 20: scale and significance of anticipated effects associated with this proposal*

Criteria	Scale/Significance			Comment
	Low	Medium	High	
Basis for change			✓	<ul style="list-style-type: none"> <li>• Council is undertaking a full review of the District Plan to meet its statutory requirements and to ensure the plan is addressing resource management issues appropriately. This includes the appropriate implementation of current National Policy</li> </ul>

<b>Criteria</b>	<b>Scale/Significance</b>			<b>Comment</b>
	<b>Low</b>	<b>Medium</b>	<b>High</b>	
				<p>Statements and the National Planning Standards gazetted in April 2019. Additionally, it needs to implement s6(h) of the RMA, the NZCPS, the Regional Policy Statement, and have regard to Council plans and strategies.</p> <ul style="list-style-type: none"> <li>• Overall, the current approach does not give effect to s 6(h) of the Act, NZCPS, and RPS, nor does it meet the Council's functions under s31(1)(a) of the Act.</li> </ul>
Addresses a resource management issue			✓	<p>The management of Significant Natural Hazard risk, (s6(h)) is a matter of national importance under the RMA and is also a requirement of the NZCPS and the RPS. Historically, the Council has not taken a risk-based approach to the management of natural hazard and development has occurred in areas that are at risk from a range of natural hazards. The current approach in the District Plan is not giving effect to s6(h) of the Act or the NZCPS or RPS.</p>
Degree of shift from the status quo			✓	<p>The existing District Plan provisions are inadequate to meet Council's statutory obligations. Further, they only cover a very limited range of natural hazards, over a limited geographic extent, and with limited direction or control.</p> <p>The proposed natural and coastal hazard provisions take a more holistic approach to the consideration of natural hazard risk and address the main hazards that Wellington City experiences, in order to give effect to higher order direction. The proposed provisions are intended to provide a clearer direction around the</p>

<b>Criteria</b>	<b>Scale/Significance</b>			<b>Comment</b>
	<b>Low</b>	<b>Medium</b>	<b>High</b>	
				management of future natural hazard risk, particularly in terms of ensuring that future development does not significantly increase the risk, when compared to the existing situation.
Who and how many will be affected/geographical scale of effect/s			✓	<ul style="list-style-type: none"> <li>• The proposed Natural Hazard and Coastal Hazard Overlays affect a significant number of properties within Wellington City and as such the proposed provisions (which relate to the overlays) will also affect a number of properties. For many properties within the proposed overlays, it will be the first time that development has to take into account and respond to natural hazard risks. This will be controversial as the timeframes and intervals for natural hazards can be large and many of the property owners and occupiers may not have experienced the impact of the natural hazard(s) and therefore do not agree with the need to control development in respect of the natural hazard(s).</li> <li>• During community consultation, some members of the community consider that mapping the natural or coastal hazards may have an impact on property values or the ability to obtain insurance and therefore these provisions should not be mapped by the Council.</li> <li>• If the proposed provisions are not appropriately targeted, there is the potential for significant economic and social implications. These include: <ul style="list-style-type: none"> <li>○ Inappropriate development in natural hazards areas</li> </ul> </li> </ul>

Criteria	Scale/Significance			Comment
	Low	Medium	High	
				<p>may result in the need for public funded (local government) infrastructure to mitigate the natural hazard risk. This can have cost implications in terms of rate increases and taking funding away from other projects; and</p> <ul style="list-style-type: none"> <li>○ The insurance market in New Zealand has been changing since the Canterbury Earthquake sequence, with many insurers moving to a risk-based insurance scheme. It is feasible that inappropriate development in natural hazard zones may not be able to obtain insurance. This has implications ranging from being able to obtain bank funding to purchase a property (banks generally require insurance for mortgages) through to significant effects on personal financial position if the development is damaged or destroyed by a natural hazard.</li> <li>● It is for the aforementioned reason that the proposed provisions scores highly in relation to this factor.</li> </ul>
Degree of impact on or interest from iwi/ Māori			✓	<p>The proposed natural hazard and coastal hazard provisions have the potential to impact iwi and Māori in a number of ways including:</p> <ul style="list-style-type: none"> <li>● Limiting the development rights on land owned or occupied by iwi;</li> <li>● Many of the natural hazard and coastal hazard provisions are</li> </ul>

<b>Criteria</b>	<b>Scale/Significance</b>			<b>Comment</b>
	<b>Low</b>	<b>Medium</b>	<b>High</b>	
				<p>new and therefore the impacts on iwi and Māori will be greater than the existing District Plan;</p> <ul style="list-style-type: none"> <li>• Sites of significance to iwi and Māori could be adversely impacted over time from natural and coastal hazards, particularly those influenced by climate change. As such, there is the potential for these sites to be damaged or lost over time; and</li> <li>• Some local iwi members may live in areas at risk from natural and coastal hazards. In many instances the residential units they may occupy may not have been designed to reduce the impacts from natural or coastal hazards. The PDP introduces a framework to reduce the impacts over time through the requirement to include mitigation measures into future developments. This will have resulting social, economic, and cultural benefits for future occupants (including iwi) over time.</li> </ul>
Timing and duration of effect/s			✓	The effects of the topic provisions will be ongoing from the time any of its provisions become operative.
Type of effect/s			✓	<p>The proposed natural and coastal hazard provisions introduce a range of effects including:</p> <ul style="list-style-type: none"> <li>• Some properties will have a lost opportunity cost as a result of not being able to be developed further than what the existing situation is, due to the natural hazards that affect the site;</li> </ul>

<b>Criteria</b>	<b>Scale/Significance</b>			<b>Comment</b>
	<b>Low</b>	<b>Medium</b>	<b>High</b>	
				<ul style="list-style-type: none"> <li>• There will be increased costs for some developments as a result of needing to introduce mitigation to reduce the impacts from natural hazards;</li> <li>• The provisions may have a secondary effect of pushing development towards those properties not located in a natural hazard or coastal hazard overlay due to the more enabling framework within these areas. This has indirect flow on effects in terms of changes in character, amenity and infrastructure demand in the non-hazard overlay areas; and</li> <li>• The nature of the above effects are largely unavoidable due to the need to respond to s 6(h) of the RMA.</li> </ul>
Degree of risk and uncertainty			✓	<p>Whilst the provisions have been set up to provide certainty through a well-understood approach, there remains a degree of risk arising from:</p> <ul style="list-style-type: none"> <li>• Community reaction to the provisions;</li> <li>• Challenges to the scientific assumptions associated with the mapping of the natural hazard and coastal hazard overlays;</li> <li>• The future role and changes that will arise from economic factors outside of the District Plan, such as a natural hazard event or changing insurance markets which may override or introduce new approaches to the management of natural hazard risk beyond those</li> </ul>

<b>Criteria</b>	<b>Scale/Significance</b>			<b>Comment</b>
	<b>Low</b>	<b>Medium</b>	<b>High</b>	
				<p>identified in the District Plan; and</p> <ul style="list-style-type: none"> <li>The above have been offset to an extent by the Council's extensive community engagement during plan preparation and the development of the Natural Hazard and Coastal Hazard Overlays.</li> </ul>

The overall scale and significance of this proposal has been assessed as being **very high**. This means that this evaluation report needs to contain a very high level of detail and analysis including:

- A detailed planning analysis of zone extent and provisions, including multi-criteria analysis;
- A robust and detailed evidence base, including reference to relevant technical reports, studies, independent assessments, and peer reviews as required;
- Consideration of and response to legal comments; and
- Evidence of a high level of community and landowner engagement and detailed consideration of feedback.

## 6.2 Quantification of Benefits and Costs

Section 32(2)(b) requires that, where practicable, the benefits and costs of a proposal are to be quantified. Table 21 below provides some quantification of the costs associated with the proposed provisions.

The assessment in Section 6.1 (scale and significance of the proposed provisions) highlights the change will be at the higher end of the scale. However, it is considered not practicable to undertake specific quantification of the benefits and costs for the purposes of this report for the following reasons:

- The proposed provisions have been guided by higher order direction and therefore Council has to manage the risk with developing in areas susceptible to natural hazards;
- The NZCPS outlines the coastal hazards that Council needs to consider and therefore hazards such as tsunami and sea level rise need to be included within the District Plan;
- While the provisions will impose restrictions on development potential within the high hazard areas, these areas are limited and largely include land which has little future development potential (either due to the existing development form on the property or due to the areas of land within the high hazard areas representing the more challenging areas of land that naturally limit development potential and in turn reduces the potential cost).

- In the medium and low hazard areas, the development potential of the properties is less constrained and focus on the mitigation measures required to address the resulting risks becomes the focus of the proposed plan. As such, while the proposed provisions will represent a cost to development, these costs are generally not significant when compared to the price of redevelopment (for example raising floor levels for flood hazards does not add a significant cost to development). However, the different hazards will require differing mitigation measures (and some hazards have numerous mitigation measures available). As such, quantifying the costs are difficult.

Table 21: evaluation of provisions to achieve NH-O2 and CE-O4

<b>Natural Hazards</b>				
<b>PDP Approach</b>	<b>Qualitative assessment of costs and benefits</b>	<b>Quantifiable</b>	<b>Summary</b>	<b>Rating</b>
<b>Reduction of risk to people and property through introducing natural hazards provisions</b>	<p>The natural hazards provisions and overlays introduce a comprehensive, evidence based framework that aims to avoid, remedy, and mitigate the risk of natural hazards to people and property. A risk-based approach has been adopted to determine the appropriate provisions to be applied to activities that are faced with differing degrees of hazard risk.</p> <p>As these provisions apply to large numbers of private properties and affect the extent to which properties can be developed (depending on location and hazard sensitivity), there is a potential opportunity cost to many property owners. This is offset however by the reduction of risk to people and property by the provisions, for example the inability of hazard sensitive activities such as new houses to be located in high hazard areas.</p> <p>The insurance market within New Zealand is changing and there is a more to risk-based</p>	No for the reasons detailed above	The opportunity cost to property owners of being limited in the extent to which they can develop their property is offset by the reduction of risk to people and property. It is unlikely in any case that hazard sensitive activities in high hazard areas will receive financial support, and investment is therefore further disincentivised.	Benefits outweigh the costs

	<p>insurance. This means that properties that are susceptible to natural hazard risk pay either higher premiums or in certain instances, may not be able to obtain insurance. This has significant market implications as if a person is unable to obtain insurance, then banks often will not provide a mortgage for the site. The proposed provisions seeks to ensure that development does not occur in high hazard areas, and that mitigation measures are incorporated into developments to address the risks with development in low and medium hazard areas. Requiring these outcomes will help ensure positive economic outcomes by ensuring that development that is allowed by the Council will be supported by market conditions. However, due to commercial sensitivities obtaining insurance information around rates of insurance cannot be obtained and therefore these benefits cannot be quantified.</p>			
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## 7.0 Overview of Proposal/s

The proposed provisions are set out in the ePlan. These provisions should be referred to in conjunction with this evaluation report.

In summary, the proposed approach consists of three steps, culminating in the proposed provisions.

### Step 1

The identification and classification of activities are based on their sensitivity to natural hazards with respect to the potential risk to life, vulnerability of the activity to natural hazard, and potential damage to buildings and structures used for that activity. This step used the Building

Importance Category under the Building Code as a starting point to determine whether an activity was a:

- Hazard Sensitive Activity
- Potentially Hazard Sensitive Activity
- Less Hazard Sensitive Activity.

The Building Importance Category recognises that buildings that contain certain activities need to be constructed to a higher standard. Using the Building Importance Categories, those activities that need to be constructed to a high standard (for example emergency facilities etc) were considered to be sensitive activities, whereas buildings that can be constructed to a lower standard (for example accessory buildings) were considered to be less hazard sensitive activities. This approach is based upon the Ministry for the Environment’s planning guidance for development of land on or close to active faults (Kerr et al., 2003). A planning lens was then applied to the categorisation of activities to ensure that they aligned with the non-statutory guidance that applies to natural hazards and to ensure that no perverse outcomes would be achieved in terms of risk to life, vulnerability of the activity, and property. An example of this is residential units which have been elevated to hazard sensitive activities due to the potential risk to life and property from this activity form being established in hazard overlays. The proposed categorisation of activities in terms of their sensitivity is set out in the Table below.

*Table 22: proposed hazard sensitivity classification of land use activities*

<b>Hazard provisions sensitivity classification</b>	<b>Land Use Activities</b>
Hazard Sensitive Activities	<ul style="list-style-type: none"> <li>• Assisted housing</li> <li>• Childcare Services</li> <li>• Community Corrections Activity</li> <li>• Community Facility</li> <li>• Educational Facility</li> <li>• Emergency Service Facilities</li> <li>• Healthcare Activity</li> <li>• Home Business</li> <li>• Hospital Activities</li> <li>• Marae Activity</li> <li>• Multi-unit housing</li> <li>• Papakainga housing</li> <li>• Places of Worship</li> <li>• Residential Units and Minor Residential Units</li> <li>• Retirement Village</li> </ul>

	<ul style="list-style-type: none"> <li>• Student accommodation</li> <li>• Tertiary Education Facility; or</li> <li>• Visitor Accommodation</li> </ul>
Potentially Hazard Sensitive Activities	<ul style="list-style-type: none"> <li>• Arts, culture and entertainment activities.</li> <li>• Buildings associated with primary production</li> <li>• Commercial Activity</li> <li>• Commercial Service Activity</li> <li>• Community Corrections Activity.</li> <li>• Conference facilities</li> <li>• Entertainment Facility</li> <li>• Food and Beverage Activity</li> <li>• Heavy Industrial Activity</li> <li>• Industrial Activities</li> <li>• Integrated Retail Activity</li> <li>• Large Format Retail Activity</li> <li>• Light Industrial Activity</li> <li>• Major Sports Facility</li> <li>• Offices</li> <li>• Quarries</li> <li>• Retail Activities</li> <li>• Retirement Village</li> <li>• Rural Industrial Activities</li> <li>• Service Stations</li> <li>• Stadium Activity</li> </ul>
Less Hazard Sensitive Activity	<p>Any building that contains any activity not identified as a Hazard Sensitive Activity or Potentially Hazard Sensitive Activity, and includes:</p> <ul style="list-style-type: none"> <li>• Accessory buildings used for non-habitable purposes</li> <li>• Buildings associated with temporary activities</li> <li>• Marina facilities, including buildings (above MHWS)</li> <li>• Parks Facilities</li> <li>• Parks Furniture</li> <li>• Structures that are non-habitable and are not used as places of employment.</li> </ul>

The sensitivity table allows for the consideration in the change in risk as a result of differing activities establishing themselves within a hazard area. This means that if a new sensitive activity relocates into an existing building with an identified natural hazard overlay, then the potential risk to that activity from being present in the hazard area would need to be considered.

## Step 2

The second step mapped and ranked the hazard return periods to determine where they represented a low, medium, or high hazard. The differing hazard areas are identified in the tables below:

*Table 235: natural hazard ranking for Wellington City Council*

Natural Hazard Overlay	Respective Hazard Ranking
Flood Hazard – Stream Corridor	High
Wellington Fault Overlay and the Ohariu Fault Overlay	
Liquefaction Hazard Overlay	
Flood Hazard – Overland Path	Medium
Flood Hazard – Inundation	Low
Terawhiti Fault Hazard Overlay	
Sheppards Gully Fault Hazard Overlay	

*Table 246: coastal hazard ranking for Wellington City Council*

Coastal Hazard Overlay	Respective Hazard Ranking
Tsunami – 1:100 year scenario inundation extent	High
Existing Coastal Inundation Extent with a 1:100 year storm	
Tsunami – 1:500 year scenario inundation extent	Medium
Coastal Inundation Extent – with 1.49m Sea Level Rise Scenario and 1:100 year storm	
Tsunami 1:1000 year scenario inundation extent	Low

These hazard rankings have been informed by a range of documentation including:

- Non-Statutory Guidance (for example MfE guidance of Planning for development of land on or close to active faults);
- Expert advice (for example flood engineers, coastal hazard specialists) have provided advice around the differing flood hazard categories, the similar applies to sea level rise; and
- Higher order documentation (for example the NZCPS identifies properties at risk from coastal hazards with a 1:100 return period are considered to be high hazard areas).

### Step 3

The rule matrix combines the sensitivity of the activity with the hazard ranking, with an increasing activity status (as the sensitivity of the activity and the potential severity of the hazard increases). The activity status proposed is outlined in Table 25. It should be noted that this is a generalised table and that some hazards depart from this generalised approach due to hazard-specific reasons.

*Table 257: activity status for different sensitivity activities across the hazard zones*

	Hazard Ranking		
	High	Medium	Low
<b>Hazard Sensitive Activity</b>			
<b>Potentially Hazard Sensitive Activity</b>			
<b>Less Hazard Sensitive Activity</b>			

### Key

Colour	Activity Status
	Permitted
	Controlled
	Restricted Discretionary
	Discretionary
	Non-Complying

The proposed objectives, policies, and rules seek to ensure the below outcomes are achieved.

- Avoid development for Hazard Sensitive Activities in the High Hazard Area (Non-Complying Activity). To be able to get through the gateway tests, an applicant would need to demonstrate that the risk to life and property (including to neighbouring properties) from the natural hazard is low. There may be site specific reasons or specific design reasons which may make it appropriate for a Hazard Sensitive Activity in the High

Hazard Area. However, it is expected that this would be the exception as opposed to the norm.

- Discourage development for Hazard Sensitive Activities in the Medium Hazard Area and Potentially Hazard Sensitive Activities in the High Hazard Area unless appropriate mitigation measures are incorporated into the proposal (Discretionary Activity). Within a resource consent process, an applicant would need to demonstrate that the risk to life and property (including to neighbouring properties) from the natural hazard is low. There would be more instances as to where this could be acceptable due to the mitigation measures proposed, hence allowing for this to proceed through a Discretionary Activity pathway as opposed to Restricted Discretionary Activity pathway.
- Generally, allow, subject to mitigation measures, Hazard Sensitive Activities in the Low Hazard Area and Potentially Hazard Sensitive Activities in the Medium Hazard Area (restricted Discretionary Activity). The matters of discretion are largely limited to making sure that the applicant implements mitigation measures to address the risk to life and property from the natural hazard. This could include mitigation measures that would not be acceptable if these activities were attempted to be established in the higher hazard areas such as minimum floor levels, green infrastructure solutions, relocatable dwellings etc.
- Allow for Less Hazard Sensitive Activities in all Hazard Areas (Low, Medium and High) and Potentially Hazard Sensitive Activities in the Low Hazard Area (Permitted or Controlled Activity).

Small scale additions to buildings for Hazard Sensitive Activities and Potentially Hazard Sensitive Activities are provided for in all Hazard Areas, subject to mitigation measures to reduce the potential damage, and the risk to life and surrounding properties is low and will not be increased by the proposal.

With liquefaction, it is acknowledged that this is a high hazard. However, this hazard is largely addressed through the Building Code. To prevent a duplication of the consideration of this hazard, the PDP largely does not introduce objectives, policies, or rules to address the risk associated with this hazard. The exception to this relates to emergency facilities. The reason for this is because emergency facilities require functioning access routes to ensure that can operate after a large earthquake. Given liquefaction can damage access routes, it is considered prudent that some consideration of the appropriateness of emergency facilities within the mapped Liquefaction Hazard Overlay through a land use process is undertaken.

The subdivision process takes a similar approach as the land use. With subdivisions, the activity status is determined by the location of the building platform. If the building platform is located in a Natural Hazard or Coastal Hazard Overlay, then the natural hazard or coastal hazard provisions are triggered. The activity status of the subdivisions is determined by the following factors:

- The intended activity on the building platform as provided for by the resource consent application or, if no activity is proposed as part of the application, by the role and function of the zone; and
- The hazard area that the building platform is located within.

The activity status for the subdivision relative to the sensitivity of the activity is the same as what is outlined above for land use applications.

## **Infrastructure**

The Infrastructure Chapter contains the natural hazard provisions that relate to infrastructure. The proposed provisions are generally enabling of infrastructure within the Natural Hazard Overlays. The proposed approach to infrastructure and natural hazards is as follows:

NH-O1 and CE-O1 – Provides the direction that is sought in relation to infrastructure in the various overlays. For natural hazards, this is ensuring that infrastructure does not increase the risk to people property and other infrastructure from constructing the infrastructure within the Natural Hazard or Coastal Hazard Overlay.

INF-P55 – This is the key policy that relates to infrastructure within the Natural Hazard and Coastal Hazard Overlays. This policy provides the direction towards only allowing for infrastructure within the Natural Hazard and Coastal Hazard Overlays when the following outcomes are achieved:

- Does not increase the risk from the natural hazard to people, neighbouring property, or other infrastructure; and
- Has a functional need or operational need that means the infrastructure's location cannot be avoided and there are no reasonable alternatives.

The proposed rules that support the objective and policy are as follows:

Allow for new underground infrastructure in the Natural and Coastal Hazard Overlays, providing:

- The underground infrastructure does not result in a permanent change in the ground level within the Inundation or Overland Flowpath Areas or Stream Corridors of the Flood Hazard Extent; or
- The underground infrastructure is not located within the High Hazard Area of the Coastal Hazard Overlays; or
- If the underground infrastructure is located within the High Hazard Area of the Coastal Hazard Overlay, it is also within the City Centre Zone.

Where the underground infrastructure is unable to meet the above Permitted Activity conditions, a resource consent would be required as a Restricted Discretionary Activity. The matters of discretion would be the same as those outlined in INF - P55.

Allow for temporary infrastructure in the Natural and Coastal Hazard Overlays, providing:

- The temporary infrastructure is not located within the Overland Flowpath or Stream Corridor Areas of the Flood Hazard Overlay or the High Hazard Area of the Coastal Hazard Overlays;

Where the temporary infrastructure is unable to meet the above Permitted Activity conditions, a resource consent would be required as a Restricted Discretionary Activity. The matters of discretion would be the same as those outlined in INF - P55.

Allow for new and above ground infrastructure in the following Natural Hazard and Coastal Hazard Overlays:

- the Inundation Area of the Flood Hazard Extent;
- The Low and Medium Hazard Areas of the Coastal Hazard Overlays;

- The Sheppards Gully Fault Overlay, Ohariu Fault Overlay or the Terawhiti Fault Overlay;
- The Liquefaction Overlay; or
- The High Hazard Area of the Coastal Hazard Overlay that is also within the City Centre Zone.

Where the above ground infrastructure is within an

- Overland Flowpath Area of the Flood Hazard Extent;
- The Wellington Fault Overlay;
- Stream Corridor of the Flood Hazard Extent; or
- High Hazard Area of the Coastal Hazard Overlay (outside of the City Centre Zone).

Resource consent would be required as a Restricted Discretionary Activity. The matters of discretion would be the same as those outlined in INF - P55.

As with the rule framework, there has been a carve out for infrastructure within the City Centre Zone. This is in recognition that there is significant investment of infrastructure in this zone, and there will be continued infrastructure investment due to population growth within this zone. It is also likely that due to the level of investment in this zone, and the social, economic, and cultural importance of this City Centre, investment will be made to reduce the impact of sea level rise. As such, it is considered to be prudent to not place barriers to infrastructure investment as this may assist with reducing the impacts of sea level rise and climate change.

### **Earthworks**

For the most part, the earthworks provisions that apply city-wide, or to Infrastructure, also apply within the Natural Hazard and Coastal Hazard Overlays. One exception is that provision is made within the earthworks chapter for statutory authorities to undertake earthworks associated with the following:

- Natural hazard mitigation works
- Community scale natural hazard mitigation structures
- Green infrastructure natural hazard mitigation works.

Earthworks associated with these activities, and that are undertaken by statutory authorities, are enabled and do not have a maximum volume limit which triggers resource consent. This is in recognition that these works have significant public benefit as they reduce the risk from natural hazards to people and property. However, these works are only limited to statutory authorities to prevent the proliferation and spread of private hazard mitigation works, that have no long term maintenance plan, or are not part of a planned approach to addressing the natural hazard.

The other exception applies to earthworks within the Stream Corridor and the Overland Flowpaths. Within these two areas, earthworks have the potential to impact the flood hazard through the diversion of flood waters. Stream Corridors and Overland Flowpaths are important for the conveyancing of floodwater and undertaking earthworks within these areas has the potential to divert flood flows onto neighbouring properties, thereby increasing their risk. It is therefore important that earthworks are controlled within the Stream Corridors and Overland

Flowpaths to ensure their ability to convey flood waters is not impacted and the risk to surround properties is not increased as a result of their undertaking.

## 7.1 Definitions

The following definitions are included in the proposed plan:

Table 268: definitions used

Term	Definition	Purpose
<b>Green Infrastructure</b>	<p>means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to:</p> <ul style="list-style-type: none"> <li>a) provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and</li> <li>b) provide services to people and communities, such as stormwater or flood management or climate change adaptation.</li> </ul>	<p>Support the hazard mitigation objectives, policies, and rules. This is a National Planning Standard definition.</p>
<b>Hazard Sensitive Activities</b>	<p>Any building that contains one or more of the following activities</p> <ul style="list-style-type: none"> <li>a) Assisted housing</li> <li>b) Childcare Services</li> <li>c) Community Corrections Activity</li> <li>d) Community Facility</li> <li>e) Educational Facility</li> <li>f) Emergency Service Facilities</li> <li>g) Healthcare Activity</li> <li>h) Home Business</li> <li>i) Hospital Activities</li> <li>j) Marae Activity</li> <li>k) Multi-unit housing</li> <li>l) Papakainga housing</li> </ul>	<p>Supports the proposed objectives, policies, and rules in the subdivision, natural hazard and coastal environment chapters by providing a definition to Hazard Sensitive Activities.</p>

Term	Definition	Purpose
	<ul style="list-style-type: none"> <li>m) Places of Worship</li> <li>n) Residential Units and Minor Residential Units</li> <li>o) Retirement Village</li> <li>p) Student accommodation</li> <li>q) Tertiary Education Facility; or</li> <li>r) Visitor Accommodation</li> </ul>	
<b>Less Hazard Sensitive Activities</b>	<p>Any building that contains any activity not identified as a Hazard Sensitive Activity or Potentially Hazard Sensitive Activity, and includes:</p> <ul style="list-style-type: none"> <li>a) Accessory buildings used for non-habitable purposes</li> <li>b) Buildings associated with temporary activities</li> <li>c) Marina facilities, including buildings (above MHWS)</li> <li>d) Parks Facilities</li> <li>e) Parks Furniture</li> <li>f) Structures that are non-habitable and are not used as places of employment.</li> </ul>	<p>Supports the proposed objectives, policies, and rules in the subdivision, natural hazard, and coastal environment chapters by providing a definition to Less Hazard Sensitive Activities.</p>
<b>Potentially-Hazard Sensitive Activities</b>	<p>Any building that contains one or more of the following activities</p> <ul style="list-style-type: none"> <li>a) Arts, culture and entertainment activities.</li> <li>b) Buildings associated with primary production</li> <li>c) Commercial Activity</li> <li>d) Commercial Service Activity</li> <li>e) Community Corrections Activity.</li> <li>f) Conference facilities</li> <li>g) Entertainment Facility</li> <li>h) Food and Beverage Activity</li> <li>i) Heavy Industrial Activity</li> <li>j) Industrial Activities</li> <li>k) Integrated Retail Activity</li> <li>l) Large Format Retail Activity</li> <li>m) Light Industrial Activity</li> <li>n) Major Sports Facility</li> </ul>	<p>Supports the proposed objectives, policies, and rules in the subdivision, natural hazard, and coastal environment chapters by providing a definition to Potentially Hazard Sensitive Activities</p>

Term	Definition	Purpose
	o) Offices p) Quarries q) Retail Activities r) Retirement Village s) Rural Industrial Activities t) Service Stations u) Stadium Activity	

## 8.0 Qualifying Matters

### 8.1 Residential Zones

Significant natural hazard risk is an identified qualifying matter under s771 (a) of the RMA. Wellington City Council has spatially identified the extent of the various natural hazards under the District Plan. However, as identified in Section 7 of this report, there are differing hazard levels that apply across the various mapped hazard extent.

Council is required, under s77J of the RMA, to satisfy the following in relation to applying a less permissive approach to medium density development in an area to accommodate any of the qualifying matters listed in s771(a)-(j):

(3) *The evaluation report must, in relation to the proposed amendment to accommodate a qualifying matter, —*

- a) *demonstrate why the territorial authority considers—*
  - i. *that the area is subject to a qualifying matter; and*
  - ii. *that the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in [Schedule 3A](#)) or as provided for by policy 3 for that area; and*
- b) *assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and*
- c) *assess the costs and broader impacts of imposing those limits.*

(4) *The evaluation report must include, in relation to the provisions implementing the MDRS, —*

- a) *a description of how the provisions of the district plan allow the same or a greater level of development than the MDRS:*
- b) *a description of how modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—*
  - i. *any operative district plan spatial layers; and*
  - ii. *any new spatial layers proposed for the district plan.*

(5) *The requirements set out in subsection (3)(a) apply only in the area for which the territorial authority is proposing to make an allowance for a qualifying matter.*

*(6) The evaluation report may for the purposes of subsection (4) describe any modifications to the requirements of section 32 necessary to achieve the development objectives of the MDRS.*

For the purposes of natural hazards, the most appropriate way to modify the Medium Density Residential Standards (MDRS) is to limit the number of units within certain natural and coastal hazard overlays. This is because there is a direct correlation between the level of risk experienced by individuals and the impact from the natural hazard. It is considered that the building height and form standards under the MDRS do not need to be modified in response to natural and coastal hazards. This is because from a natural and coastal hazard perspective, risk is largely a function of the number of residential units on a site, as opposed to the form of a residential unit.

Under the PDP, the MDRS has been modified for the following hazards:

No further development from the existing situation

- Stream Corridor
- High Coastal Hazard Area (Tsunami and inundation)

One Residential Unit

- Wellington and Ohariu Fault Overlay
- Medium Coastal Hazard Area (both sea level and tsunami)
- Overland Flowpath

The spatial extent of these natural hazards and coastal hazards overlays shown on the ePlan.

The reason the MDRS has been modified by the above extents is set out below.

- To give effect to the NZCPS, Council is required to not increase the risk from development in areas likely to be impacted by coastal hazards. Current data is showing that Wellington is tracking at the RCP 8.5 scenario, that equates to around 1.49m of Sea Level Rise in the next hundred years. This situation is compounded by the seismic co-subsidence that is occurring. As such, based on the data informing the plan change, it is prudent to limit development within areas likely to be impacted by sea level rise in the next hundred years (being the high and medium hazard sea level rise scenarios).
- Similar to coastal inundation, the NZCPS also sets a baseline for the consideration of tsunami hazards. It is considered that any coastal areas that are inundated in a 1% AEP tsunami event meet the threshold of a significant natural hazard area and therefore development within these areas should be avoided.

Tsunami can arrive with minimal warning, particularly if the earthquake that generates it is locally sourced. This limits the ability for people to evacuate, particularly from low-lying areas, and therefore presents a greater risk to life compared to distant sourced tsunami. Due to this distinction, combined with the low-lying nature of much of Wellington's coastline that enables tsunami waves to extend inland while hindering effective evacuation, it is appropriate for tsunami with a return period of 1:500 years (or 0.2% AEP) to be considered as a significant natural hazard risk. For the purpose

of the MDRS, the number of additional units on a site has been limited to one residential unit.

- Flood Modelling has been undertaken by Wellington Water. It is accepted practice that areas where that are identified as Stream Corridors are High Hazard Areas as the flood waters are fast and deep, and Overland Flowpaths are Medium Hazard areas. Using these thresholds, it is considered that stream corridors represent a significant natural hazard risk and are therefore areas where intensification should be avoided. Overland flow paths can potentially present a significant natural hazard risk, and therefore high density development should only be provided for where the risk can be adequately mitigated to an acceptable level either at the local scale through investing in flood management or at a site-specific scale through the imposition of minimum building floor levels, and ensuring development does not obstruct flows. For some sites, these outcomes will not be able to be met and therefore it is appropriate that future development does not occur in these areas. As such, it is considered appropriate to limit MDRS to one residential unit for sites that are within Overland Flowpaths. It should be recognised that the majority of Overland Flowpaths are within the Road Reserve so the impact on private properties is relatively limited.
- The Ministry for the Environment guideline for planning development of land on or close to active faults (Kerr et al. 2003) is the key non-statutory guidance pertaining to active fault rupture and land use planning. Under this guidance multi-level residential development required would correspond to level 2b under the Ministry of the Environment Guideline. On this basis, significant natural hazard risk (being both risk to life safety and property damage) in the context of fault rupture and residential development, would represent development on well-defined faults that have a recurrence interval of fault rupture of less than once every 5000 years on greenfield sites, and less than or equal to 3500 years on sites that have already been subdivided and developed. Within Wellington City, both the Wellington Fault and Ohariu Fault have return periods that constitute High Hazard Areas and as such it is appropriate that residential development within these Overlays is limited to one residential unit.

It is acknowledged that the Natural Hazard and Coastal Hazard Overlays identified above represent a significant restriction on the density standards under the MDRS. However, in the context of s 5 and s 6(h) of the Act as well as higher order direction under the NZCPS and the RPS, it is appropriate that these standards are restricted. There are direct health and safety implications to individuals from undertaking development in these areas. The financial implications are wider, with the impacts ranging from individuals, through to governmental bodies, insurance markets, and financial institutes. Furthermore, it is also recognised that when Wellington City is considered as a whole, the geographic impact of these hazards is relatively small and does not result in a significant loss in housing yield when compared to what could be realised through the City. It is therefore considered that allowing the MDRS to apply within these overlays would result in a development form that is contrary with the overall purpose of the Act and s6(h).

## 8.2 Urban Non-Residential Zone

Significant natural hazard risk is an identified qualifying matter under s77O(a) of the RMA. Wellington City Council has spatially identified the extent of the various natural hazard under the District Plan. However, as identified in Section 7 of this report, there are differing hazard levels that apply across the various mapped hazard extent.

Council is required, under s77P of the RMA, to satisfy the following in relation to applying a less permissive approach to medium density development in an area to accommodate any of the qualifying matters listed in s77O(a)-(j):

- 1) *This section applies if a specified territorial authority is amending its district plan (as required by [section 77N](#)) and proposes to accommodate a qualifying matter.*
- 2) *The evaluation report from the specified territorial authority referred to in [section 32](#) must, in addition to the matters in that section, consider the matters in subsection (3).*
- 3) *The evaluation report must, in relation to the proposed amendment to accommodate a qualifying matter, —*
  - (a) *in the area for which the territorial authority is proposing to make an allowance for a qualifying matter, demonstrate why the territorial authority considers—*
    - (i) *that the area is subject to a qualifying matter; and*
    - (ii) *that the qualifying matter is incompatible with the level of development provided for by policy 3 for that area; and*
  - (b) *assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and*
  - (c) *assess the costs and broader impacts of imposing those limits.*

For the purposes of urban non-residential zones, there is some limitation of the non-residential development that can occur within the following Natural Hazard and Coastal Hazard Overlays where they intersect with Mixed Use Zones, Neighbourhood Centres Zone, Metropolitan Centre Zone, and General Industrial Zone.

- Stream Corridor
- High Coastal Hazard Area (Tsunami and inundation)
- Wellington and Ohariu Fault Overlay
- Medium Coastal Hazard Area
- Overland Flowpath

The rationale for restricting non-residential development within these zones is the same as the rationale as outlined under Section 8.1 of the report.

Again, the number of properties within each of these zones that is impacted by the limitations provided for under the Natural Hazard and Coastal Hazard Overlays is very low. The vast majority of the geographic extents of the Mixed Use Zones, Neighbourhood Centres Zone, Metropolitan Centre Zone, and General Industrial Zone are not impacted by natural or coastal hazards to the extent that would prevent them being developed in the future.

While the city Centre Zone is impacted by a number of natural hazards, a more enabling rule framework has been developed for this zone. This is in recognition of the economic, cultural, and social importance of this zone. As such, this zone has not been included as a zone that

will have development limited by natural or coastal hazards (rather new development form in these zones have to incorporate mitigation measures and given the scale of new development, the costs associated with meaningful mitigation is more able to be realised).

***NOTE: At date of publication the Council is awaiting a detailed assessment that meets and goes beyond the requirements of 77K and 77Q of the RMA to demonstrate the net effect of each qualifying matter on the provision of development capacity, including those new scheduled items that are not currently scheduled in the operative district plan.***

***This report will be published approximately August 2022 and made publicly available to support this section 32 report.***

## **9.0 Evaluation of Proposed Objective/s**

### **9.1 Introduction**

Section 32(1)(a) of the RMA requires that the evaluation report examine the extent to which the objectives of the proposal are the most appropriate way to promote the sustainable management of natural and physical resources.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e. Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?);
2. Usefulness (i.e. Will the objective guide decision-making? Does it meet sound principles for writing objectives (i.e. does it clearly state the anticipated outcome?);
3. Reasonableness (i.e. What is the extent of the regulatory impact imposed on individuals, businesses or the wider community? Is it consistent with identified tangata whenua and community outcomes?); and
4. Achievability (i.e. Can the objective be achieved with tools and resources available, or likely to be available, to the Council?).

### **9.2 NH-O1 and CE-O5**

While not specifically required under s32, it is appropriate to also consider alternative objectives to those currently included in the PDP, so as to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

For the purposes of this evaluation, the Council has considered three potential objectives:

1. Proposed Objectives NH-O1 and CE-O5
2. The status quo (current most relevant objective)
3. Reasonable alternative objectives.



Table 27: evaluation of NH-O1 and CE-O5

<b>Proposed objectives:</b>			
NH-O1 - Subdivision, use and development in the Natural Hazard Overlays reduce or do not increase the risk from natural hazards to people, property and infrastructure.			
CE-O5 - Subdivision, use and development in the Coastal Hazard Overlays reduces or does not increase the risk to people, property, and infrastructure.			
General intent:			
These two proposed objectives seek to ensure that development within areas prone to natural hazards require consideration to ensure that the risks to people, property, and infrastructure either do not increase, or are reduced, as a result of future development. This is consistent with the outcomes sought under higher order direction and the strategic objectives. The proposed objectives take a consistent approach for both Natural Hazards and Coastal Hazards.			
Other potential objectives			
Status quo:			
To avoid or mitigate the adverse effects of natural and technological hazards on people, property and the environment.			
Alternative:			
<ul style="list-style-type: none"> <li>NH-O1 - Subdivision, use and development in the Natural Hazard Overlays considers the risk to people, property and infrastructure</li> <li>CE-O5 - Subdivision, use and development in the Coastal Hazard Overlays considers the risk to people, property and infrastructure</li> </ul>			
	Preferred objective	Status quo	Alternative
Addresses a relevant resource management issue	<p>Yes - Issues 1 and 2.</p> <p>The proposed objectives give effect to Part II of the RMA:</p> <ul style="list-style-type: none"> <li>Section 5, as it provides for the sustainable management</li> </ul>	<p>No - the status quo addresses the effects from natural hazards as opposed to risk. As such the existing objective is inconsistent</p>	<p>Partially - Issues 1 and 2.</p> <p>The alternative objectives however do not give full effect to Part II of the RMA for the following reasons:</p>

	<p>of the City by ensuring developments are designed to either avoid or mitigate the impacts of the natural hazard, which in turn provides for the social, economic and cultural well-being of the local community as well as their health and safety.</p> <ul style="list-style-type: none"> <li>• Section 6(h) - as it sets the risk outcomes that are sought to be achieved from future development in the natural hazard and coastal hazard overlays.</li> <li>• Section 7(i) – the flood maps and sea level rise maps have taken into account climate change.</li> </ul>	<p>with s6(h) of the Act, NZCPS, and RPS.</p> <p>The existing objective is broad and does not identify to what level the effects from the natural hazard need to be avoided or mitigated.</p>	<ul style="list-style-type: none"> <li>• Section 5 as the proposed alternatives only require the consideration of natural and coastal hazard risk. The alternative objectives do not require developments to be designed to either avoid or mitigate the impacts of the natural and coastal hazards. This means that this will result in the social, economic, and cultural well-being of the local communities not being provided for nor would in provide for their health and safety.</li> <li>• Section 6(h) as it does not require the management of natural hazard risk.</li> </ul> <p>The alternative objectives will not give effect to the RPS or the NZCPS.</p>
<p>Assists the Council to undertake its functions under s 31</p>	<p>Yes - s31(b)(i) The proposed objectives are encompassing as they apply to a variety of natural hazards, and address the risks from natural hazards, thereby giving greater effect to s31(b)(i) than the existing situation.</p>	<p>Yes (but limited) - The existing objective only manages the effects of development impacted by natural hazards and not risk.</p>	<p>Partially - the alternative objectives would have limited assistance for the Council in undertaking its functions in accordance with s31(b)(i).</p>

<p>Gives effect to higher level documents</p>	<p>Yes - the higher order documents (s6(h) of the RMA, NZCPS and RPS) require a risk-based approach to the management of natural hazards (as previously identified). The proposed objectives take a risk-based approach to the management of natural hazards and set the level of acceptable risk to be achieved from future development.</p>	<p>No - the existing objective does not give effect to the higher order documents as follows:</p> <ul style="list-style-type: none"> <li>• There is no recognition of Coastal Hazards and therefore the provisions do not respond to the NZCPS; and</li> <li>• The objective does not reference risk and therefore does not respond to the RPS or s6(h).</li> </ul>	<p>No - the alternative objectives do not address higher order direction as it does not require risk to be reduced, it just requires it to be considered.</p>
<p><i>Usefulness:</i></p>			
<p>Guides decision-making</p>	<p>Yes – outlines the risk outcomes sought for development within the Natural Hazards and Coastal Hazards Overlays, which will guide decision making when considering a resource consent application under s104.</p>	<p>No – the outcomes of the objectives are unclear in that they do not identify to what level the effects from developing in areas impacted by natural hazards need to be avoided or mitigated.</p>	<p>No – the outcomes of the objectives are unclear in that they do not identify to what level the risks from developing in areas impacted by natural hazards need to be managed to.</p>
<p>Meets best practice for objectives</p>	<p>Yes – outlining risk outcomes for development within natural hazard and coastal hazard overlays is in line with national best practice.</p>	<p>No - the outcomes sought by the objectives are unclear.</p>	<p>No – the objectives are unclear and do not provide a clearly identifiable outcome.</p>

*Reasonableness:*

Will not impose unjustifiably high costs on the community / parts of the community

The proposed objectives will impose additional costs on the community as there will be lost opportunity costs (as some sites will not be able to be developed further) and other developments will need to incorporate mitigation measures to ensure that the impacts from natural hazards are reduced to an acceptable level. However, this needs to be balanced in the consideration of changing insurance markets (where developments in high risk areas may not be able to obtain insurance in the future) and the costs associated with disrupted communities as a result of damage from natural hazard events. Overall, it is considered that the proposed objectives will not give rise to unjustifiability high costs on the community, though some properties will be more impacted than others.

The existing objective does not impose unjustifiably high costs on the community. However, they do have the potential to impose costs on the community from not appropriately controlling development in areas of natural hazard risk. This means that future development could be at risk from natural hazards or lose the ability to retain insurance (which has flow on effects to mortgages and property values). As such, it can be argued that maintaining the status quo passes on unjustifiability high costs to future generations through inaction around natural hazard risk management.

The alternative objectives impose high costs on the community as there would be debate within the resource consent process as to whether a development sufficiently considers natural hazard and coastal hazard risks. This could result in some developments processed without appropriate mitigation measures to fully address the resulting risk.

Acceptable level of uncertainty and risk	Yes – the objectives provide for a clearer regulatory framework for the management of the subdivision, use, and development within the Natural Hazard and Coastal Hazard Overlays. This provides the community, developers, and stakeholders with greater direction and clarity on how change will be managed and what outcomes need to be met for development to proceed.	No – the objective is vague and there is little clarity on the outcomes sought as there is an inherent conflict between mitigating the effects from natural hazards and the requirements of the higher order documentation which requires reducing risk.	No – the objectives are vague and there is little clarity on the outcomes sought.
<i>Achievability:</i>			
Consistent with identified tangata whenua and community outcomes	There has been community feedback on the need to plan for natural hazards and climate change and to manage the risk from future events. The proposed objectives meet these expectations.	There has been community feedback on the need to plan for natural hazards and climate change and the manage the risk from future events. The existing objective does not address climate change or coastal hazards and therefore does not fully respond to the community expectations.	The alternative objectives would be inconsistent with the feedback from the community. The alternative objectives would mean there is still ambiguity around how natural and coastal hazards will be addressed.

<p>Realistically able to be achieved within the Council's powers, skills and resources</p>	<p>Land use planning decisions reflect one of the fundamental tools that councils have available to manage the risks associated with natural hazards and it is a fundamental consideration under the RMA. As such, the proposed objective can be realistically achieved within Council's power, skills, and resources</p>	<p>The status quo is within the power of the Council, and they can rely on higher order documentation to manage natural hazards when resource consents are sought.</p>	<p>The alternative objectives are able to be achieved through Council powers, skills, and resources.</p>
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### 9.2.1 Summary

Having assessed the status quo, the proposed objectives, and the reasonable alternatives, it is considered that the proposed objectives are the most appropriate way to achieve the purpose of the Act and to give effect to higher order direction. The proposed objectives take a risk-based approach to the management of development and natural hazards, and sets the outcomes that are expected from development within the Natural Hazard Overlays. The proposed objectives set the same outcomes for coastal hazards and non-coastal natural hazards and use wording that is consistent with s6(h) of the RMA, NZCPS, and RPS. The objectives also support the Council to carry out its functions under s31(1)(a) and s31(1)(aa) of the Act.

The proposed objectives build on the strategic directions SRCC – O2 and SRCC O3 by setting the thresholds that development within the Natural Hazard and Coastal Hazard Overlays need to achieve.

It is considered that neither the alternative objectives nor the status quo achieves the same consistency with higher order documentation as the proposed objectives. As such, both the status quo and the alternative objectives are considered to not be the most appropriate options to give effect to the RMA.

### 9.3 Evaluation of Objective NH-O2

For the purpose of evaluating Objective NH-O2 the Council has considered the following:

- Proposed Objective NH-O2
- The status quo (no objective).

Table 289: evaluation of NH-O2

<b>Proposed objectives:</b>		
NH-O2 - Planned Hazard Mitigation Works - There is reduced risk to people, property and infrastructure from flood hazards through planned mitigation works and catchment management.		
General intent:		
Like many cities, Wellington City has a legacy issue with existing development and infrastructure being located within areas that are at risk from natural hazards, in particularly from flooding. Over time, local and central government will undertake planned works to reduce the risk to existing development within flood hazard extents. This objective recognises that these works will occur.		
Other potential objectives: N/A		
Status quo: There are no status quo objectives relating to this matter.		
	<b>Preferred objective</b>	<b>Status quo</b>
Addresses a relevant resource management issue	<p>Yes - Issues 1 and 2.</p> <p>The proposed objective also gives effect to Part II of the Act:</p> <ul style="list-style-type: none"> <li>Section 5 as it provides for the sustainable management of the City by ensuring that planned mitigation works that can reduce the impacts from flooding on existing development are able to be undertaken. This assists with reducing existing risk, which in turn provides for the social, economic, and cultural well-being of the local community as well as their health and safety.</li> <li>Section 6(h) as it includes the use of planned mitigation works to assist with the management of natural hazard risk. This objective recognises that these works may occur by</li> </ul>	<p>If there is no objective, then this means that the District Plan is not addressing the resource management issue of the risk to existing development by flood hazards and the need for future mitigation works to address this existing risk.</p>

	<p>either local or central government to reduce the risk from flooding within Wellington City.</p> <ul style="list-style-type: none"> <li>• Section 7(i) – the flood maps have taken into account climate change.</li> </ul>	
Assists the Council to undertake its functions under s 31	<p>Yes - s31(b)(i) identifies that a function of territorial authorities is: <i>the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—</i></p> <p><i>the avoidance or mitigation of natural hazards</i></p> <p>The ability to undertake flood mitigation works allows for the Council to assist with the mitigation of natural hazards.</p>	Having no objective on this matter does not assist Council with meeting its requirements under s31(b)(i) as it means there is no guidance available to Council when assessing flood mitigation works, which are an important mitigation measure for existing properties that have not been designed to take into account the flood risk.
Gives effect to higher level documents	There are no higher order documents requirements regarding this matter.	There are no higher order document requirements on this matter.
<i>Usefulness:</i>		
Guides decision-making	<p>The objective sets out the parameters for flood mitigation measures and ensures that it only relates to planned mitigation measures undertaken by local and central government agencies. This is to ensure this objective is not used to support private flood mitigation works such as stopbanks or flood walls.</p>	By having no objective on this matter, it means there is no guidance available to Council when assessing flood mitigation works, which are an important mitigation measure for existing properties that have not been designed to take into account the flood risk. As such, flood mitigation measures would be assessed in the absence of guidance, which means their consenting pathways would be less clear, and the potential for these works to be significantly obstructed, with additional cost borne through as a result of the lack of clarity.

Meets best practice for objectives	Yes – the objective is measurable and clear.	N/A
<i>Reasonableness:</i>		
Will not impose unjustifiably high costs on the community / parts of the community	The proposed objective will not impose unjustifiably high costs on the community. The proposed objective recognises that planned mitigation works will occur in the future to reduce the risk to existing development from flood hazards. This objective does not transfer any costs onto the community and potentially reduces costs by allowing for these mitigation works to occur.	Having no objective can transfer significant costs to the consenting process as there is no clarity on how hazard mitigation works are to be considered under s104 when assessing resource consent applications.
Acceptable level of uncertainty and risk	The objective is clear, with little uncertainty. The proposed objective will support planned flood mitigation measures by local and central government that will reduce the risk to existing properties and infrastructure. It is considered that the proposed objective does not create an unacceptable level of risk given the limited circumstances where it applies and that it relates to works that are often subject to other legislative processes under the Local Government Act and Public Works Act (if applicable).	By having no objective covering flood mitigation measures, it means that when these measures are implemented, they would be assessed in the absence of guidance. This means the consenting pathways would be less clear, and the potential community benefits could be lost. This creates a level of unacceptable risk for these important mitigation measures that reduce community risk.
<i>Achievability:</i>		
Consistent with identified tangata whenua and community outcomes	Yes – As it would allow for reduced risk in time.	No – as it would result in slower implementation of these measures.
Realistically able to be achieved within the Council's powers, skills and resources	The objective specifically relates to works undertaken by local or central government. Flood mitigation works are clearly identifiable and therefore given these factors the objective is able to be achieved within the Council's powers, skills and resources	As there is no higher order guidance on this matter, it is within Council's power to not implement an objective if they choose.

### 9.3.1 *Summary*

Having considered the status quo and the proposed objective, it is considered that the proposed objective is the most efficient and effective way to address the issue of planned flood mitigation works. Wellington City has a legacy issue of a number of properties being located within flood hazard areas. A number of properties in recent years have been flooded. Planning flood hazard management works is an effective measure to reduce the risk to existing development and the objective sets a clear intent for these works to be able to occur. This reduces the potential time delays and costs associated with these works and allows for a more efficient process to ensure that these existing private properties that are at risk of flooding are able to gain future protection. This assists with improving the health and safety, and social and economic well-being of the impacted communities.

It is considered that the status quo does not provide sufficient certainty for these planned flood mitigation works. By having a lack of objective around these works it would result in significant uncertainty around the consenting pathway, which in turn increases potential costs and delays to the undertaking of these works. As such the status quo is considered to not be the most appropriate option to give effect to the RMA and would hinder the ability for Council to meet s6(h) (as hazard mitigation works are an ability to manage natural hazard risk).

#### **9.4 Evaluation of Objectives NH-O3 and CE-O6**

While not specifically required under s32 of the RMA, it is appropriate to also consider alternative objectives to those currently included in the PDP, so as to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

For the purpose of evaluating Objectives NH-O3 and CE-O6, the Council has considered the following:

- Proposed Objectives NH-O3 and CE-O6
- The status quo (no objective).

Table 2910: evaluation of NH-O3 and CE-O6

<b>Proposed objective:</b>		
NH-O3 - Natural systems and features that reduce the susceptibility of people, property and infrastructure from damage by natural hazards are created, retained or enhanced.		
CE-O6 Natural systems and features that reduce the susceptibility of people, property, and infrastructure from damage by coastal hazards are created, maintained or enhanced.		
General intent:		
Natural features play an important role in reducing the impacts from natural hazards. For example, dune systems reduce the impacts of flooding and, coastal inundation. A number of natural features that protect people and property from damage from natural hazards have either been removed or degraded. These objectives seek to maintain these natural features, where they remain, and allow for them to be enhanced.		
Other potential objectives		
Status quo: There are no status quo objectives relating to this matter.		
Alternative: There is no alternative objective as the proposed objective is guided by higher order documents such as the NZCPS and there is no reasonable alternative objective to meet the outcomes of these higher order documents.		
	<b>Preferred objective</b>	<b>Status quo</b>
Addresses a relevant resource management issue	<p>Yes - Issues 1, 2, and 3.</p> <p>The proposed objectives also give effect to Part II of the Act:</p> <ul style="list-style-type: none"> <li>• Section 5 as it provides for the sustainable management of the City by retaining existing natural systems, which reduce the impacts from natural hazards. Retaining these systems provides for the social, economic and cultural</li> </ul>	No - the lack of an objective on this matter means that a relevant resource management issue is not being addressed by the current District Plan.

	<p>well-being of the local community as well as their health and safety.</p> <ul style="list-style-type: none"> <li>• Section 6(h) through retaining and allowing for the enhancement of natural features that assist with reducing the risk to people and property from natural hazards. The retention of these natural features is an important tool in the management of natural hazard risk.</li> </ul>	
Assists the Council to undertake its functions under s31	<p>Yes - s31(b)(i) identifies that a function of territorial authorities is:</p> <p><i>the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—</i></p> <p><i>(i) the avoidance or mitigation of natural hazards</i></p> <p>The retention and improvement of natural features are an important option that mitigates some of the impacts from natural hazards.</p>	The lack of any objectives on this matter does not assist Council with meeting its requirements under s31(b)(i) as natural features are an important mitigation option for natural hazards.
Gives effect to higher level documents	<p>The higher order document (NZCPS Policy 26)), seeks to protect, restore, or enhance natural defences that provide for protection from coastal hazards. The objectives give effect to this policy.</p> <p>The objectives also give effect to s6(h) as natural defences are an important component in the management of significant natural hazard risk.</p> <p>There is no higher order guidance within the RPS for maintenance of natural features that provide hazard mitigation roles.</p>	No – Policy 26 of the NZCPS identifies the need to retain existing natural systems in the coastal environment and the status quo is silent on this insofar as there are not any objectives on this matter.
<i>Usefulness:</i>		

Guides decision-making	Yes – outlines the outcomes sought for existing natural features and systems within the Coastal Hazards Overlays, which will guide decision making when considering a resource consent application under s 04.	No - the lack of guidance of this topic means that there is no clear approach to how existing features and systems should be maintained, or even considered.
Meets best practice for objectives	Yes – outlining outcomes sought for existing natural features and systems within the Natural Hazard and Coastal Hazard Overlays is in line with national best practice.	N/A
<i>Reasonableness:</i>		
Will not impose unjustifiably high costs on the community / parts of the community	<p>The proposed objectives will not impose unjustifiably high costs on the community. Natural features are often also identified under other documents (for example NZCPS for dunes) as being required to be retained or improved. As such, there is a strong directive within other planning documents to retain these features. The proposed objectives add to the considerations that already exist within the other planning documents to ensure that their role in terms of natural hazard mitigation are also assessed within the resource consent process.</p> <p>It is also recognised that this objective would only apply to very few properties and the majority of sites within the Natural Hazard Overlays are highly modified with no natural features to retain or enhance.</p>	N/A
Acceptable level of uncertainty and risk	<p>The objectives are clear, with little uncertainty. The proposed objectives are unlikely to affect a significant number of properties as most properties within the Coastal Hazards Overlays are highly modified with little or no natural features.</p> <p>It is considered that the risk of not retaining natural features that have a natural hazard mitigation function is greater than retaining these features.</p>	The lack of an objective on this matter means that there is considerable uncertainty and risk as natural features that have an importance natural hazard function could be easily removed with no recognition of the benefits provided by this function.

<i>Achievability:</i>		
Consistent with identified tangata whenua and community outcomes	Yes – natural features often have cultural and spiritual values and are also often valued by the community.	N/A
Realistically able to be achieved within the Council's powers, skills and resources	Yes - natural features are often easily identifiable on site and on aerial photography, and can be retained through a range of RMA (conditions) or non RMA (covenants) tools.	N/A

#### 9.4.1 *Summary*

Having assessed the status quo and the proposed objectives, it is considered that the proposed objectives are the most appropriate way to achieve the purpose of the Act and to give effect to higher order guidance. The proposed objectives seek to retain natural features that provide protection from natural hazards, which is consistent with the requirements of the NZCPS.

It is considered that the status quo does not achieve the same consistency with higher order documentation as the proposed objectives as the current District Plan is silent on the role of natural features in reducing the risk from coastal hazards and would allow for works to potentially occur that could increase the impacts from natural hazard events. As such, the status quo is considered to not be the most appropriate option to give effect to the RMA.

## **9.5 Evaluation of Objective CE-09**

For the purpose of evaluating Objective CE-09 the Council has considered the following:

- Proposed Objective CE-09
- The status quo (no objective).

Table 3011: evaluation of CE-09

Proposed objective: CE-09 - Measures to reduce damage from sea level rise and coastal erosion - Green infrastructure is the primary method used to reduce damage from sea level rise and coastal erosion.		
General intent:		
Historically there has been a general reliance on hard engineering measures to manage coastal erosion. Over time, as understanding of coastal dynamics have improved knowledge concerning the impact of these hard engineering measures on the coastal environment has increased. This includes impacts on natural systems (such as beaches), edge effects, and the potential false sense of security that these hard engineering measures can give to those communities that are living behind them. Furthermore, hard engineering solutions can be expensive to construct and can benefit a relatively small number of properties. As such, higher order documents such as the NZCPS and RPS seek to discourage the use of hard engineering measures and seek to promote solutions involving green infrastructure. This objective seeks to encourage green infrastructure solutions in the coastal environment in accordance with this higher order direction.		
Other potential objectives: N/A		
Status quo: There are no status quo objectives relating to this matter.		
	Preferred objective	Status quo
Addresses a relevant resource management issue	This objective responds to Issue 3. The consequences from coastal hazards are increasing with time due to climate change and sea level rise. As these consequences increase there is an increased demand for hazard mitigation works to protect property and infrastructure. This objective provides guidance to the preferred mitigation measures to address the consequences from coastal hazards.	No – the lack of an objective on this matter means that a relevant resource management issue is not being addressed by the current District Plan.

Assists the Council to undertake its functions under s 31	<p>Yes - s31(b)(i) identifies that a function of territorial authorities is:</p> <p><i>the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—</i></p> <p><i>(i) the avoidance or mitigation of natural hazards</i></p> <p>Green infrastructure measures are a solution to mitigate natural hazard risks within the coastal environment, especially given a number of hard engineering measures can worsen over time the impacts from coastal hazards.</p>	The lack of any objectives on this matter does not assist Council with meeting its requirements under s31(b)(i).
Gives effect to higher level documents	Yes - higher order documents, such as the NZCPS and RPS, encourage the use of green infrastructure and discourages the use of hard engineering. The proposed objective responds to this higher order documentation.	No - higher order documents require plan changes to provide guidance on when to use green infrastructure and when hard engineering should be used.
<i>Usefulness:</i>		
Guides decision-making	Yes – outlines the outcomes sought for hard engineering and green infrastructure within the Coastal Hazards Overlays, which will guide decision making when considering a resource consent application under s104.	No - the lack of guidance on this topic means that there is no clear approach on how to consider the different engineering solutions that exist for coastal hazards and how to implement higher order documentation.
Meets best practice for objectives	The objective outlines the outcome sought, and provides the direction for when hard engineering options are appropriate.	N/A
<i>Reasonableness:</i>		

<p>Will not impose unjustifiably high costs on the community / parts of the community</p>	<p>The discouragement of hard engineering measures for private properties means that some beach front properties will have to use green infrastructure solutions, which in the long term may not be sufficient to fully mitigate the risk from sea level rise and coastal erosion, meaning other options will need to be used or considered. However, this is balanced by hard engineering having the potential to increase erosion beyond the extent of the hard engineering measure, or resulting in the loss of natural features. As such, there can be significant public costs arising from limited private benefit. On balance, the proposed objective is giving effect to higher order direction and therefore it is not imposing unjustifiably high costs on sectors of the community.</p>	<p>The lack of an objective on this matter may result in hard engineering measures being implemented, which may result in the loss of public spaces (beaches) or increased erosion at the edges of the hard engineering measure. As such, there is the potential that the lack of an objective may result in significant private and public costs. It is recognised that a lack of objective may benefit some private owners who are able to install hard engineering measures.</p>
<p>Acceptable level of uncertainty and risk</p>	<p>The objective is clear, with little uncertainty. The proposed objective clearly directs for green infrastructure measures to be undertaken in accordance with higher order guidance.</p>	<p>Having no objective means there is a high level of uncertainty as to what the key outcomes hard engineering will need to meet as part of a s104 assessment. Having no objectives also means that green infrastructure measures will have to go through the same complex consenting pathway as hard engineering, even though their effects are considerably less.</p>
<p><i>Achievability:</i></p>		
<p>Consistent with identified tangata whenua and community outcomes</p>	<p>Through the public engagement process there has been a desire for coastal mitigation works to be undertaken.</p>	<p>Yes – some members of the community expressed a desire for hard engineering solutions to be prioritised to allow for mitigation against sea level rise and coastal erosion. A lack of an objective on hard engineering would potentially assist with some hard engineering being implemented due to the lack of direction within the District Plan.</p>

<p>Realistically able to be achieved within the Council's powers, skills and resources</p>	<p>The objective specifically relates to the preference for green infrastructure works over hard engineering. These different engineering measures are clearly identifiable and therefore given these factors the objective is able to be achieved within the Council's powers, skills, and resources.</p>	<p>As there is higher order direction in this matter, Council does not have a significant amount of power to not include direction on this matter.</p>
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### 9.5.1 *Summary*

Having assessed the status quo and the proposed objective, it is considered that the proposed objective is the most efficient and effective way to address the use of engineering solutions to address existing impacts from coastal hazards. Higher order direction is clear that green infrastructure measures should be the preferred option to address coastal hazards. The proposed objective is consistent with this higher order direction.

It is considered that the status quo provides an unacceptable level of risk as the Plan would be silent on coastal engineering measures, thereby potentially allowing for ad-hoc hard engineering measures to be undertaken (which could have significant impacts on the wider community). As such the status quo is considered to not be the most appropriate option to give effect to the RMA and would hinder the ability for Council to meet higher order direction.

## 9.6 Evaluation of Objective NH-O4 and CE-O7

For the purpose of evaluating Objectives NH-O4 and CE-07 the Council has considered the following:

- Proposed Objectives NH-O4 and CE-07
- An alternative approach (being relying on NH-O1 and CE-O5)

Table 3112: evaluation of NH-O4 and CE-07

<p><b>Proposed Objectives</b></p> <p><b>NH-O4 - Operational Port Activities, Passenger Port Facilities and Rail Activities</b></p> <p>Operational Port Activities, Passenger Port Facilities and Rail Activities are provided for, while also ensuring that subdivision, development and use of land occupied by Operational Port Activities, Passenger Port Facilities and Rail Activities do not increase the risk to people, property and infrastructure.</p> <p><b>CE-07 Airport, Operation Port Activities, Passenger Port Facilities and Rail Activities</b></p> <p>Airport, Port and Railway activities are provided for, while also ensuring that subdivision, development and use of land occupied by Airport, Operation Port Activities, Passenger Port Facilities and Rail Activities do not increase the risk to people, property, and infrastructure.</p>
<p>General intent:</p>
<p>The Railway, Port, and Airport are nationally significant infrastructure and as such have significant economic, cultural and well-being benefits to local residents and the country as a whole. The Railway, Port, and Airport are located in a range of Natural Hazard and Coastal Hazard Overlays. However, this infrastructure cannot be relocated and there is still a need for subdivision, use, and development to occur within this area to ensure the economic, cultural and well-being benefits. The proposed objectives recognise the importance of the Railway, Port, and Airport and seek to take a different approach to the management of natural hazard risk. Without this objective, any future development within the Railway, Port, and Airport would be significantly constrained thereby impacting the viability of this infrastructure.</p>
<p>Other potential objectives: Not having a carve out and relying on:</p> <p>NH-O1 - Subdivision, use and development in the Natural Hazard Overlays reduce or do not increase the risk from natural hazards to people, property and infrastructure.</p> <p>CE-O5 - Subdivision, use and development in the Coastal Hazard Overlays reduces or do not increase the risk to people, property, and infrastructure.</p>
<p>Other relevant objectives in the Plan: N/A</p>

	Preferred objective	Alternative approach
Addresses a relevant resource management issue	This objective responds to Issue 5. The proposed objectives provide for the continued development of the City Centre Zone while also ensuring that future development takes into accounts the risks associated with future coastal hazards.	Yes the alternative approach does address a relevant resource management issue (being issue 1). However, it does not address issue 5.
Assists the Council to undertake its functions under s31	Yes – outlines the outcomes sought for subdivision use and development within the airport, railway and port and the Natural Hazard and Coastal Hazards Overlays, which will guide decision making when considering a resource consent application under s104.	Yes, in that development within the City Centre Zone would instead be assessed against Objective NH-O1 and CE-O5. This would mean that there would be a more restrictive framework applied to the Airport, Railway, and Port when compared to the proposed objectives.
Gives effect to higher level documents	Yes – s6(h) of the Act requires the management of Significant Natural Hazard risk and Policy 27 of the NZCPS outlines the process for the consideration of areas with significant development. The proposed objectives are considered to be consistent with this higher order direction as new future buildings and subdivision still need to consider and reduce the natural hazard risk. However, the threshold for this assessment is lower than what would otherwise apply to area within the Coastal Hazard and Natural Hazard Overlays.	No - Higher order guidance (RPS and NZCPS) provides direction on areas where there is either significant investment or the importance of regional infrastructure (objective 10 of the RPS). The alternative objective in relation to how it would impact the Port, Railway, and Airport and their operations would not be consistent with this higher order guidance.
<i>Usefulness:</i>		
Guides decision-making	Yes – outlines the outcomes sought for subdivision, use, and development for the Airport, Port, and Railway, which will guide decision making when	Yes - in that development within the City Centre Zone would instead be assessed against Objectives NH-O1 and CE-O5. This would mean that there would be a more restrictive framework applied to development associated

	considering a resource consent application under s104.	with the Port, Airport, and Railway when compared to the proposed objectives.
Meets best practice for objectives	The objectives outline the outcome sought, and provides the direction for when assessing subdivision development and use associated with the Airport, Railway, and Port.	N/A
<i>Reasonableness:</i>		
Will not impose unjustifiably high costs on the community / parts of the community	The proposed objectives will impose additional costs on developments associated with Port, Railway, and Airport as activities will need to incorporate mitigation measures to ensure that the impacts from natural and coastal hazards are reduced. However, these costs are considered to not be unjustifiability high.	Yes - the lack of objectives would impose unjustifiably high costs for future development associated with the Railway, Port, and Airport would be assessed against NH-O1 and CE-O5. Such an assessment would mean the thresholds for new development associated with the Railway, Port, and Airport impacted by natural hazards would be high, thereby reducing the vitality of this area. This would have resulting economic and social impacts that would be unjustifiably high.
Acceptable level of uncertainty and risk	Yes – the objectives provide for a clearer regulatory framework for the management of the subdivision, use, and development within the Natural Hazard and Coastal Hazard Overlays. This provides greater direction and clarity on how change will be managed and what outcomes need to be met for development to proceed.	Having no objectives mean there is a high level of uncertainty for whether future development associated with the Railway, Port, and Airport could proceed.
<i>Achievability:</i>		
Consistent with identified tangata whenua and community outcomes	Yes – consultation with the community as part of the draft District Plan has identified the need for greater certainty for the Railway, Port, and Airport.	No – consultation with the community as part of the draft District Plan has identified the need for greater certainty for the Railway, Port, and Airport.

Realistically able to be achieved within the Council's powers, skills and resources	The objectives are able to be achieved within the Council's powers, skills, and resources.	The lack of an objective means that assessment could still be achieved within the Council's powers by the virtue of NH-O1 and CE-O5.
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### 9.6.1 *Summary*

Having assessed the alternative option, and the proposed objectives, it is considered that the proposed objectives are the most efficient and effective way as it allows for the Port, Airport, and Railway activities to continue to be provided for. The proposed objectives are consistent with higher order direction and would still ensure that the risk from developing in these areas is not increased.

It is considered that the alternative approach would result in a level of uncertainty for the Port, Airport, and Railway operators and would potentially result in these areas being unable to develop in the future. This would have significant economic and social impacts. As such, the alternative approach is considered to not be the most appropriate option to give effect to the RMA and would hinder the ability for Council to meet higher order direction.

### 9.7 **Evaluation of Objective CE-08**

For the purpose of evaluating Objective CE-08 the Council has considered the following:

- Proposed Objective CE-08
- The alternative approach (being relying on NH-O1 and CE-05)

Table 3213: evaluation of CE-O8

<b>Proposed Objective</b>		
<b>CE-O8</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 do not increase the risk to people, property and infrastructure.		
General intent:		
The City Centre Zone is the main commercial, retail, and employment centre of the Wellington Region and as such has significant economic, cultural, and well-being benefits to local residents and the wider region. The City Centre Zone is located within the High Hazard Areas for Coastal Hazards. However, the City Centre Zone cannot be relocated and there is still a need for subdivision, use, and development to occur within this area to ensure the economic, cultural, and well-being benefits. The proposed objective recognises the importance of the City Centre Zone and seeks to take a different approach to the management of natural hazard risk. Without this objective, any future development within the City Centre Zone would be significantly constrained thereby impacting the viability of this area.		
Other potential objectives: Not having a carve out and relying on CE-O5 - Subdivision, use and development in the Coastal Hazard Overlays reduces or do not increase the risk to people, property, and infrastructure.		
	Preferred objective	Other potential objective
Addresses a relevant resource management issue	This objective responds to Issue 5. The proposed objective provides for the continued development of the City Centre Zone while also ensuring that future development takes into accounts the risks associated with future coastal hazards.	Yes the alternative approach does address a relevant resource management issue (being issue 1). However, it does not address issue 5.
Assists the Council to undertake its functions under s31	Yes - s31(b)(i) – The proposed objectives ensure that the risks from natural hazards are still addressed within the City Centre Zone, while also ensuring that the economic and social importance of this zone in recognised.	No - the lack of an objective would make it hard for the Council to carry out its functions under s31aa as there would be a significant restriction to future development within the City Centre Zone, which would have an impact of the availability of land for business and residential purposes.

		The lack of objectives would mean that proposed development would be assessed CE-O5 which is more restrictive and could significantly limit development within this zone.
Gives effect to higher level documents	Yes – s6(h) of the Act requires the management of Significant Natural Hazard risk and Policy 27 of the NZCPS outlines the process for the consideration of areas with significant development. The proposed objective is considered to be consistent with this higher order direction as new future buildings and subdivision still need to consider and reduce the natural hazard risk. However, the threshold for this assessment is lower than what would otherwise apply to area within the high hazard overlays for coastal hazards.	No - Higher order guidance (RPS and NZCPS) provides direction on areas where there is either significant investment or the importance of regional infrastructure (Objective 23 of the RPS). The alternative objective in relation to how it would impact the City Centre Zone and the activities undertaken in this zone would not be consistent with this higher order guidance.
<i>Usefulness:</i>		
Guides decision-making	Yes – outlines the outcomes sought for subdivision, use, and development within the City Centre Zone and the Coastal Hazards Overlays, which will guide decision making when considering a resource consent application under s104.	Yes in that development within the City Centre Zone would instead be assessed against Objective CE-O5. This would mean that there would be a more restrictive framework applied to the City Centre Zone when compared to the proposed objective.
Meets best practice for objectives	The objective outlines the outcome sought, and provides the direction for when assessing subdivision development and use within the City Centre Zone.	N/A

<i>Reasonableness:</i>		
Will not impose unjustifiably high costs on the community / parts of the community	The proposed objective will impose additional costs on the community and developers as developments will need to incorporate mitigation measures to ensure that the impacts from coastal hazards are reduced. However, this needs to be balanced in the consideration of changing insurance markets and the costs associated with disrupted communities as a result of damage from natural hazard events. Overall, it is considered that the proposed objectives will not give rise to an unjustifiability high cost on the community or developers, though some properties will be more impacted than others.	Yes - the lack of an objective would impose unjustifiably high costs on the community in that future development within the City Centre Zone would be assessed against CE-O5. Such an assessment would mean the thresholds for new development within the City Centre Zone impacted by natural hazards would be high, thereby reducing the vitality and viability of future development in this area. This would have resulting economic and social impacts that would be unjustifiably high.
Acceptable level of uncertainty and risk	Yes – the objective provides for a clearer regulatory framework for the management of the subdivision, use, and development within the Coastal Hazard Overlays. This provides the community, developers, and stakeholders with greater direction and clarity on how change will be managed and what outcomes need to be met for development to proceed.	Having no objective means there is a high level of uncertainty for whether future development within the City Centre Zone could proceed.
<i>Achievability:</i>		
Consistent with identified tangata whenua and community outcomes	Yes – consultation with the community as part of the draft District Plan has identified the need for greater certainty within the City Centre Zone.	No – consultation with the community as part of the draft District Plan has identified the need for greater certainty within the City Centre Zone.
Realistically able to be achieved within the Council's powers, skills and resources	The objective is able to be achieved within the Council's powers, skills, and resources.	The lack of an objective means that assessment could still be achieved within Council powers by the virtue of CE-O5.

### **9.7.1 Summary**

Having assessed the alternative option and the proposed objective, it is considered that the proposed objective is the most efficient and effective way as it allows for the activities and new development within the City Centre Zone to continue to be provided for. The proposed objective is consistent with higher order direction and would still ensure that the risk from developing in these areas is not increased.

It is considered that the alternative approach would result in a significant level of uncertainty for the property owners and would potentially result in these areas being unable to develop in the future. This would have significant economic and social impacts. As such, the alternative approach is not considered to be the most appropriate option to give effect to the RMA and would hinder the ability for Council to meet higher order direction.

## **10.0 Evaluation of Reasonably Practicable Options and Associated Provisions**

### **10.1 Introduction**

Under s32(1)(b) of the RMA, reasonably practicable options to achieve the objective/s associated with this proposal need to be identified and examined. This section of the report evaluates the proposed policies, and rules, as they relate to the associated objective/s.

### **10.2 Evaluation method**

For each potential approach an evaluation has been undertaken relating to the costs, benefits, and the certainty and sufficiency of information (as informed by Section 5 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

This evaluation is contained in the following sections.

### **10.3 Provisions to achieve Objective NH-O1 and CE-O7**

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions
2. The status quo

Table 3314: evaluation of provisions to support NH-O1 and CE-O2

NH-O1 - Subdivision use and development in the Natural Hazards Overlay reduce or do not increase the risk from natural hazards to people, property and infrastructure. CE-O5 - Subdivision, use and development in the Coastal Hazard Overlays reduces or does not increase the risk to people, property, and infrastructure.			
Proposed approach to provisions	Costs	Benefits	Risk of acting / Not acting if there is uncertain or insufficient information about the subject matter of the provisions
<p><b>Policies:</b></p> <p>NH-P1 – NH-P12 CE P11 – CE -P18 INF – NH- P55</p> <p><b>Rules:</b></p> <p>NH- R1, NH-R4- NH-R7 - NH-R9 – NH-R16 CE – R16, CE-R18, CE-21 – CE-23 and CE-24 – CE-27. SUB-R15- SUB R21 INF – NH - R60 – R62. Maps – Mapping the various hazard extents.</p> <p><b>Other Methods:</b></p> <p>The other methods to support the proposed provisions include:</p> <ul style="list-style-type: none"> <li>• Building Act 2004 and associated building consent process.</li> <li>• Earthquake Prone Building Policy</li> <li>• Wellington Water Regional Water Standards December 2021</li> <li>• Three Waters Chapter</li> <li>• Earthworks Chapter</li> </ul>	<p><b>Environmental</b></p> <p>No direct or indirect environmental costs have been identified with the proposed provisions.</p> <p><b>Economic</b></p> <p><u>Direct costs</u></p> <p>The following direct economic costs have been identified:</p> <ul style="list-style-type: none"> <li>• There will be increased costs to developments as a result of the need to incorporate mitigation measures into some development forms. These costs may not be significant in the context of the overall development costs as many of the proposed measures would include matters such as: <ul style="list-style-type: none"> <li>○ Increased floor heights</li> <li>○ Setting buildings back from high and medium hazards areas</li> <li>○ Having buildings that are relocatable.</li> </ul> </li> </ul> <p>These measures are easily able to be incorporated into developments at the time of construction, without presenting significant additional costs;</p> <ul style="list-style-type: none"> <li>• There will be a greater requirement to go through the resource consent process when compared to the status quo. As such, there will be the direct costs associated with this process;</li> <li>• For some property owners there will be a loss opportunity cost from not being able to develop their property due the hazards present on the site. These lost opportunity costs could be significant; and</li> <li>• Within some of the commercial and business zones there could be costs associated with lost employment and reduced economic growth. This is due to the high hazard areas passing through these areas and as such there could be instances where development is unable to proceed due to the risk to life and property as a result of the natural hazard.</li> </ul> <p><u>Indirect costs</u></p> <ul style="list-style-type: none"> <li>• Linked with the proposed objectives, policies, and rules are hazard maps within the District Plan. For many parties this will be the first time this information will be readily accessible. There may be increased pressure on Wellington City Council to reduce the extents of the Natural</li> </ul>	<p><b>Environmental</b></p> <p>No direct or indirect environment benefits with the proposed provisions have been identified.</p> <p><b>Economic</b></p> <p><u>Direct benefits</u></p> <p>The direct economic benefits derived from the proposed provisions include:</p> <ul style="list-style-type: none"> <li>• Reducing the damage to future properties and developments from natural hazard events as a result of incorporated mitigation measures;</li> <li>• Likely ability to retain insurance cover for future properties as they have been able to be designed to mitigate the risks from natural hazards;</li> <li>• Reduced costs to recover from natural hazards (such as clean-up, repairing damage, loss of productivity);and</li> <li>• Communities that experience less damage in a natural hazard event are able to recover faster. This ensures significantly reduced economic impacts from when a natural hazard event occurs as the loss of productivity and employment opportunities are not as large or significant.</li> </ul> <p><u>Indirect benefits</u></p> <ul style="list-style-type: none"> <li>• Potential less future costs to respond to future natural hazard events as they have been planned for. This includes events like sea level rise and flooding which are impacted by climate change. This has the potential for reduced rates of insurance premiums increasing, reduced rates increases (to pay for mitigation to reduce the impacts from natural hazards); and</li> <li>• Dwelling prices may retain their values as the result of being able to retain insurance for longer.</li> </ul> <p><b>Social</b></p> <p><u>Direct benefits</u></p> <p>The risk from natural hazard events will not increase when compared to the existing situation. As such, purchasers of properties that are located in Natural Hazard Overlays should have mitigation measures built in to ensure that the development is not significantly impacted by future natural hazard events up to the identified design level. This will reduce the potential for</p>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> <li>• The expert assessments provided show that there are a number of natural hazards that affect the City and that some of the potential impacts represent a significant risk to life and property;</li> <li>• The expert assessments also show that for each natural hazard, the severity of the hazard varies within each overlay. As such, a nuanced approach is required where in high hazard areas development generally needs to be avoided, whereas in low and medium hazard areas development should be able to proceed providing appropriate mitigation measures are implemented to address the risk from the hazard;</li> <li>• Higher order guidance (s 6(h), NZCPS and RPS) provides direction on how natural hazard risk needs to be managed and addressed within District Plans. The proposed provisions are consistent with this higher order direction;</li> <li>• The proposed provisions allow Council to undertake its function under s 31(b)(i) of the RMA;</li> <li>• The existing District Plan provisions are resulting in an increase in risk with time as they currently have little consideration of some of the proposed coastal and natural hazards. As such, the status quo is not an realistic option and new provisions (as proposed) are required to address natural hazard risk within the City;</li> <li>• New Zealand has experienced a significant number of large natural hazard events in the last decade (Christchurch Earthquake Sequence, Kaikoura Earthquake, Gisborne Floods, Dunedin Floods, West Coast Floods and Southland Floods). There have been significant social and economic costs from these events. Some of these costs could have been avoided if there had been better recognition of natural hazard risks when some of the impacted communities were developed. The proposed provisions seek to ensure that future development is undertaken in a manner to ensure that these future social and economic costs do not continue to increase; and</li> </ul>

	<p>Hazard Overlays through the construction of engineering measures. This may result in increased rates through the City to pay for these additional costs.</p> <p><b>Social</b></p> <p>No direct or indirect social costs have been identified with the proposed provisions</p> <p><b>Cultural</b></p> <p><u>Direct costs</u></p> <p>It is recognised that the proposed provisions would impact on tangata whenua aspirations to further develop their land which may be located within a Coastal or Natural Hazard Overlay. The proposed provision would also increase costs where development is possible.</p> <p><u>Indirect costs</u></p> <p>No indirect cultural costs have been identified with the proposed provisions.</p>	<p>future social costs such as stress, strain on mental health, illness, and loss of workdays.</p> <p>The construction of buildings that respond to the natural hazard risk will make them less susceptible to damage during a natural hazard event, therefore increasing the safety of the occupants, and reducing the social impacts that come from natural hazard events.</p> <p><u>Indirect benefits</u></p> <p>Often lower social economic groups are located in areas that are susceptible to natural hazards. This sector of society has the least ability to recover from natural hazard events due to the limited resources that they have to them. The proposed provisions will ensure that future housing that is intended to accommodate lower social economic groups is designed to take into account natural hazard risk. This will have the indirect benefit of ensuring that this sector of society is not disproportionately affected by future natural hazard events.</p> <p><b>Cultural</b></p> <p><u>Direct benefits</u></p> <p>No direct cultural benefits have been identified with the proposed provisions</p> <p><u>Indirect benefits</u></p> <p>No indirect cultural benefits have been identified with the proposed provisions</p>	<ul style="list-style-type: none"> <li>The proposed subdivision provisions speak directly to s 106(1) and (1A) of the RMA, which gives the ability for Councils to decline subdivision applications if there is a Significant Natural Hazard Risk. This allows for a more consistent and transparent consideration of subdivision applications than the existing situation.</li> </ul>
<p><b><u>Effectiveness and efficiency</u></b></p>	<p><b><u>Effectiveness</u></b></p> <p>The proposed provisions are considered to be the most effective in achieving the proposed objectives because:</p> <ul style="list-style-type: none"> <li>They give effect to higher order direction (s6(h), NZCPS and RPS), which the proposed objectives also respond to;</li> <li>The proposed provisions relate to the natural hazards that have the potential to have the greatest impact on Wellington City;</li> <li>They take a nuanced approach to the management of natural hazard risk and development, where the activity status of the consent and the resulting direction provided within the policy is directly relative to the risk presented by the development;</li> <li>The proposed provisions take a consistent approach across the various natural hazards. This approach is also consistent between differing development typologies. This means that subdivisions for the purposes of accommodating residential dwellings in Natural Hazard Overlays will need to go through the same considerations as constructing a second dwelling (i.e. there is no loophole to work around the provisions); and</li> <li>The proposed policies and rules will ensure there is no continued increase in the natural hazard risk experienced by Wellington City Council as a result of either discouraging development in high hazard areas or by requiring mitigation measures to address the risk from the natural hazard.</li> </ul>	<p><b><u>Efficiency</u></b></p> <p>The proposed provisions are considered to be the most efficient in achieving the proposed objectives because:</p> <ul style="list-style-type: none"> <li>They give effect to higher order direction (s6(h), NZCPS and RPS) through a clear, transparent, and consistent framework that is located within the District Plan;</li> <li>While the proposed provisions will result in some additional economic costs, it is considered that the resulting benefits to future occupants and the recovery of the City following a natural hazard event outweigh these costs. It is also noted that the additional costs to a development to incorporate mitigation measures into the design are often considerably less than the costs that result from damage (or repeated damage) from a natural hazard event;</li> <li>The proposed provisions would assist with the transfer of costs for addressing natural hazard risk from future property owners and local and central government onto developers at the time the developments are undertaken;</li> <li>It is recognised that there are potential significant cultural costs to be borne by the local tangata whenua community due to lost development potential of cultural land. Careful consideration was given to whether an alternative framework was required to allow for the cultural aspirations of these communities to be met. However, this was decided against due to the higher order direction and that being more permissive in the Natural Hazard Overlays could put life and future developments at considerable risk, which would result in worse outcomes for these communities in the longer term.</li> </ul>	

Alternative approach to provisions (status quo)	Costs	Benefits	Risk of acting / Not acting if there is uncertain or insufficient information about the subject matter of the provisions
<p><b>Policies:</b></p> <p>4.2.10.1 4.2.10.2 4.2.10.3 4.2.10.4 4.2.10.5 4.2.11.4  6.2.8.1 6.2.8.2 6.2.8.3 6.2.8.4 6.2.8.5 6.2.9.4  8.2.5.1 8.2.5.2 8.2.5.3 8.2.6.3  10.2.7.4 10.2.8.1 10.2.8.2 10.2.8.3  12.2.13.1 12.2.13.2 12.2.13.3 12.2.13.4 12.2.14.5 14.2.7.1 14.2.7.2 14.2.7.3</p>	<p><b>Environmental</b></p> <p>No direct or indirect environmental costs have been identified with the existing provisions.</p> <p><b>Economic</b></p> <p><u>Direct costs</u></p> <p>The existing natural hazard provisions are limited, and a range of development can continue within areas that experience natural hazards with no consideration of the potential risks. As a result, the risk within areas susceptible to natural hazards is increasing with time. When a natural hazard event occurs, the impact on the communities will be greater when compared to the proposed provisions (due to more exposure) and the direct economic costs include:</p> <ul style="list-style-type: none"> <li>• More individual property owners being impacted by natural hazard events as a result of increased development occurring in natural hazards zones without any consideration of the natural hazard impacts and the costs associated with recovering, repairing damage, replacing furnishings, and rebuilding as a result of damage from a natural hazard event; and</li> <li>• Increased insurance premiums or loss of insurance for individual properties that are at high risk of being impacted by future natural hazard events (for example areas susceptible to sea level rise) directly affected by natural hazard events.</li> </ul> <p>In terms of the existing provisions, the economic costs of implementing them are relatively minimal due to their limited extent.</p> <p><u>Indirect costs</u></p> <p>Indirect economic costs associated with the existing provisions include:</p> <ul style="list-style-type: none"> <li>• Reduced productivity arising from disruption. If businesses are impacted, then this can reduce economic growth and employment options;</li> <li>• Increased insurance costs (potentially) being passed through the market (all properties) to recover the settlements that have been made (or loss of insurance for properties in similar situations as those that were impacted which has implications for house prices); and</li> <li>• Potential increased costs through rates arising as a result of public and political pressure to construct engineered mitigation measures to reduce the impact from the natural hazard event.</li> </ul>	<p><b>Environmental</b></p> <p>No direct or indirect environmental benefits have been identified with the existing provisions.</p> <p><b>Economic</b></p> <p><u>Direct benefits</u></p> <p>The District Plan is absent in having any provision for some of the natural hazards (for example coastal hazards) or they only apply to a limited mapped extent (for example flooding). For the properties that are impacted by natural hazards, but are not covered by the District Plan, the one direct economic benefit is that there are no costs associated with having to build in mitigation measures into developments to reduce natural risks.</p> <p>The existing provisions allow for sites within some of the natural hazard zones to be intensified, allowing for landowners to realise economic value from their properties. For some individual properties the realised benefits could be significant due to the value of land (several hundreds of thousands of dollars).</p> <p>There are some employment benefits with the existing provisions which are directly associated with the aforementioned point. The creation of vacant lots have the associated employment benefits associated with development including:</p> <ul style="list-style-type: none"> <li>• Professional services creating the lot;</li> <li>• Construction of any services and resulting dwellings; and</li> <li>• Selling and marketing of the property.</li> </ul> <p><u>Indirect benefits</u></p> <p>The only indirect economic benefit identified is that the Council receives additional rates from the increased housing supply, which provides additional revenue to the Council to then spend in the City.</p> <p><b>Social</b></p> <p><u>Direct benefits</u></p> <p>The only direct social benefit that has been identified is that as the existing provisions are permissive and allow for intensification of existing properties. This allows for a supply of residential dwellings, which in the short to medium term provides social benefits. However, these benefits can be negated if these dwellings are significantly impacted by natural hazard events.</p> <p><u>Indirect benefits</u></p> <p>The indirect social benefit from the existing provisions is related to the additional revenue that Council gets from the increased ratings base. This additional funding allows for the Council to</p>	<p>It is considered that there is certain and sufficient information on natural hazards. It is considered the risk of not acting and retaining the status quo are significant for the following reasons:</p> <ul style="list-style-type: none"> <li>• The research undertaken to inform the natural hazard chapter shows that Wellington City is susceptible to a number of natural hazards. The current provisions do not address a number of these natural hazards and as such development could still occur in these areas with little or no regard to the natural hazard risk, unless identified through a resource consent process.</li> <li>• The District Plan provisions would remain inconsistent with higher order direction (s6(h), NZCPS and the RPS), and the risk to the community from natural hazards as a result of development occurring in areas susceptible to natural hazards, with no mitigation measures, will increase. This includes risk to life and property damage.</li> <li>• There will be increased community disruption and economic costs borne by affected properties owners and communities from future natural hazard events.</li> <li>• There will be continued transfer of economic gain from developers onto future property owners, and local and central government from future natural hazard events. This has the potential for wider economic costs borne by the Wellington City community through increased insurance premiums and rates (to pay for hazard mitigation works).</li> </ul>

<p>14.2.7.4 14.2.8.4. 29.2.1.3 29.2.1.5 33.2.11.1 33.2.11.2 33.2.11.3 33.2.11.4 33.2.11.5 33.2.12.4 <b>Rules:</b> 5.1.11 5.3.10 5.4.5 7.3.2 7.3.8 7.3.9 7.4.4 11.2.1 11.2.2 11.3.1.15 11.6.1.14 13.3.2 13.3.6 17.1.13 23.2 24.4.1 26.3.1 30.1.1 30.1.2 30.1.1.3 30.1.2.3 34.3.2 34.3.11 34.4.10</p>	<ul style="list-style-type: none"> <li>• Potential reduction in time of house prices as a result of inability to obtain insurance or insurance premiums being too high (banks require insurance to settle on property transactions).</li> </ul> <p><b>Social</b></p> <p><u>Direct costs</u></p> <p>The existing provisions have the following direct social costs:</p> <ul style="list-style-type: none"> <li>• There are increased social costs associated with the time for people and communities to recover from natural hazard events. This includes stress, strain on mental health, illness, and loss of workdays due to repairing damage. This cost is potentially increasing as a result of increased development with little or no consideration to natural hazards occurring in the natural hazard overlays; and</li> <li>• There can be a loss of community connectiveness as people and businesses move out of impacted communities. This is particularly so in large natural hazard events (for example Christchurch City Red Zone).</li> </ul> <p><u>Indirect costs</u></p> <ul style="list-style-type: none"> <li>• No indirect social costs have been identified with the existing provisions.</li> </ul> <p><b>Cultural</b></p> <ul style="list-style-type: none"> <li>• There have been no cultural costs identified with the existing provisions.</li> </ul>	<p>provide a greater range of social facilities and services within the local community.</p> <p><b>Cultural</b></p> <p>There has been an indirect cultural benefit with the status quo in that they have allowed for the development of sites that have cultural value without a significant consideration of natural and coastal hazards. This has allowed for the cultural needs of local tangata whenua members to be provided for. However, this development may have been at the cost of the owners and occupants who are impacted by natural hazard events.</p>	
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<p>34.3.10</p> <p><b>Other Methods:</b></p> <ul style="list-style-type: none"> <li>• Annual Plan – to repair infrastructure</li> <li>• Long Term Plan – Hazard mitigation work</li> <li>• Wellington Water Regional Water Standards December 2021.</li> </ul>			
<p><b>Effectiveness and efficiency</b></p>	<p><b>Effectiveness</b></p> <p>The provisions (policies and rules) are considered to not be the most effective means for achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>• They do not give effect to higher order direction (s 6(h), NZCPS and RPS);</li> <li>• They only apply to a limited number of natural hazards (flooding and seismic hazards) and do not address all the key natural hazards that affect the City;</li> <li>• A significant amount of development can occur in areas prone to natural hazards without the need for resource consent. As such, the overall risk from natural hazards to the City is increasing overtime; and</li> <li>• Council is having to rely on other pieces of legislation (e.g. Building Act 2004 and CDEM Act 2002) to try and address the risks associated with natural hazards. However, this is less efficient than addressing the natural hazard risk at resource consent stage and it means not all relevant natural hazards are being addressed.</li> </ul>		<p><b>Efficiency</b></p> <p>The status quo is considered to not be the most efficient means for achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>• They do not give effect to higher order direction (s6(h), NZCPS and RPS). This means that the resource consent process has to be used to give effect to this higher order documentation. This can result in non-compliances that have no linkages to the higher order documentation but elevate the application to Discretionary or higher status being used as levels to allow for the consideration of the higher order requirements. This is a very opaque, unclear process that transfers significant costs onto applicants, is inconsistently applied and results in developments being designed to the lower consenting thresholds (Permitted – Restricted Discretionary Activity status) to prevent this from occurring (even though the overall environmental outcomes may be poorer by designing to a lower activity status);</li> <li>• While the status quo does have some economic and social benefits, these are often realised by individuals within the short to medium term. When a natural hazard event occurs, there is often a significant transfer of costs from those who undertook the development onto the current property owners and the wider community. These costs can be significant and would outweigh the economic benefits derived.</li> <li>• It is difficult to find natural hazard information that is relevant for the City. Currently, people interested in discovering this information have to approach a number of different organisations to obtain this information (for example Wellington Water and GWRC). For people who are not familiar with these organisations and their roles, it is easy for hazard information to be overlooked which can complicate projects (as they may need to be altered after a detailed design has been undertaken, thereby adding costs to projects).</li> </ul>
<p><b>Overall evaluation</b></p>	<p>Having considered the proposed provisions and the status quo, it is considered that the proposed provisions are the most appropriate way to achieve the objectives. The proposed provisions get more restrictive as the risk from natural hazards increases, thereby ensuring that a nuanced approach to the management of natural hazard risk occurs. The proposed provisions give effect to high order direction and provide a clear framework for the consideration of development within Natural Hazard Overlays. This framework has a number of economic and social benefits which are considered to outweigh the resulting costs. The status quo, however, is ineffective and inefficient, and does not give effect to higher order direction. The existing provisions allow for a number of developments to occur within areas that are susceptible to natural hazard risk with little consideration of addressing the resulting risk. As a result, the risk profile to the City from development in areas susceptible to natural hazard overlays is slowly increasing, which has significant potential future economic and social costs, with very little resulting benefits. It is therefore considered that the status quo is not appropriate to achieve the outcome of the proposed objectives.</p>		

#### 10.4 Provisions to achieve Objective NH-O2 and CE-O9

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions
2. The status quo

Table 3415: evaluation of provisions to achieve NH-O2 and CE-O9

NH-O2 - Planned Hazard Mitigation Works - There is reduced risk to people, property and infrastructure from flood hazards through planned mitigation works and catchment management.			
CE-O9 – Measures to reduce damage from Sea Level Rise and Coastal Erosion - Green infrastructure is the primary method used to reduce damage from sea level rise and coastal erosion.			
Proposed approach to provisions	Costs	Benefits	Risk of acting / Not acting if there is uncertain or insufficient information about the subject matter of the provisions
<p><b>Policies:</b></p> <p>NH – P15 – Natural Systems and Natural Features</p> <p>NH-P16 – Natural Hazard Mitigation works</p> <p>CE-P24 – Coastal Hazard Mitigation Works Involving Green Infrastructure</p> <p>CE-P25 – Green infrastructure and Planned Mitigation Works</p> <p>CE-P26 - Hard Engineering Mitigation Measures</p> <p><b>Rules:</b></p> <p>NH-R2 and NH- R3.</p> <p>CE-R17 and CE-R24</p>	<p><b>Environmental</b></p> <p><u>Direct costs</u></p> <p>No direct environment costs have been identified with the proposed provisions.</p> <p><u>Indirect costs</u></p> <p>No indirect environment costs have been identified with the proposed provisions.</p> <p><b>Economic</b></p> <p><u>Direct costs</u></p> <p>The direct economic costs of the proposed provisions include:</p> <ul style="list-style-type: none"> <li>Increased costs to private property owners who seek to construct sea walls or other hard engineering solutions as these will need to be tested in the resource consent process. However, unlike the existing District Plan, Policy CE-P16 provides guidance on the effects and matters that need to be considered within these applications.</li> </ul> <p><u>Indirect costs</u></p> <ul style="list-style-type: none"> <li>Some private hard engineering measures may not be able to obtain resource consent approval. As such, there could be indirect economic costs from loss of property value and sunk costs in the resource consent process. However, these indirect costs should only be borne if the hard engineering measures are unable to meet the outcomes sought under CE-P16.</li> <li>There are no direct or indirect costs to employment opportunities as a result of the proposed provisions in relation to this matter.</li> </ul> <p><b>Social</b></p> <p>No direct or indirect social costs from the proposed provision have been identified.</p> <p><b>Cultural</b></p> <p><u>Direct costs</u></p>	<p><b>Environmental</b></p> <p><u>Direct benefits</u></p> <p>The proposed provisions have the following direct environmental benefits:</p> <ul style="list-style-type: none"> <li>Green infrastructure uses natural products to reduce the impacts of coastal erosion and therefore has less impact on the receiving environment;</li> <li>Some green infrastructure measures (dune restoration, replanting, etc) have improved the ecological function of the local environment and therefore have a positive environmental benefit; and</li> <li>The framework for hard engineering includes the consideration of the impact of the works on natural processes, thereby ensuring that the impacts of these future works on the natural systems and processes are reduced.</li> </ul> <p><u>Indirect benefits</u></p> <p>No indirect environmental benefits have been identified with the proposed provisions.</p> <p><b>Economic</b></p> <p><u>Direct benefits</u></p> <p>The direct economic benefits of the proposed provisions include:</p> <ul style="list-style-type: none"> <li>There will be less cost to the applicant of the implementation of flood management works as these are provided for within the proposed provisions;</li> <li>Within the flood hazard extents, there is the potential for private property owners to realise development opportunities on their respective sites following the implementation of flood mitigation works (as the works may have removed or reduced the flood hazard on the property to the extent it can be developed);</li> <li>There will be less costs associated with the implementation of green infrastructure solutions within the coastal environment as these are provided for within the proposed provisions; and</li> <li>There is greater certainty to regionally significant infrastructure providers who are installing measures to protect their infrastructure in terms of the assessment of their resource consent applications through the direction provided</li> </ul>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> <li>The expert assessments provided show that there are significant flooding issues within existing developed areas and these need to be reduced through planned flood mitigation works;</li> <li>The coastal hazard assessment has identified that Sea Level Rise is going to have an impact on the City and therefore there needs to be a framework that directs how these measures are implemented in the future and which options should be prioritised.</li> <li>Higher order guidance (RPS and NZCPS) provides direction on how hard and green infrastructure measures are to be addressed within District Plans; and</li> <li>It is well recognised within international literature that hard engineering measures can have a detrimental impact on natural processes. The proposed framework prioritises green infrastructure, which has less impacts on natural systems and provides a pathway for hard engineering. This reduces the risk of hard engineering being the default option to address coastal erosion.</li> </ul>

	<p>There could be direct cost associated with the installation of engineering measures to reduce the damage to sites of cultural significance throughout Wellington City. This includes the costs associated with the resource consent process, if hard engineering was the selected option to provide protection.</p> <p><u>Indirect costs</u></p> <p>No indirect cultural costs have been identified.</p>	<p>for in CE-P16. This reduces the compliance and consent costs for these projects by providing a clear pathway for these projects to be assessed against.</p> <p><u>Indirect benefits</u></p> <ul style="list-style-type: none"> <li>• Flood mitigation works should be able to be implemented in a more timely fashion, which should reduce the time exposure that existing properties have to flood hazards and the damage experienced in these events.</li> <li>• Reduced insurance costs to those properties within flood hazard extents may be realised earlier if the flood mitigation works are able to be implemented in a faster timeframe.</li> <li>• The provision for green infrastructure measures allows for these to be implemented more rapidly, reducing damage to public and private infrastructure.</li> <li>• The framework for consideration of hard engineering measures should ensure that the rate of beach loss and edge effects from these future works are not accelerated when compared to the existing situation. This reduces the potential development of a feedback cycle, where private properties are being impacted to a greater extent by natural hazard events (as natural buffers have been lost) resulting in greater damage from these events and the need to install large private engineering systems to prevent future damage (which can exasperate the problem and result in a feedback loop).</li> </ul> <p><b>Social</b></p> <p><u>Direct benefits</u></p> <p>In the coastal environment the social benefits of the proposed provisions are as follows:</p> <ul style="list-style-type: none"> <li>• The rate of land being lost as a result of hard engineering structures should not accelerate (noting that some of the existing legacy hard engineering structures will be contributing to this issue and the District Plan cannot address existing structures).</li> <li>• The ability to implement green infrastructure measures by local and central government agencies will allow for temporary protective measures to be installed rapidly following a coastal hazard event, thereby providing a sense of comfort to adjacent landowners.</li> <li>• Green infrastructure measures have the potential to also provide recreational opportunities (for examples dunes, beach nourishment), which have social benefits.</li> <li>• There is the opportunity for improved protection of private properties from flooding and coastal hazards which have direct social benefits for the property owners of the properties that benefit from these works.</li> </ul> <p><u>Indirect benefits</u></p>	
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<b>Effectiveness and efficiency</b>	<p><b>Effectiveness</b></p> <p>The proposed provisions are considered to be the most effective in achieving the proposed objectives because:</p> <ul style="list-style-type: none"> <li>• They give effect to higher order direction (s6(h), NZCPS and RPS), which the proposed objectives also respond to;</li> <li>• They ensure planned flood hazard mitigation works that have significant benefit on the existing communities are provided for, thereby reducing the cost and uncertainty with these projects and allowing for the benefits to be more easily realised;</li> <li>• They ensure planned green infrastructure measures that have significant benefit on the existing communities are provided for, thereby reducing the cost and uncertainty with these projects and allowing for the benefits to be rapidly realised following a coastal erosion event.</li> <li>• When green infrastructure measures are the preferred option in the coastal environment, the proposed provisions also provide a framework for the consideration of hard engineering measures. This framework sets tests for both the protection of regional significant infrastructure as well as private properties. This provides greater certainty to all parties on how applications for hard engineering measures will be considered.</li> </ul>	<p><b>Efficiency</b></p> <p>The proposed provisions are considered to be the most efficient in achieving the proposed objectives because:</p> <ul style="list-style-type: none"> <li>• They give effect to higher order direction (s6(h), NZCPS and RPS) through a clear and transparent framework that is located within the District Plan;</li> <li>• They provide a permissive framework for planned flood mitigation and green infrastructure works which reduces the costs and timeframes with the implementation of these works, while allowing for the community benefits to be more effectively realised; and</li> <li>• They provide a framework for the consideration of hard engineering measures. This consideration also includes the transfer of private cost onto the public realm through beach loss and changes in coastal processes within the resource consent framework, with an outcome sought of ensuring that the transfer of these costs are minimised.</li> </ul>	
<b>Alternative approach to provisions (status quo)</b>	<b>Costs</b>	<b>Benefits</b>	<b>Risk of acting / Not acting if there is uncertain or insufficient information about the subject matter of the provisions</b>
<p><b>Policies:</b></p> <p>None currently exist</p> <p><b>Rules:</b></p> <p>None currently exist</p> <p><b>Other Methods:</b></p> <p>None exist</p>	<p><b>Environmental</b></p> <p><u>Direct costs</u></p> <p>In the coastal environment the use of hard engineering measures is having a direct impact on the environmental values of the local environment through beach loss and the increase in erosion at the edges of hard engineering structures.</p> <p>For non-coastal hazards there is no significant environmental costs from the status quo as the measures to address the non-coastal hazards includes measures such as setback from stream banks and fault lines, raising floor levels, and securing secondary overland paths.</p> <p><u>Indirect costs</u></p> <p>There are no indirect environmental costs from the status quo.</p>	<p><b>Environmental</b></p> <p>No direct or indirect environmental benefits have been identified with the status quo.</p> <p><b>Economic</b></p> <p><u>Direct benefits</u></p> <p>In the coastal environment the main economic benefit is to private property owners where they are able to construct hard engineering measures (seawalls) to reduce the erosion of their respective properties. These seawalls often do not require resource consent as they do not meet the definition of a building under the District Plan.</p> <p>There are no direct economic benefits to flood hazard mitigation works by the status quo.</p> <p><u>Indirect benefits</u></p>	<p>In regard to flood mitigation works, it is recognised that these provide significant social and economic benefits to existing communities and assist with reducing the existing natural hazard risk profile of the City. To continue with the status quo, with the District Plan not having any objectives, policies, or rules on this matter, will result in significant costs to applicants and uncertainty and delays to the implementation of these projects, with very little resulting benefits. In this regard, the risk of not acting is that the status quo will remain, and these costs will continue.</p> <p>In regard to coastal hazard works, the status quo does not provide any guidance on these works and as a result both green infrastructure and hard engineering measures are considered in absence of a framework. It is feasible that seawalls will not require resource consent as they are not considered</p>

	<p><b>Economic</b></p> <p><u>Direct costs</u></p> <p>The direct effects of the status quo include:</p> <ul style="list-style-type: none"> <li>• Increased costs at the time of application for resource consent for planned mitigation works as the District Plan is silent on these measures. As a result, large detailed applications with a number of specialist inputs are required to cover off all potential environmental effects as there is no direction on the District Plan for the consideration of hazard mitigation measures undertaken by public bodies; and</li> <li>• Potential increased costs in the construction of planned mitigation works due to the timeframes required to get through the resource consent process.</li> </ul> <p><u>Indirect costs</u></p> <ul style="list-style-type: none"> <li>• Continued damage to properties from flood events as a result of delays in implementing flood mitigation measures.</li> <li>• Continued damage to public and private infrastructure and properties due to the costs and uncertainty associated with the implementation of green infrastructure measures within the coastal environment.</li> <li>• In the coastal environment, beach loss and the reduction in natural systems (dunes) is resulting in private properties being impacted to a greater extent by natural hazard events (as natural buffers have been lost) resulting in greater damage from these events and the need to install large private engineering systems to prevent future damage (which can exasperate the problem and result in a feedback loop).</li> <li>• There are no direct or indirect costs to employment opportunities as a result of the status quo in relation to this matter.</li> </ul> <p><b>Social</b></p> <p><u>Direct costs</u></p> <p>In the coastal environment the status quo is having the following social costs:</p> <ul style="list-style-type: none"> <li>• Loss of recreation land (both beaches and public reserve land) as a result of hard engineering structures that are resulting in beach loss and increased erosion at the edges;</li> <li>• Increased concern in the community during storm events due to increased damage, erosion, and impacts from these events.</li> </ul> <p>In regard to the planned flood hazard mitigation works the status quo is having the following social cost:</p>	<p>No indirect environmental benefits have been identified with the with the status quo.</p> <p>There are no direct or indirect benefits to employment opportunities as a result of the status quo in relation to this matter.</p> <p><b>Social</b></p> <p><u>Direct benefits</u></p> <p>In the coastal environment the only direct social benefit is the ability for private property owners to be able to construct sea walls to protect their own property from coastal erosion. This provides the social benefit of temporarily addressing the issue and reduced concern from loss of private land.</p> <p>There are no direct social benefits to flood hazard mitigation works by the status quo.</p> <p><u>Indirect benefits</u></p> <p>No indirect social benefits have been identified with the status quo.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural benefits have been identified with the status quo.</p>	<p>to be a building, whereas green infrastructure measures like sacrificial fill require resource consent as they exceed the earthworks volumes. As a result, a raft of unintended outcomes are resulting from the status quo, including significant environmental, social, and economic costs to a range of parties. The risk of not acting is that this situation will continue. Historical hard engineering structures are likely having on-going negative impacts on public spaces and these impacts will continue and worsen as sea level rises. While it is recognised that there are benefits from walls, they also have the ability to worsen the impacts on seaside properties and community infrastructure over time as a result of continued beach loss (which is an important buffer against wave energy). In this regard, the benefits derived from the sea walls may only exist in the short to medium term, while transferring the costs into the public realm from the loss of public space. As such, the risk of not acting is that the status quo will remain, and these costs and impacts will continue. It is considered these cost and impacts borne by the community and other parties are greater than the existing benefits derived from the status quo.</p>
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	<ul style="list-style-type: none"> <li>Increased concern in the community during storm events due to the concerns that streams may flood again and impact their properties.</li> </ul> <p><u>Indirect costs</u></p> <p>There are no indirect social costs from the status quo.</p> <p><b>Cultural</b></p> <p><u>Direct costs</u></p> <p>There are no direct cultural costs from the status quo.</p> <p><u>Indirect costs</u></p> <p>Natural features often have cultural and spiritual values and are also often valued by the community. The status quo does not allow for the retention of these systems and they can be easily removed. The status quo is silent on the removal of these features and as such there can be resulting cultural costs from their removal.</p>		
<b>Effectiveness and efficiency</b>	<p><b>Effectiveness</b></p> <p>The status quo is considered to not be the most effective means for achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>It does not give effect to higher order direction (s6(h), NZCPS and RPS);</li> <li>The District Plan is completely silent on planned hazard mitigation works by local and central agencies. As such, there is no framework in which to assess these works and as a result there are significant costs, uncertainty and potential delays within implementing these works, even though there can be large social and economic benefits arising from their undertaking. As such, status quo is not effective at delivering flood mitigation measures that can have catchment wide benefits;</li> <li>In the coastal environment the lack of direction in the District Plan allows for a number of private ad-hoc engineering solutions to be constructed (some may not even require resource consent), which in turn can have significant impacts on the surrounding public and private spaces. These private hard engineering solutions can also accelerate coastal erosion if they are incorrectly designed, resulted in a significant feedback loop. As such, the status quo is not effective at addressing the issue of coastal erosion.</li> </ul>	<p><b>Efficiency</b></p> <p>The status quo is considered to not be the most efficient means for achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>It does not give effect to higher order direction (s6(h), NZCPS and RPS). This means that the resource consent process has to be used to give effect to this higher order documentation. This can result in non-compliances that have no linkages to the higher order documentation, but elevate the application to Discretionary or higher status being used as levels to allow for the consideration of the higher order requirements. This is a very opaque, unclear process that transfers significant costs onto applicants, is inconsistently applied and results in developments being designed to the lower consenting thresholds (Permitted – Restricted Discretionary Activity status) to prevent this from occurring (even though the overall environmental outcomes may be poorer by designing to a lower activity status);</li> <li>For flood mitigation works there is a significant transfer of costs onto the applicant, which creates significant uncertainty and consenting issues which impacts the ability to deliver these projects which have significant community benefits. The delays with consenting issues can be significant (12 months plus) and results in an inefficient process as there is no guidance in the District Plan on these matters.</li> <li>Within the coastal environment there is a potential transfer of private costs (protecting private properties) onto the public domain through the loss of public recreational space (beaches and parks).</li> </ul>	
<b>Overall evaluation</b>	<p>Having considered the proposed provisions and the status quo it is considered that the proposed provisions are the most appropriate way to achieve the objectives. The proposed provisions provide for both flood mitigation works and green infrastructure measures, and provide a clear framework for the consideration of hard engineering measures. This framework has a number of economic, environmental, and social benefits which are considered to outweigh the resulting costs. The status quo, however, is ineffective and inefficient at delivering flood mitigation and green infrastructure works and for addressing the effects from hard engineering measures. This in turn is resulting in significant costs to a range of parties, with very little resulting benefits. It is therefore considered that the status quo is not appropriate to achieve the outcome of the proposed objectives.</p>		

## 10.5 Provisions to achieve Objective NH-O3 and CE-O6

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions
2. The status quo

Table 35: evaluation of provisions to achieve NH-O3 and CE-O6

<b>NH-O3- Natural Systems and Features</b> - Natural systems and features that reduce the susceptibility of people, property and infrastructure from damage by natural hazards are created, retained or enhanced.			
<b>CE-O6 – Natural features and Features</b> - Natural systems and features that reduce the susceptibility of people, property, and infrastructure from damage by coastal hazards are maintained or enhanced.			
<b>Proposed approach to provisions Policies:</b>	<b>Costs</b>	<b>Benefits</b>	<b>Risk of acting / Not acting if there is uncertain or insufficient information about the subject matter of the provisions</b>
<p>NH-P15 – Natural Systems and Features</p> <p>CE-P23 - Natural Systems and Features</p> <p><b>Rules:</b></p> <p>NH-R3 and CE-R17</p>	<p><b>Environmental</b></p> <p>No direct or indirect environmental costs have been identified with the proposed provisions.</p> <p><b>Economic</b></p> <p>Direct costs</p> <p>The direct economic costs of the proposed provisions include:</p> <ul style="list-style-type: none"> <li>• If the natural features are located on private properties, there may be some direct economic costs associated with the lost potential to developed land, or the improvement of these natural features to enhance their natural hazard mitigation value.</li> </ul> <p><u>Indirect costs</u></p> <ul style="list-style-type: none"> <li>• The removal of natural features from a site may not be able to obtain resource consent approval. As such, there could be indirect economic costs from loss of property value and sunk costs in the resource consent process. There are no direct or indirect costs to employment opportunities as a result of the proposed provisions in relation to this matter.</li> </ul> <p><b>Social</b></p> <p>No direct or indirect social costs from the proposed provision have been identified.</p> <p><b>Cultural</b></p> <p>No direct cultural costs have been identified.</p>	<p><b>Environmental</b></p> <p><u>Direct benefits</u></p> <p>The proposed provisions have the following direct environmental benefit:</p> <ul style="list-style-type: none"> <li>• The proposed provisions ensure the protection of natural features which have associated amenity, ecological and natural character values.</li> </ul> <p><b>Economic</b></p> <p><u>Direct benefits</u></p> <p>The direct economic benefit of the proposed provisions include:</p> <ul style="list-style-type: none"> <li>• There will be less costs associated with the implementation of engineering solutions to replace the removal of natural features that provide this role.</li> </ul> <p><u>Indirect benefits</u></p> <ul style="list-style-type: none"> <li>• The framework should ensure that edge effects from these future works are not accelerated when compared to the existing situation. This reduces the potential development of a feedback cycle, where private properties are being impacted to a greater extent by natural hazard events (as natural buffers have been lost) resulting in greater damage from these events and the need to install large private engineering systems to prevent future damage (which can exasperate the problem and result in a feedback loop).</li> </ul> <p><b>Social</b></p> <p>The direct social benefits of the proposed provisions are as follows:</p> <ul style="list-style-type: none"> <li>• It allows for the retention of natural features which often have an amenity or recreational value associated with them, which people experience and utilise.</li> <li>• It ensures that properties protected by natural features from the impacts of natural hazards continue to enjoy this protection.</li> </ul>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> <li>• Natural features provide important buffer and protection to private properties from hazards. The proposed provisions ensure the natural hazard protection from natural features are retained to reduce the potential for significant damage to private properties.</li> <li>• Higher order guidance (RPS and NZCPS) provides direction on the protection of natural features within District Plans and this framework responds to this direction.</li> </ul>

		<p><b>Cultural</b></p> <p>Natural features often have cultural and spiritual values and are also often valued by the community. The proposed provisions will allow for the retention and restoration of these features, which will have positive cultural benefits.</p>	
<p><b>Effectiveness and efficiency</b></p>	<p><b>Effectiveness</b></p> <p>The proposed provisions are considered to be the most effective in achieving the proposed objectives because:</p> <ul style="list-style-type: none"> <li>• They give effect to higher order direction (s6(h), NZCPS and RPS), which the proposed objectives also respond to;</li> <li>• They ensure that natural features are retained, which have wider benefits than their natural hazard protective role; and</li> <li>• They provide a planning framework that allows for the consideration of the protective role of natural features.</li> </ul>	<p><b>Efficiency</b></p> <p>The proposed provisions are considered to be the most efficient in achieving the proposed objectives because:</p> <ul style="list-style-type: none"> <li>• They give effect to higher order direction (Section 6(h), NZCPS and RPS) through a clear and transparent framework that is located within the District Plan; and</li> <li>• They ensure that natural features that have a hazard mitigation role are retained and not lost through future development.</li> </ul>	
<p><b>Option B: Status Quo</b></p> <p><b>Policies:</b></p> <p>There are no policies pertaining to retaining natural features for the purposes of natural hazard mitigation in the existing District Plan.</p> <p><b>Rules:</b></p> <p>None currently exist</p>	<p><b>Costs</b></p> <p><b>Environmental</b></p> <p>The existing rule framework does not protect natural features. As such, there is the potential for a number of permitted activities to occur which results in the degrading to the natural features.</p> <p><b>Economic:</b></p> <p><u>Direct costs</u></p> <p>There are no direct economic costs associated with the status quo.</p> <p><u>Indirect costs</u></p> <p>The loss of natural features can result in private properties being impacted to a greater extent by natural hazard events (as natural buffers have been lost) resulting in greater damage from these events and the need to install large private engineering systems to prevent future damage (which can exasperate the problem and result in a feedback loop).</p> <p><b>Social</b></p> <p><u>Direct costs</u></p> <p>The status quo could have the following social costs:</p> <ul style="list-style-type: none"> <li>• Loss of recreation land and natural buffers as a result land development and the loss amenity and recreational values that are associated with these buffers; and</li> <li>• Increased concern in the community during storm events due to increased damage from these events.</li> </ul> <p><b>Cultural</b></p> <p><u>Direct costs</u></p> <p>Often natural features have a cultural value associated with their existence. The lack of a rule framework around these existing natural</p>	<p><b>Benefits</b></p> <p><b>Environmental</b></p> <p>There is no environmental benefit from the status quo.</p> <p><b>Economic</b></p> <p>The main economic benefit is to private property owners where they can remove natural features that have a natural hazard mitigation role, without the need to consider the hazard impact of the removal of these features through a resource consent process.</p> <p><b>Social</b></p> <p><u>Direct benefits</u></p> <p>There are no social benefits associated with the status quo.</p> <p><b>Cultural</b></p> <p><u>Direct benefits</u></p> <p>There are no direct cultural benefits from the status quo.</p>	<p><b>Risk of acting / Not acting if there is uncertain or insufficient information about the subject matter of the provisions</b></p> <ul style="list-style-type: none"> <li>• The status quo does not require the consideration of the change in impact from natural hazards as a result of removing natural features. This means that to achieve this outcome, it has to be argued that there is a natural character reason for keeping the feature. This reliance on another value to achieve a natural hazard mitigation outcome is difficult and as a result, a raft of unintended outcomes could result from the status quo, including significant environmental, social, and economic costs to a range of parties. The risk of not acting is that these costs could be realised.</li> <li>• While it is recognised that there are benefits to private individuals from potentially being able to remove natural features without the need for resource consent, the removal of these features could, in time, require the construction of public defence systems to replace the protection function that these natural features previously had. In this regard the benefits derived from the loss of natural features may only exist in the short to medium term, while transferring the costs into the public realm in the form of community defence systems. As such, the risk of not acting is that the status quo will remain, and these costs and impacts will continue. It is considered these cost and impacts borne by the community and other parties are greater than the existing benefits derived from the status quo.</li> </ul>

	features means that they can be lost, which can have a resulting cultural impact.		
<b><u>Effectiveness and efficiency</u></b>	<p><b>Effectiveness</b></p> <p>The status quo is considered to not be the most effective means for achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>• It does not give effect to higher order direction (s6(h), NZCPS and RPS);</li> <li>• The rule framework does not align with the higher order policy direction. As such, there is the potential for natural features and buffer to be removed as a permitted activity.</li> </ul>	<p><b>Efficiency</b></p> <p>The status quo is considered to not be the most efficient means for achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>• It does not give effect to higher order direction (Section 6(h), NZCPS and RPS). This means that the resource consent process has to be used to give effect to this higher order documentation. This can result in non-compliances that have no linkages to the higher order documentation, but elevate the application to discretionary or higher status being used as levels to allow for the consideration of the higher order requirements. This is a very opaque, unclear process that transfers significant costs onto applicants, is inconsistently applied and results in developments being designed to the lower consenting thresholds (permitted – restricted discretionary activity status) to prevent this from occurring (even though the overall environmental outcomes may be poorer by designing to a lower activity status); and</li> <li>• There is a potential transfer of private costs (protecting private properties) onto the public domain through the loss of natural features which currently provide this protection.</li> </ul>	
<b>Overall Evaluation</b>	<p>Having considered the proposed provisions and the status quo it is considered that the proposed provisions are the most appropriate way to achieve the objectives. The proposed provisions provide for the protection of existing natural features that reduce the impacts of natural hazards. This framework has a number of economic, environmental, and social benefits which are considered to outweigh the resulting costs. The status quo, however, is ineffective and inefficient at delivering the protection of these natural features. This in turn is resulting in significant costs to a range of parties, with very little resulting benefits. It is therefore considered that the status quo is not appropriate to achieve the outcome of the proposed objectives</p>		

## 10.6 Provisions to achieve Objective NH-O4 and CE-O7

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions
2. An alternative approach

Table 36: evaluation of provisions to achieve NH-O4 and CE-O7

<b>NH-O4 - Operational Port Activities, Passenger Port Facilities and Rail Activities</b> Operational Port Activities, Passenger Port Facilities and Rail Activities are provided for, while also ensuring that subdivision, development and use of land occupied by Operational Port Activities, Passenger Port Facilities and Rail Activities do not increase the risk to people, property and infrastructure.			
<b>CE - O7 - Airport, Operation Port Activities, Passenger Port Facilities and Rail Activities</b> Airport, Operation Port Activities, Passenger Port Facilities and Rail Activities are provided for, while also ensuring that subdivision, development and use of land occupied by Airport, Operation Port Activities, Passenger Port Facilities and Rail Activities do not increase the risk to people, property, and infrastructure.			
Proposed approach to provisions	Costs	Benefits	Risk of acting / Not acting if there is uncertain or insufficient information about the subject matter of the provisions
<p><b>NH – P13</b> – Operational Port Activities, Passenger Port Facilities and Rail Activities in the Wellington Fault Overlay</p> <p><b>NH – P14</b> – New buildings which will be occupied by members of the public, or workers associated with the Operational Port Activities, Passenger Port Facilities and Rail Activities in the Wellington Fault Overlay</p> <p><b>CE – P19</b> Airport, Operation Port Activities, Passenger Port Facilities and Rail Activities in the Coastal Hazards Overlays</p> <p><b>CE – P20</b> – New buildings which will be occupied by members of the public, or workers associated with the Airport, Operation Port Activities, Passenger Port Facilities and Rail Activities in the Coastal Hazards Overlays</p> <p><u>Rules</u>                      NH – R8                      CE – R19                      SUB – R24</p>	<p><b>Environmental</b></p> <p><u>Direct costs</u></p> <p>No direct environment costs have been identified with the proposed provisions.</p> <p><u>Indirect costs</u></p> <p>No indirect environment costs have been identified with the proposed provisions.</p> <p><b>Economic</b></p> <p><u>Direct costs</u></p> <p>The direct economic costs of the proposed provisions include:</p> <ul style="list-style-type: none"> <li>• The costs associated with the resource consent process for any upgrades works. However, it is noted that some of these costs will be tempered by the fact that aspects of the land owned by these infrastructure providers will be designated and therefore any development would have required outline plans; and</li> <li>• The costs associated with having to install mitigation measures to reduce the risks associated with natural hazards.</li> </ul> <p><u>Indirect costs</u></p> <p>No indirect economic costs have been identified with the proposed provisions.</p> <p><b>Social</b></p>	<p><b>Environmental</b></p> <p><u>Direct benefits</u></p> <p>No direct environmental benefits have been identified with the proposed provisions.</p> <p><u>Indirect benefits</u></p> <p>No indirect environmental benefits have been identified with the proposed provisions.</p> <p><b>Economic</b></p> <p><u>Direct benefits</u></p> <p>The direct economic benefits of the proposed provisions include:</p> <ul style="list-style-type: none"> <li>• There will be greater certainty for the infrastructure providers in relation to undertaking future investment. This will have resulting economic benefits in terms of increased employment, trade, and commerce. These potential economic benefits extend beyond the infrastructure providers themselves and have wider regional and country GDP benefits. These economic benefits are significant.</li> <li>• The new infrastructure will still need to be designed to take into account the risks from the natural hazard. This will ensure the long-term resilience of future infrastructure and means there will be less down time and recovery following a natural hazard event.</li> <li>• There will be less costs associated with any resource consent applications for the providers of infrastructure associated with the Port, Railway, and Airport as a result the more streamlined framework for these activities.</li> </ul>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> <li>• The expert evidence has shown that the Port, Airport and the Railway are located within various natural and coastal hazard overlays. As such, it is apparent that this significant regional infrastructure will be impact by a variety of natural and coastal hazards over time.</li> <li>• The economic contributions of the port and railway are significant to both the Wellington Region and the wider country. It is not possible for this infrastructure to be relocated away from the areas impacted by the natural and coastal hazards. As such, if a specific framework is not provided for this infrastructure, there is a significant risk that future development opportunities would be lost.</li> <li>• Higher order guidance (RPS and NZCPS) provides direction on areas where there is either significant investment or the importance of regional infrastructure (objective 10 of the RPS) . The proposed provisions provide a balance between recognising the natural hazard risk, while also allowing for the continued operation of this significant infrastructure. This assists with ensuring that the risks of acting and providing a specific framework are less than not acting.</li> </ul>

	<p>No direct or indirect social costs from the proposed provision have been identified.</p> <p><b>Cultural</b></p> <p>No direct or indirect social costs from the proposed provision have been identified.</p>	<ul style="list-style-type: none"> <li>It allows for the infrastructure and associated costs to support the Port, Railway and Airport continued to be used and utilised, thereby preventing a loss on investment into the future.</li> </ul> <p><u>Indirect benefits</u></p> <ul style="list-style-type: none"> <li>It allows for the continued use of the large land holdings that the port, railway and airport own.</li> </ul> <p><b>Social</b></p> <p><u>Direct benefits</u></p> <ul style="list-style-type: none"> <li>It allows for continued future employment and economic growth associated with the Port, Railway, and Airport, which has a number of social benefits for those people employed by these infrastructure providers;</li> <li>It allows for continued future employment and economic growth associated with the businesses that rely on the people and freight transported by Port, Railway and Airport, which has a number of social benefits for those people employed by these businesses; and</li> <li>It allows for expansion of future travel opportunities, which has a vast array of social benefits.</li> </ul> <p><u>Indirect benefits</u></p> <ul style="list-style-type: none"> <li>The tax revenue generated by these activities allows for the provision of future government services, which have a number of social benefits.</li> </ul> <p><b>Cultural</b></p> <ul style="list-style-type: none"> <li>The direct cultural benefits associated with the Port, Airport, and Railway are that they facilitate the undertaking of cultural practices across the region and country. The continued operation of these facilities and the reduced legislative barriers for upgrades, allows for the continued facilitation of these practices.</li> </ul>	
<p><b><u>Effectiveness and efficiency</u></b></p>	<p><b><u>Effectiveness</u></b></p> <p>The proposed provisions are considered to be the most effective in achieving the proposed objectives because:</p> <ul style="list-style-type: none"> <li>They give effect to higher order direction (s6(h), NZCPS and RPS), which the proposed objectives also respond to;</li> <li>They ensure that there is a consenting pathway for the consideration of future development associated with the Port, Railway, and Airport.</li> <li>Future development will still need to be designed to recognise the risks associated with the relevant natural and coastal hazards, thereby ensuring there is improved resilience for this infrastructure; and</li> <li>The proposed provisions have been written to ensure that they are specific to the Railway, Port and Airport operations and therefore are effective at targeting these activities.</li> </ul>	<p><b><u>Efficiency</u></b></p> <p>The proposed provisions are considered to be the most efficient in achieving the proposed objectives because:</p> <ul style="list-style-type: none"> <li>They give effect to higher order direction (s6(h), NZCPS and RPS) through a clear and transparent framework that is located within the District Plan; and</li> <li>They provide a more permissive framework for future development associated with the Port, Railway and Airport, which reduces the costs and timeframes with the implementation of these works, while allowing for the community and economic benefits to be more effectively realised.</li> </ul>	

Alternative approach to provisions (Relying on NH-01 and CE-05)	Costs	Benefits	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p><b>Policies:</b> NH-P1 – NH-P12 CE P11 – CE -P18 INF – NH- P55</p> <p><b>Rules:</b> NH- R1, NH-R4- NH-R7 -NH-R9 – NH-R16 CE – R16, CE-R18, CE-21 – CE-23 and CE-24 – CE-27. SUB-R15- SUB R21 INF – NH - R60 – R62. Maps – Mapping the various hazard extents.</p> <p><b>Other Methods:</b> The other methods to support the proposed provisions include:</p> <ul style="list-style-type: none"> <li>• Building Act 2004 and associated building consent process.</li> <li>• Earthquake Prone Building Policy</li> <li>• Wellington Water Regional Water Standards December 2021</li> <li>• Three Waters Chapter</li> <li>• Earthworks Chapter</li> </ul>	<p><b>Environmental</b></p> <p><u>Direct costs</u></p> <p>No direct or indirect environmental costs have been identified with the alternative approach.</p> <p><b>Economic</b></p> <p><u>Direct costs</u></p> <p>The direct effects of the alternative approach in relation to the Port, Airport and Railway activities include:</p> <ul style="list-style-type: none"> <li>• Potential for further development of the Port, Airport, and Railway to be reduced or prevented as a result of the rule framework that would otherwise apply to the site. This would include a requirement for new development within the high hazard areas to be avoided. Such a threshold would prevent future investment associated with this significant infrastructure which would have resulting regional and national GDP implications.</li> <li>• If there is an inability for the Port, Airport, or Railway to reinvest in their operations, then there is the potential for there to be reduced employment opportunities both through these infrastructure providers and through the wider commerce community.</li> <li>• The Port, Railway, and Airport are important freight operators. If they are unable to undertake their activities due to District Plan restrictions, then there are wider economic growth and employment restrictions for the wider region and country.</li> <li>• There would be direct economic costs associated with lost opportunity to develop the significant land holdings associated with these infrastructure requirements.</li> </ul> <p><u>Indirect costs</u></p> <ul style="list-style-type: none"> <li>• If the Port, Airport, and Railway are unable to operate there would be wider reputational issues for the country, which would have indirect costs in terms of trade and tourism as a result of lost opportunities.</li> <li>• If the Port, Airport, or Railway are unable to operate then there are indirect economic costs associated with people having to travel to access these services.</li> </ul> <p><b>Social</b></p> <p><u>Direct costs</u></p> <ul style="list-style-type: none"> <li>• If the Port, Railway, and Airport are unable to upgrade and there is lost employment and economic opportunities, then there is a proportionate social cost</li> </ul>	<p><b>Environmental</b></p> <p>No direct or indirect environmental benefits have been identified with the alternative approach in relation to the port, airport and railway activities.</p> <p><b>Economic</b></p> <p>No direct or indirect economic benefits have been identified with the alternative approach in relation to the port, airport and railway activities.</p> <p><b>Social</b></p> <p>No direct or indirect social benefits have been identified with the alternative approach in relation to the port, airport and railway activities.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural benefits have been identified with the alternative approach in relation to the port, airport and railway activities.</p>	<p>The status quo presents a significant risk to future development to the Port, Airport and Railway. If the alternative approach in relation to the port, airport and railway activities is proceeded with, there would be no specific provisions that would relate to this infrastructure. This would mean that new infrastructure would be assessed against the standard rules for development within the Natural Hazard and Coastal Hazard Overlays. For the areas of the port, railway and airport in high hazard areas, this could mean that future development could be significantly curtailed, thereby restricting the ability for this infrastructure to grow and develop. This approach would be restrictive with significant economic and social implications and contrary to the RPS. It is considered the economic and social costs associated with the status quo are unjustifiably high and presents a significant level of risk.</p>

	<p>associated with the loss of these opportunities. These would be significant.</p> <ul style="list-style-type: none"> <li>• There are the social costs associated with loss social connections if their services are unable to operate.</li> </ul> <p><b>Cultural</b></p> <p><u>Direct costs</u></p> <ul style="list-style-type: none"> <li>• The alternative approach in relation to the Port, Airport, and Railway activities would impact any financial holdings that iwi may have with the Port, Airport, or Railway as a result of reduced development options that would arise under the alternative approach.</li> </ul> <p><u>Indirect costs</u></p> <ul style="list-style-type: none"> <li>• If the Airport, Railway, and Port are unable to expand operations, it could impact on a number of iwi ventures, including tourism ventures due to reduced passenger numbers.</li> </ul>		
<b><u>Effectiveness and efficiency</u></b>	<p><b><i>Effectiveness</i></b></p> <p>The alternative approach is considered to not be the most effective means for achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>• It does not give effect to higher order direction (s 6(h), NZCPS and RPS); and</li> <li>• It would result in significant costs to a wider variety of businesses and the country GDP as a result of these pieces of infrastructure having future expansion curtailed.</li> </ul>	<p><b><i>Efficiency</i></b></p> <p>The alternative approach is considered to not be the most efficient means for achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>• It does not give effect to higher order direction (s6(h), NZCPS and RPS). This means that the resource consent process has to be used to give effect to this higher order documentation. In this instance it would mean that there would be considerable debate around how higher order documentation needs to be given effect through the consent process, as opposed to the consent process providing the pathway that gives effect to higher order direction; and</li> <li>• It would create significant uncertainty as to whether future development of the infrastructure could proceed. In some instances, this certainty would not be realised until the resource consent process concluded. This creates inefficacies for all parties involved.</li> </ul>	
<b><u>Overall evaluation</u></b>	<p>Having considered the proposed provisions and the alternative approach, it is considered that the proposed provisions are the most appropriate way to achieve the objectives. The proposed provisions provide for a clear framework for the consideration of activities associated with the Port, Railway, and Airport. This framework has a number of economic, environmental, and social benefits, which are considered to outweigh the resulting costs. The status quo however is ineffective and inefficient. This in turn is resulting in significant costs to a range of parties, with very little resulting benefits. It is therefore considered that the alternative approach is not appropriate to achieve the outcome of the proposed objectives.</p>		

## 10.7 Provisions to achieve Objective CE-O8

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions
2. The alternative option (being relying on NH-O1 and CE-O5)

Table 37: evaluation of provisions to achieve CE-O8

<b>CE-O8 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 do not increase the risk to people, property, and infrastructure.			
<b>Proposed approach to provisions</b>	<b>Costs</b>	<b>Benefits</b>	<b>Risk of acting / Not acting if there is uncertain or insufficient information about the subject matter of the provisions</b>
<p><b>CE – P21</b>- Subdivision and new Buildings in the City Centre Zone and within the Coastal Hazards Overlays</p> <p><b>CE – P22</b> - Subdivision and new Buildings in the City Centre Zone and within the Coastal Hazards Overlays</p> <p><u>Rules</u></p> <p>CE – R20</p> <p>SUB - R24</p>	<p><b>Environmental</b></p> <p><u>Direct costs</u></p> <p>No direct environment costs have been identified with the proposed provisions.</p> <p><u>Indirect costs</u></p> <p>No indirect environment costs have been identified with the proposed provisions.</p> <p><b>Economic</b></p> <p><u>Direct costs</u></p> <p>The direct economic costs of the proposed provisions include:</p> <ul style="list-style-type: none"> <li>• The costs associated with the resource consent process for new buildings within the City Centre Zone. However, it is noted that the rule framework for the City Centre Zone requires most new buildings to obtain resource consent. As such, this additional cost may not be significant;</li> <li>• The costs associated with having to install mitigation measures to reduce the risks associated with natural hazards; and</li> <li>• There may be some instances where there is lost development opportunities as a result of the costs to implement mitigation measures.</li> </ul> <p><u>Indirect costs</u></p> <p>No indirect economic costs have been identified with the proposed provisions.</p> <p><b>Social</b></p>	<p><b>Environmental</b></p> <p><u>Direct benefits</u></p> <p>No direct environmental benefits have been identified with the proposed provisions.</p> <p><u>Indirect benefits</u></p> <p>No indirect environmental benefits have been identified with the proposed provisions.</p> <p><b>Economic</b></p> <p><u>Direct benefits</u></p> <p>The direct economic benefits of the proposed provisions include:</p> <ul style="list-style-type: none"> <li>• There will be greater certainty for property owners and developers within the City Centre Zone in relation to undertaking future investment. This will have resulting economic benefits in terms of increased employment, trade, and commerce. These potential economic benefits are at a regional level and are considered to be significant;</li> <li>• New buildings will still need to be designed to take into account the risks from the natural hazard. This will ensure the long-term resilience of future buildings and means there will be less down time and recovery following a natural hazard event;</li> <li>• There will be less costs associated with any resource consent applications for property owners and developers as a result of the more streamlined framework for these activities; and</li> <li>• It allows for the infrastructure and associated costs to support the City Centre Zone continued to be used and utilised, thereby preventing a loss on investment into the future.</li> </ul> <p><u>Indirect benefits</u></p>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> <li>• The expert evidence has shown that the City Centre Zone is located within various natural and coastal hazard overlays. As such, it is apparent that these significant regional infrastructure will be impacted by a variety of natural and coastal hazards over time.</li> <li>• The economic contributions of the business within the City Centre Zone are significant to the Wellington Region. It is not possible for the City Centre to be relocated away from the areas impacted by the natural and coastal hazards. As such, if a specific framework is not provided for this zone, there is a significant risk that future development opportunities would be lost.</li> <li>• Higher order guidance (RPS and NZCPS) provides direction on areas where there is either significant investment or the importance of the City Centre (Objective 22 RPS). The proposed provisions provide a balance between recognising the natural hazard risk, while also allowing for the continued operation of the City Centre Zone. This assists with ensuring that the risks of acting and providing a specific framework are less than not acting.</li> </ul>

	<p>No direct or indirect social costs from the proposed provisions have been identified.</p> <p><b>Cultural</b></p> <p>No direct or indirect social costs from the proposed provisions have been identified.</p>	<ul style="list-style-type: none"> <li>• It allows for the continued use of the land holdings within the City Centre Zone.</li> </ul> <p><b>Social</b></p> <ul style="list-style-type: none"> <li>• <u>Direct benefits</u>-It allows for continued future employment and economic growth associated with the City Centre Zone, which has a number of social benefits for those people employed by businesses within this zone.</li> <li>• It allows for the continued growth of the City Centre Zone and the vibrancy and social activities that are associated with these activities.</li> </ul> <p><u>Indirect benefits</u></p> <ul style="list-style-type: none"> <li>• The tax revenue generated by these businesses within the City Centre Zone allow for the provision of future government services, which have a number of social benefits.</li> <li>• There is an element of social well-being for local residents who are able to associate themselves with a growing city that has vibrancy.</li> </ul> <p><b>Cultural</b></p> <p><u>Direct Benefit</u></p> <ul style="list-style-type: none"> <li>• This The City Centre Zone is an importance cultural hub, with iwi owning a number of land holdings and interests within this area. The proposed framework allows for the development of this land and allow for iwi to provide for their cultural needs.</li> </ul>	
<p><b><u>Effectiveness and efficiency</u></b></p>	<p><b><u>Effectiveness</u></b></p> <p>The proposed provisions are considered to be the most effective in achieving the proposed objectives because:</p> <ul style="list-style-type: none"> <li>• They give effect to higher order direction (s 6(h), NZCPS and RPS), which the proposed objectives also respond to;</li> <li>• They ensure that there is a consenting pathway for the consideration of future development associated with the City Centre Zone;</li> <li>• Future development will still need to be designed to recognise the risks associated with the relevant natural and coastal hazards, thereby ensuring there is improved resilience for future buildings; and</li> <li>• The proposed provisions have been written to ensure that they are specific to the City Centre Zone and therefore are effective at targeting buildings within this zone.</li> </ul>	<p><b><u>Efficiency</u></b></p> <p>The proposed provisions are considered to be the most efficient in achieving the proposed objectives because:</p> <ul style="list-style-type: none"> <li>• They give effect to higher order direction (s6(h), NZCPS and RPS) through a clear and transparent framework that is located within the District Plan; and</li> <li>• They provide a more permissive framework for future development associated with the City Centre Zone, which reduces the costs and timeframes with new buildings in this zone, while allowing for the community and economic benefits to be more effectively realised.</li> </ul>	
<p><b>Alternative approach to provisions (No carve out for the City Centre Zone)</b></p>	<p><b>Costs</b></p>	<p><b>Benefits</b></p>	<p><b>Risk of acting / Not acting if there is uncertain or insufficient information about the subject matter of the provisions</b></p>
<p><b><u>Policies:</u></b></p> <p>NH-P1 – NH-P12 CE P11 – CE -P18 INF – NH- P55</p>	<p><b><u>Environmental</u></b></p> <p><u>Direct costs</u></p> <p>No direct or indirect environmental costs have been identified with the alternative approach.</p>	<p><b><u>Environmental</u></b></p> <p>No direct or indirect environmental benefits have been identified with the alternative approach.</p> <p><b><u>Economic</u></b></p>	<p>The alternative approach presents a significant risk to future development to the City Centre Zone. If the alternative approach is proceeded with, there would be no specific provisions that would relate to the City Centre Zone. This would mean that new development would be assessed against the</p>

<p><b>Rules:</b> NH- R1, NH-R4- NH-R7 -NH-R9 – NH-R16 CE – R16, CE-R18, CE-21 – CE-23 and CE-24 – CE-27. SUB-R15- SUB R21 INF – NH - R60 – R62. Maps – Mapping the various hazard extents.</p> <p><b>Other Methods:</b> The other methods to support the proposed provisions include:</p> <ul style="list-style-type: none"> <li>• Building Act 2004 and associated building consent process.</li> <li>• Earthquake Prone Building Policy</li> <li>• Wellington Water Regional Water Standards December 2021</li> <li>• Three Waters Chapter</li> <li>• Earthworks Chapter</li> </ul>	<p><b>Economic</b></p> <p><u>Direct costs</u> The direct effects of the alternative approach include:</p> <ul style="list-style-type: none"> <li>• Potential for further development of the City Centre Zone to be reduced or prevented as a result of the rule framework that would otherwise apply to the site. This would include a requirement for new development within the high hazard areas to be avoided. Such a threshold would prevent future investment within the City Centre Zone which would have resulting regional GDP implications;</li> <li>• If there is an inability for the property owners to reinvest in their buildings, then there is the potential for there to be reduced employment opportunities; and</li> <li>• There would be direct economic costs associated with lost opportunity to develop the significant land holdings associated with the City Centre Zone.</li> </ul> <p><u>Indirect costs</u></p> <ul style="list-style-type: none"> <li>• If the City Centre Zone is unable to operate there would be wider reputational issues for the country, which would have indirect costs in terms of economic development and tourism as a result of lost opportunities.</li> </ul> <p><b>Social</b></p> <p><u>Direct costs</u></p> <ul style="list-style-type: none"> <li>• If the City Centre Zone is unable to regenerate and there is lost employment and economic opportunities, then there is a proportionate social cost associated with the loss of these opportunities. These would be significant.</li> <li>• There are the social costs associated with loss social connections if there is a loss of vibrancy from the City Centre Zone from not being able to operate.</li> </ul> <p><u>Indirect costs</u> There are no indirect social costs from the alternative approach.</p> <p><b>Cultural</b></p> <p><u>Direct costs</u> The alternative approach would impact any financial holdings that iwi may have with the City Centre Zone as a result of reduced development options that would arise under the alternative approach.</p> <p><u>Indirect costs</u></p>	<p>No direct or indirect economic benefits have been identified with the alternative approach.</p> <p><b>Social</b> No direct or indirect social benefits have been identified with the alternative approach.</p> <p><b>Cultural</b> No direct or indirect cultural benefits have been identified with the alternative approach.</p>	<p>standard rules for development within the Natural Hazard and Coastal Hazard Overlays. For the areas of City Centre Zone in high hazard areas, this could mean that future development could be significantly curtailed, thereby restricting the ability for the City to grow. This approach would be restrictive with significant economic and social implications, and would be contrary to the RPS. It is considered the economic and social costs associated with the alternative are unjustifiably high and presents a significant level of risk.</p>
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	There are no indirect cultural costs from the alternative approach		
<b><u>Effectiveness and efficiency</u></b>	<p><b><i>Effectiveness</i></b></p> <p>The status quo is considered to not be the most effective means for achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>• It does not give effect to higher order direction (s6(h), NZCPS and RPS); and</li> <li>• It would result in significant costs to a wider variety of businesses and the regional GDP as a result of the City Centre Zone being unable to redevelop.</li> </ul>	<p><b><i>Efficiency</i></b></p> <p>The status quo is considered to not be the most efficient means for achieving the objectives for the following reasons:</p> <ul style="list-style-type: none"> <li>• It does not give effect to higher order direction (s6(h), NZCPS and RPS). This means that the resource consent process has to be used to give effect to this higher order documentation. In this instance it would mean that there would be considerable debate around how higher order documentation needs to be given effect through the consent process, as opposed to the consent process providing the pathway that gives effect to higher order direction; and</li> <li>• It would create significant uncertainty as to whether future development within the City Centre Zone could proceed. In some instances, this certainty would not be realised until the resource consent process concluded. This creates inefficiencies for all parties involved.</li> </ul>	
<b><u>Overall evaluation</u></b>	<p>Having considered the proposed provisions and the alternative approach, it is considered that the proposed provisions are the most appropriate way to achieve the objectives. The proposed provisions provide for a clear framework for the consideration of future development associated with the City Centre Zone. This framework has a number of economic, environmental, and social benefits, which are considered to outweigh the resulting costs. The alternative approach, however, is ineffective and inefficient. This in turn is resulting in significant costs to a range of parties, with very little resulting benefits. It is therefore considered that the alternative approach is not appropriate to achieve the outcome of the proposed objectives.</p>		

## 11.0 Conclusion

This evaluation has been undertaken in accordance with s 32 of the RMA in order to identify the need, benefits and costs, and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as it:

- Best gives effect to higher order documents, including the national planning standards;
- Is the most effective and efficient way to achieve the purpose of the Act and the PDP's strategic objectives; and
- Addresses the identified issues.

## **Appendix 1: Feedback on Draft District Plan 2021**



Natural Hazards (incl. Coastal Hazards) Extracts – Draft District Plan Consultation - Feedback Summary

Subm. No.	Submitter	Subm. Point No.	Notes	Submission	Changes sought?	Changes made?	What change is needed?	Why is this change needed?
<b>CH</b>								
588	Horokiwi Quarries Ltd	588.1		<p><b>Introduction</b>                      The flood hazard overlays within the existing Horokiwi site include the Stream Corridor Overlay, Overland Flowpath Overlay, and Ponding Overlay.                      Horokiwi supports the risk-based approach and the listing of hazard sensitive activities. It is noted that Earthworks (which would by default include quarrying activities) are not specifically listed and therefore would be considered as a "Less Hazard Sensitivity Activity". For the sake of clarity, Horokiwi would support specific reference to Earthworks as a Less hazard sensitivity activity.                      It is noted there is little reference to 'structures' within the chapter. Horokiwi would support clarification over how structures are addressed within the chapter.</p> <p>Amend the introduction as follows: Less Hazard Sensitive Activity: means the following land use activities:</p> <ul style="list-style-type: none"> <li>• <i>Accessory buildings used for non-habitable purposes</i></li> <li>• <i>Buildings associated with marina operations (above MHWS)</i></li> <li>• <i>Parks Facilities</i></li> <li>• <i>Parks Furniture</i></li> <li>• <u>Earthworks</u></li> </ul> <p>And                      Clarify how structures are addressed in the plan.</p>	Yes	No		Earthworks are addressed within the earthworks chapter. There has not been a change as earthworks within the stream corridor have the potential to increase downstream risks. However, there is a consenting pathway for these earthworks.
588	Horokiwi Quarries Ltd	588.1		<p><b>NH-P3</b>                      Support                      The flood hazard overlays within the existing Horokiwi site include the Stream Corridor Overlay, Overland Flowpath Overlay, and Ponding Overlay.                      It is assumed earthworks (and by default quarrying) are a Less hazard sensitive activity. If so, Policy NH-P3 is supported.                      Retain</p>		No		The earthworks associated with quarrying activities are addressed within the earthworks chapter.
588	Horokiwi Quarries Ltd	588.1		<p><b>NH-R1</b>                      Support                      Horokiwi supports the provision of a permitted rule for activities within hazard areas. It is assumed the permitted activities include earthworks and structures. Clarification on this would be supported.                      Retain</p>		No		The earthworks associated with quarrying activities are addressed within the earthworks chapter.
667	Centre Port Ltd	667.1		<p>Clarification needed as to how the Coastal Hazard provisions relate to the Infrastructure provisions.                      As with Natural Hazards, the Coastal Hazard provisions are very restrictive in the case of port activities where there are unlikely any alternatives in terms of function and location. Given this, we question the regulatory need for provisions such as CE-R18 which appear to duplicate the Building Act.                      There is also need for close alignment of Coastal Hazard provisions such as CE-P22 and CE-P23 with the coastal management provisions of the regional plan (Natural Resources Plan).</p>	Yes	Yes	A specific framework has been developed for the Port , Railway and Airport	This is in recognition of the national regional significance of this infrastructure
881	Argosy Property No.1 Ltd	881.5		<p>The hazard overlays are wide ranging in terms of risk and feasible approaches to mitigate that risk. However, by including all the hazard overlays together the Draft Plan applies the same risk and mitigation approach to all hazard overlays. This is inappropriate for some overlays, such as liquefaction and tsunami, where the risk cannot be mitigated and the probability of an event is low.</p>	No	No	No change requested	No changes are needed in response to this submission point.

Subm. No.	Submitter	Subm. Point No.	Notes	Submission	Changes sought?	Changes made?	What change is needed?	Why is this change needed?
				The strategic direction of the Draft Plan recognises that the CBD is the primary centre for the Wellington region and is a significant hub of commercial and community activities. However, the Natural Hazards and Coastal Hazards Overlays fail to take into account the existing significant investment and built development in the CBD and necessity for the CBD to continue to develop over time.				
881	Argosy Property No.1 Ltd	881.5		<b>CE-O5</b> Is inappropriate and unworkable, because it may be impossible for subdivision, use or development to reduce these risks Is inconsistent with the equivalent provision (objective NH-O1) in the Natural Hazards chapter. Seeks the following amendment: <i>"Subdivision, use and development in the Coastal Hazard Overlays reduces <u>or does not increase</u> the risk to people, property, and infrastructure."</i>	Yes	No	The requested change has been made	To ensure that the Natural Hazards and Coastal Hazard Provisions are consistent with one another.
881	Argosy Property No.1 Ltd	881.5		<b>CE-P9</b> Support for policy CE-P9 in so far that the risk-based approach needs to consider the impact, likelihood and consequences of different coastal hazard events	No	No	No change requested	No changes are needed in response to this submission point
881	Argosy Property No.1 Ltd	881.5		<b>CE-P10</b> Clearly identifies the risk of various coastal hazard events e.g. a high risk that a property will be affected if there is a tsunami. However, the Draft Plan does not identify the probability of such events (which are low). This makes the identification of hazards misleading and potentially alarming.	Yes	Yes	The mapping of the coastal hazards and the likelihood of the differing hazard events have been outlined in the Coastal Hazards chapter	To assisting with improving the understanding of the proposed provisions and how they apply to a site.
881	Argosy Property No.1 Ltd	881.5		Policy CE-10.1 is very restrictive to enable only low occupancy, risk or replacement value development within the Coastal Hazard Overlays. The Coastal Hazard Overlays apply to approximately half of the CBD. It is considered that this policy does not appropriately recognise this context and existing built environment. Seeks for policy CE-10.1 to be deleted.	Yes	Yes	A framework was developed for the City Centre Zone.	This was in recognition of the importance of this zone to the region and the level of investment undertaken.
881	Argosy Property No.1 Ltd	881.5		<b>CE-P10</b> Clearly identifies the risk of various coastal hazard events e.g. a high risk that a property will be affected if there is a tsunami. However, the Draft Plan does not identify the probability of such events (which are low). This makes the identification of hazards misleading and potentially alarming.	Yes	Yes	The mapping of the coastal hazards and the likelihood of the differing hazard events have been outlined in the Coastal Hazards chapter	To assisting with improving the understanding of the proposed provisions and how they apply to a site.
881	Argosy Property No.1 Ltd	881.5		CE-10.2 would require mitigation for subdivision, use and development in the Low and Medium Hazard Areas. All of Argosy's properties are located in Low or Medium Hazard Areas.  CE-10.2 should apply to the Coastal Hazard Inundation Overlay or Coastal Erosion Overlay only. It is not appropriate to require mitigation for tsunami risk based on the likelihood of an event occurring, and the inability to mitigate this type of event. It is unrealistic to provide that mitigation can address the impacts from coastal hazards, rather than to reduce or not increase the risk. Seeks the following amendment: <i>"Requiring mitigation for subdivision, use and development to <u>reduce or not increase</u> that addresses the impacts from the relevant coastal hazards to people, property, and infrastructure in the low, <del>and</del> medium <u>and high</u> hazard areas;"</i>	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.
881	Argosy Property No.1 Ltd	881.5		CE10.3 is similarly restrictive and equally fails to recognise that a significant portion of the CBD is subject to High Hazard Areas under the Coastal Hazard Overlays. Draft Plan fails to recognise that there is already significant investment in the CBD. It is also inappropriate for this policy to apply to tsunami risk.	Yes	Yes	A framework was developed for the City Centre Zone.	This was in recognition of the importance of this zone to the region and the level of investment undertaken.

Subm. No.	Submitter	Subm. Point No.	Notes	Submission	Changes sought?	Changes made?	What change is needed?	Why is this change needed?
				Seeks the following amendment: "Avoiding subdivision, use and development in the high hazard area <u>of the Coastal Hazard Inundation Overlay or Coastal Erosion Overlay</u> unless there is an functional <del>and</del> or operational need for the building or activity to be located in this area and incorporates mitigation measures are incorporated that reduces the risk to people, property, and infrastructure."				
881	Argosy Property No.1 Ltd	881.5		<b>CE-P12</b> It would be inappropriate for CE-P12 to apply to the Coastal Hazard Tsunami Overlay. It is difficult to provide mitigation measures in relation to tsunami risk, and it would be difficult to show that "the risk to adjacent people, property, and infrastructure would reduce or not be increased as a result of the activity proceeding when compared to the existing situation" because of the remoteness of tsunami risk.	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.
881	Argosy Property No.1 Ltd	881.5		<b>CE-P12</b> It would also be reasonable for policy CE-P12 to enable uses of the same level of hazard sensitivity in additions to buildings, rather than enabling the continued existing use. The risk assessment framework in the Draft Plan provides classifications of activities based on their risk level i.e. Potentially Hazard Sensitive Activities. There is no reason for uses within the same level of hazard sensitivity to be differentiated. Seeks the following amendment to policy CE-P12: "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 <u>in the Coastal Hazard Inundation Overlay or Coastal Erosion Overlay</u> , where: 1. They enable the <del>continued use</del> <u>same level of hazard sensitivity</u> of the existing use of the building; 2. The risk from the coastal hazard is low due to either: a. Proposed mitigation measures; or b. The size of the addition; <u>or</u> 3. The risk to adjacent people, property, and infrastructure would reduce or not be increased as a result of the activity proceeding when compared to the existing situation."	Yes	No		I feel the change is much the same as what was originally worded.
881	Argosy Property No.1 Ltd	881.5		<b>CE-P14</b> For the reasons given above, it would also be inappropriate for policy CE-P14 to apply to the Coastal Hazard Tsunami Overlay. Seeks the following amendment to CE-P14: "Provide for Potentially Hazard Sensitive Activities within the Medium Coastal Hazard Area in the Coastal Hazard Inundation Overlay or Coastal Erosion Overlay, where the activity incorporates measures that reduce or not increase the risk to people, property, and infrastructure."	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.
881	Argosy Property No.1 Ltd	881.5		<b>CE-P17</b> For the reasons given above, it would also be inappropriate for policy CE-P17 to apply to the Coastal Hazard Tsunami Overlay. Seeks the following amendment to CE-P17: "Avoid Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the High Coastal Hazard Areas <u>in the Coastal Hazard Inundation Overlay or Coastal Erosion Overlay</u> unless it can be demonstrated that: 1. The activity has an operational or functional need to locate within the High Coastal Hazard Area; 2. The activity incorporates measures that demonstrate that <u>it will</u> reduce or not increase the risk to people, property, and infrastructure; <del>and</del> <u>or</u> 3. People can evacuate safely during a coastal hazard event.	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.

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881	Argosy Property No.1 Ltd	881.5		<b>CE-R16</b> Places controls on additions to buildings within the Coastal Hazard Overlays. These controls would apply to approximately half of the CBD.	Yes	Yes	A framework was developed for the City Centre Zone.	This was in recognition of the importance of this zone to the region and the level of investment undertaken.
881	Argosy Property No.1 Ltd	881.5		<b>CE-R16</b> Consider it is not appropriate to place controls on buildings in the Coastal Hazard Tsunami Overlay. Due to the nature of tsunamis, it is not realistic to construct additions to buildings to avoid tsunami risk.	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.
881	Argosy Property No.1 Ltd	881.5		<b>CE-R16</b> It would also be reasonable to amend the default activity statuses for additions to buildings which do not comply with CE-R16.1. Restricted discretionary provides an appropriate level of assessment to the Council to consider consent applications for developments subject to coastal hazard risk. Seeks the following amendments: "1. Permitted where: <i>a. The additions are in the Coastal Hazard Tsunami Overlay;</i> <i>b. The additions...</i> 2. Restricted discretionary where: <i>a. Compliance with the requirements of CE-R16.1.c or CE-R16.1.d cannot be achieved.</i> 3. <u>Controlled Restricted discretionary</u> where: <i>a. The additions are to Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the High Coastal Hazard Area and the building finished floor level is above the inundation depth for either sea level rise or tsunami (whichever is greater if more than one of these hazards impact a site), where this finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.</i> 4. <u>Restricted Discretionary</u> where: <i>a. Compliance with the requirements of CE-R3.3.a cannot be achieved."</i> Seeks for the coastal inundation depth for properties in the Coastal Hazard Overlays to be referenced in the Draft Plan and be publicly accessible.	Yes	Yes	The activity status when the additions do not comply with the District Plan has been changed to Restricted Discretionary Activity	This recognises that the effects from not complying with the permitted activity standards can be identified, and therefore it is appropriate that additions are a Restricted Discretionary Activity.
881	Argosy Property No.1 Ltd	881.5		Seeks for the coastal inundation depth for properties in the Coastal Hazard Overlays to be referenced in the Draft Plan and be publicly accessible.	Yes	No		This no is only in to the depths being reference in the District Plan. However, I agree that having this depth information would be helpful and the best approach would be a web map outside of the District Plan.
881	Argosy Property No.1 Ltd	881.5		<b>CE-R19</b> support	No	No		No change is needed to respond to this submission point.
881	Argosy Property No.1 Ltd	881.5		<b>CE-R21</b> It is not appropriate to place controls on buildings in the Coastal Hazard Tsunami Overlay and it would be more reasonable for the default activity status for activities subject to Natural Hazards and Coastal Hazards Overlays to be restricted discretionary. Seeks the following amendments: "CE-R21: Potentially Hazard Sensitive Activities in the Medium Coastal Hazard Area <u>in the Coastal Hazard Inundation Overlay</u> 1. <u>Controlled Restricted Discretionary</u> where: <i>a. Any building associated with a Potentially-Hazard-Sensitive Activity within the Medium Coastal Hazard Area in the Coastal Hazard Inundation Overlay must be above the inundation depth for either sea level rise or tsunami (whichever is greater if more than one of these hazards impact a site), where this finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.</i> 2. <u>Restricted Discretionary</u> where: <i>a. Compliance with the requirements of CE-R21.1.a cannot be achieved."</i>	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard. The activity status has not change as there will be some instances where it may be appropriate to decline the consent due to th risk associated with the natura hazard. As such, it is appropriate to retain the Restricted Discretionary Activity status.

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881	Argosy Property No.1 Ltd	881.5		<p><b>CE-R23</b> For similar reasons, rule CE-R21 should not apply to Potentially Hazard Sensitive Activities in the Coastal Hazard Tsunami Overlay. Seeks the following amendments: "CE-R23: Potentially Hazard Sensitive Activities within the High Coastal Hazard Area <u>in the Coastal Hazard Inundation Overlay or Coastal Erosion Overlay</u> 1. <u>Restricted Discretionary.</u>"</p>	Yes	No		<p>Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.</p> <p>The activity status has not change as there will be some instances where it may be appropriate to decline the consent due to th risk associated with the natura hazard. As such, it is appropriate to retain the Restricted Discretionary Activty status.</p>
1041	Graham Spargo	1041.2		<p><b>CE-P12</b> Amend CE-P12 to avoid existing buildings being significantly extended within the higher risk locations. As Council is proposing that 35% coverage be increased to 40% coverage within what was the Outer Residential Zone, there is already opportunity to 'make things worse' in terms of additions exacerbating the risk. Amend point 1 as follows: 1. <u>They enable the continued use of the existing building where additions remain within the permitted site coverage provisions for the zone;</u> Point 2 should not include demolition or removal of an existing building to build a new one. Mitigation measures should trigger assessment for adverse effects assessment of dominance (e.g. through raising floor levels), shading, overlooking or impacts on passive surveillance on adjoining properties. Point 2 should be amended to "b. <u>The size of the addition does not result in exceedance of site coverage within the zone</u>"</p>	Yes	No		<p>The site coverage of the building is covered by the zone chapter. The impact from a hazard perspective is fundamentally tied to the use of the building and not nesscary the size.</p>
1092	Greater Wellington Regional Council	1092.40		<p><b>Introduction</b> Include mention of the longer term impacts that climate change and sea level rise will have in adding pressure to the coastal environment, by exacerbating coastal hazards, putting pressure on infrastructure and impacting coastal ecosystems.</p>	Yes	Yes	<p>There has been some minor changes to the introduction of the natura hazards chapter to cover this point.</p>	<p>To ensure that there is improved clarity around the impacts of climate of change.</p>
1092	Greater Wellington Regional Council	1092.40		<p><b>CE-P9</b> Include mention of the longer term impacts that climate change and sea level rise will have in adding pressure to the coastal environment, by exacerbating coastal hazards, putting pressure on infrastructure and impacting coastal ecosystems.</p>	Yes	No		<p>The mapping takes account the impacts of climate change so this is fundamentally built into the framework.</p>
1098	Wellington International Airport Ltd	1098.15		<p><b>CE-R19 to CE-R25</b> Given that the Airport site is subject to range of coastal hazard overlays, WIAL is also concerned that the rules restricting "potentially hazard sensitive activities" and "hazard sensitive activities" within the Coastal Environment Zone will inadvertently restrict legitimate Airport related activities such as emergency service activities as discussed earlier.</p>	Yes	Yes	<p>A specific objective, policy rule framework has been developed for the port, railway and airport which has a less onerous requirement.</p>	<p>This alternative framework is needed in recognition of the regional and national importance that the port, railway and airport has. There needs to be a balance of allowing these activities to continue in their existing location and to be able to expand, while also ensuring that any resulting natural hazard and coastal hazard risks are addressed.</p>
1120	Investore Property Ltd	1120.9		<p><b>General</b> Part of their Kilbirnie Site is located in a medium coastal hazard area under the Coastal Hazard Inundation Overlay and the Coastal Hazard Tsunami Overlay. Information contained in a district plan around natural hazards has implications for matters such as insurance and director duties. As such it is important that the information in the Draft Plan accurately conveys the probabilities of different natural hazards, and does not unduly create an impression of greater risk than is the case.  Investore seeks amendments to the coastal hazard provisions and mapped overlays to accurately communicate the probabilities of the different natural hazard events, and to apply rules that appropriately reflect the relative levels of risk.</p>	Yes	Yes	<p>The mapping of the coastal hazards and the likelihood of the differing hazard events have been outlined in the Coastal Hazards chapter</p>	<p>To assisting with improving the understanding of the proposed provisions and how they apply to a site.</p>
1120	Investore Property Ltd	1120.9		<p><b>CE-O5</b> Investore seeks amendment to objective CE-O5 for consistency with the equivalent objective (NH-O1) in the natural hazards chapter:</p>	Yes	Yes	<p>The requested change has been made</p>	<p>This is to ensure that the coastal hazard and the natural hazard objectives are consistent with one another.</p>

Subm. No.	Submitter	Subm. Point No.	Notes	Submission	Changes sought?	Changes made?	What change is needed?	Why is this change needed?
				<i>Subdivision, use and development in the Coastal Hazard Overlays reduces <u>or does not increase</u> the risk to people, property, and infrastructure.</i>				
1120	Investore Property Ltd	1120.9		<b>CE-P10</b> Delete CEP10.1 Investore opposes CE-P10.1, which would enable subdivision, use and development that have either low occupancy, risk, or replacement value within the Coastal Hazard Overlays. Several provisions require mitigation for tsunami risk. It is not appropriate to require mitigation for tsunami risk based on the remote likelihood of an event occurring, and the inability or very limited ability to mitigate development from this type of event. It is difficult and inappropriate from a planning perspective to restrict activities or development based on tsunami risk. For example, it is not practical to provide a finished floor level above the inundation level of a potential tsunami.	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.
1120	Investore Property Ltd	1120.9		<b>CE-P12</b> <b>CE-P14</b> <b>CE-P17</b> Investore seeks that CE-P12, CE-P14, CE-P17, CE-R16, CE-R21 and CE-R23 do not apply to the Coastal Hazard Tsunami Overlay.	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.
1120	Investore Property Ltd	1120.9		<b>CE-R16</b> <b>CE-R21</b> <b>CE-R23</b> Investore seeks that CE-P12, CE-P14, CE-P17, CE-R16, CE-R21 and CE-R23 do not apply to the Coastal Hazard Tsunami Overlay.	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.
1120	Investore Property Ltd	1120.9		<b>CE-R19</b> support	No	No		No change is needed to respond to this submission point.
1120	Investore Property Ltd	1120.9		<b>CE-R21</b> support	No	No		No change is needed to respond to this submission point.
1126	Kainga Ora	1126.10		<b>General</b> Kāinga Ora seeks amendments to display the high, medium, and low coastal hazards as separate layers that can be turned on and off individually in the GIS viewer.	Yes	Yes	The mapping has been updated to make the information clearer	This change was needed to improve the workability of the rules.
1126	Kainga Ora	1126.10		<b>CE-O5</b> Amend to better recognise existing urban areas and for consistency with the equivalent objective in Natural Hazards chapter. Delete the word "property" from this objective as seeking to avoid any increase in risk to property in existing urban areas applies an inappropriate standard of risk management. <i>Subdivision, use and development in the Coastal Hazard Overlays reduces <u>or does not increase</u> the risk to people, <del>property</del>, and infrastructure.</i>	Yes	Yes		This change was needed to make the objective consistent with the corresponding Natural Hazard Objective.
1126	Kainga Ora	1126.10		<b>CE-P9</b> Support - retain	No	Yes		No change is needed to respond to this submission point.
1126	Kainga Ora	1126.10		<b>CE-P10</b> Amend to enable mitigation of hazard risk in high hazard areas. <i>Subdivision, use and development <del>reduces, or does not increase</del> the risk to people, <del>property</del>, and infrastructure by:</i> 1. Enable subdivision, use and development that have either low occupancy, risk, or replacement value within the Coastal Hazard Overlays; 2. Requiring mitigation for subdivision, use and development that addresses the impacts from the relevant coastal hazards to people, property, and infrastructure in the <del>low and medium</del> hazard areas; <del>and</del> 3. <del>Avoiding subdivision, use and development in the high hazard area unless there is an functional and operational need for the building or activity to be located in this area and</del>	Yes	Yes		The entire policy has been reworked so that it better aligns with the matters than need to be considered when developing in a high hazard area.

Subm. No.	Submitter	Subm. Point No.	Notes	Submission	Changes sought?	Changes made?	What change is needed?	Why is this change needed?
				<i>incorporates mitigation measures are incorporated that reduces the risk to people, property, and infrastructure.</i>				
1126	Kainga Ora	1126.10		<b>CE-P12</b> Support - retain	No	No		No change is needed to respond to this submission point.
1126	Kainga Ora	1126.10		<b>CE-P13</b> Amend to apply a more appropriate standard of risk management around risks to property <i>Provide for Hazard Sensitive Activities within the Low Coastal Hazard Areas where it can be demonstrated that the activity incorporates measures that reduce or not increase the risk to people, <del>property</del>, and infrastructure.</i>	Yes	No		While this policy has been rewritten so that it better aligns with the matters than need to be considered when developing in a low hazard area, the reference to property has been retained within the policy as this is considered to be of relevance for consideration.
1126	Kainga Ora	1126.10		<b>CE-P15</b> Support - retain	No	No		No change is needed to respond to this submission point.
1126	Kainga Ora	1126.10		<b>CE-P16</b> Amend to apply a more appropriate standard of risk management around risks to property. <i>Only allow Hazard-Sensitive Activities in the Medium Coastal Hazard Area where:</i> 1. <i>The activity incorporates measures that <del>demonstrate that</del> reduce or do not increase the risk to people, <del>property</del>, and infrastructure; and</i> 2. <i>People can evacuate safely during a coastal hazard event.</i>	Yes	Yes	Remove the words "demonstrate that"	Improves the clarity of the policy wording.
1126	Kainga Ora	1126.10		<b>CE-P17</b> Amend to enable the potential for these activities to be provided in some circumstances where the risks can be managed through mitigation measures. <i>Avoid-Only allow Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the High Coastal Hazard Areas <del>unless where</del> it can be demonstrated that:</i> 1. <i>The activity has an operational or functional need to locate within the High Coastal Hazard Area or is within an existing urban area;</i> 2. <i>The activity incorporates measures that demonstrate that it <u>reduces</u> or <u>does not</u> increase the risk to people, <del>property</del>, and infrastructure; and</i> 3. <i>People can evacuate safely during a coastal hazard event.</i>	Yes	No		High Hazard areas in the coastal environment have the potential to experience coastal hazard impacts from current sea levels. Given the direction of the NZCPS it is for the majority of the urban area not appropriate to have the potential for future intensification in this area and therefore an avoid policy is appropriate.
1126	Kainga Ora	1126.10		<b>CE-R17</b> Support – retain	No	No		No change is needed to respond to this submission point.
1126	Kainga Ora	1126.10		<b>CE-R20</b> Support – retain	No	No		No change is needed to respond to this submission point.
1126	Kainga Ora	1126.10		<b>CE-R24</b> Support – retain	No	No		No change is needed to respond to this submission point.
1126	Kainga Ora	1126.10		<b>CE-R25</b> Amend to change the activity status of Hazard Sensitive Activities within the High Coastal Hazard Area from Non-Complying to Discretionary to enable the potential for these activities to be provided where the risks can be managed through mitigation measures. This would be consistent with the way Hazard Sensitive Activities are treated within the Overland Flowpaths in the Natural Hazards Chapter. <i>Activity status: <del>Non-Complying</del> Discretionary</i>	Yes	No		High Hazard areas in the coastal environment have the potential to experience coastal hazard impacts from current sea levels. Given the direction of the NZCPS it is for the majority of the urban area not appropriate to have the potential for future intensification in this area and therefore a non-complying activity status is appropriate.
1126	Kainga Ora	1126.8		<b>SUB-R15</b> <b>SUB-R16</b> <b>SUB-R21</b> Kāinga Ora opposes the inclusion of flood hazard overlay maps in the District Plan and seeks all rules and standards remove the reference to the flood hazard overlays. Amendments sought: <i>Activity status: Controlled</i> <i>Where:</i>	Yes	No		All hazard maps are mapped within the District Plan for consistency. The flood hazard maps have been prepared using accepted and detailed flood modelling software and the mapping is very recent. For these reasons the mapped extents will remain in the District Plan.

Subm. No.	Submitter	Subm. Point No.	Notes	Submission	Changes sought?	Changes made?	What change is needed?	Why is this change needed?
				<p>a. The building platform is not located within an identified Overland Flowpath of the Flood Hazard Overlay; and/or</p> <p>b. The building platform is not located within a Stream Corridor of the Flood Hazard Overlay.</p> <p>Matters of Control are limited to:</p> <ol style="list-style-type: none"> <li>The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P7;</li> <li>Site access and the design of any vehicle parking and associated manoeuvring areas proposed; and</li> <li>Any consent notices, covenants, easements or other legal instruments necessary.</li> </ol>				
1126	Kainga Ora	1126.8		<b>SUB-R22</b> support	No	-		No change is needed to respond to this submission point.
1126	Kainga Ora	1126.8		<p><b>SUB-R23</b></p> <p>Kāinga Ora opposes this rule as it would prevent subdivision for residential activities in existing urban areas subject to coastal hazards such as Kilbirnie. Kāinga Ora seeks amendments to change the activity status to Discretionary to allow for the potential for managing the hazard risk for residential activities.</p> <p>Amend SUB-R23 as follows:</p> <ol style="list-style-type: none"> <li>Activity status: <del>Non-Complying</del> <u>Discretionary</u></li> </ol>	Yes	No		High Hazard areas in the coastal environment have the potential to experience coastal hazard impacts from current sea level rise. Given the direction of the NZCPS it is for the majority of the urban area not appropriate to have the potential for future intensification in this area and therefore a non-complying activity status is appropriate.
1129	Ministry of Education Te TahuhuoTe Matauranga	1129.2		<p><b>General</b></p> <p>The Plan notes that Wellington City's coastal environment is susceptible to a range of coastal hazards which include erosion, inundation and tsunami risks. The Coastal Environment chapter of the Plan includes provisions to manage land use and activities within coastal environments. There are several existing Educational Facilities (schools) that are designated and mapped within the Coastal Hazard Overlays as per the table below. These existing schools are managed through designation mechanisms. The Ministry supports the objectives and policies included in the Coastal Environment chapter which aim to provide safe environments and enable the continued use of existing buildings within coastal areas.</p>	No	No		No change is needed to respond to this submission point.
1129	Ministry of Education Te TahuhuoTe Matauranga	1129.7		<p><b>CE-O5</b></p> <p>Support – retain</p> <p>We acknowledge there are existing Educational Facilities within the Coastal Hazard Area and that any development of these would be subject to these provisions (if not designated).</p>	No	No		No change is needed to respond to this submission point.
1129	Ministry of Education Te TahuhuoTe Matauranga	1129.7		<p><b>CE-P12</b></p> <p>Support - retain</p> <p>Educational Facilities are considered 'Hazard Sensitive Activities'. There are existing Educational Facilities (Schools) identified as being in each of the Low, Medium and High Coastal Hazard Area as listed in table 1 above.</p> <p>The Ministry supports the mechanisms within coastal areas which aim to provide safe environments.</p>	No	No		No change is needed to respond to this submission point.
1129	Ministry of Education Te TahuhuoTe Matauranga	1129.7		<p><b>CE-P13</b></p> <p><b>CE-P16</b></p> <p><b>CE-P17</b></p> <p>Support - retain</p> <p>Educational Facilities are considered 'Hazard Sensitive Activities'. There are existing Educational Facilities (schools) identified as being in each of the Low, Medium and High Coastal Hazard Area as listed in table 1 above.</p>	No	No	No change requested	No change is needed to respond to this submission point.
1129	Ministry of Education Te TahuhuoTe Matauranga	1129.7		<p><b>CE-R16</b></p> <p>Support – retain</p> <p>The Ministry supports the mechanisms within coastal areas which aim to provide safe environments for Educational Facilities.</p>	No	No	No change requested	No change is needed to respond to this submission point.

Subm. No.	Submitter	Subm. Point No.	Notes	Submission	Changes sought?	Changes made?	What change is needed?	Why is this change needed?
1129	Ministry of Education Te TahuhuoTe Matauranga	1129.7		<b>CE-R20</b> Support – retain The Ministry considers the matters of discretion to be appropriate where the permitted activity standards are not met. Educational Facilities are considered 'Hazard Sensitive Activities'. There are existing Educational Facilities (Schools) identified as being in each of the Low, Medium and High Coastal Hazard Area as listed in table 1 above.	No	No	No change requested	No change is needed to respond to this submission point.
1129	Ministry of Education Te TahuhuoTe Matauranga	1129.7		<b>CE-R24</b> Support – retain Educational Facilities are considered 'Hazard Sensitive Activities'. There are existing Educational Facilities (Schools) identified as being in each of the Low, Medium and High Coastal Hazard Area as listed in table 1 above.	No	No	No change requested	No change is needed to respond to this submission point.
1139	Fabric Property Ltd	1139.8		<b>CE-O5</b> The Natural Hazards and Coastal Environment chapters take similar approaches to risk identification and assessment. However, objective CE-O5 is inconsistent with the equivalent provision (objective NH-O1) in the Natural Hazards chapter. Fabric seeks amendment to objective CE-O5 for consistency with the equivalent objective in the natural hazards chapter: Subdivision, use and development in the Coastal Hazard Overlays reduces or does not increase the risk to people, property, and infrastructure.	Yes	Yes	The requested change has been made	This is to ensure that the coastal hazard and the natural hazard objectives are consistent with one another.
1139	Fabric Property Ltd	1139.8		<b>CE-P10</b> As noted above, the Draft Plan identifies the risk of coastal hazard events, and in particular tsunamis, without identifying the probability of such events. For this reason, Fabric opposes CE-P10.1, which would only enable subdivision, use and development that have either low occupancy, risk, or replacement value within the Coastal Hazard Overlays.	Yes	Yes	The mapping of the coastal hazards and the likelihood of the differing hazard events have been outlined in the Coastal Hazards chapter	To assisting with improving the understanding of the proposed provisions and how they apply to a site.
1139	Fabric Property Ltd	1139.8		<b>CE-P12, CE-P14, CE-P17</b> Several provisions in the Draft Plan also require mitigation for tsunami risk. It is not appropriate to require mitigation for tsunami risk based on the remote likelihood of an event occurring, and the inability or very limited ability to mitigate development from this type of event. It is difficult and inappropriate from a planning perspective to restrict activities or development based on tsunami risk. For example, it is not practical to provide a finished floor level above the inundation level of a potential tsunami.  Fabric seeks that CE-P12, CE-P14, CE-P17 (as marked up below), CE-R16, CE-R21 and CE-R23 do not apply to the Coastal Hazard Tsunami Overlay.	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.
1139	Fabric Property Ltd	1139.8		<b>CE-P17</b> Fabric seeks amendment to policy CE-P17 to enable the potential for Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities to be provided in High Coastal Hazard areas under certain conditions where the risks can be appropriately managed through mitigation measures.	Yes	No		Given the nature of the coastal hazards and that the impacts are likely to worsen with climate change, a restrictive approach to future development in appropriate and consistent with the NZCPS.
1139	Fabric Property Ltd	1139.8		<b>CE-R16, CE-R21, CE-R23</b> Several provisions in the Draft Plan also require mitigation for tsunami risk. It is not appropriate to require mitigation for tsunami risk based on the remote likelihood of an event occurring, and the inability or very limited ability to mitigate development from this type of event. It is difficult and inappropriate from a planning perspective to restrict activities or development based on tsunami risk. For example, it is not practical to provide a finished floor level above the inundation level of a potential tsunami.  Fabric seeks that CE-P12, CE-P14, CE-P17 (as marked up below), CE-R16, CE-R21 and CE-R23 do not apply to the Coastal Hazard Tsunami Overlay.	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.

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1139	Fabric Property Ltd	1139.8		<b>CE-R16</b> Rule CE-R16 relates to additions to buildings in coastal overlays. It would be reasonable to amend the default activity statuses for additions to buildings which do not comply with CE-R16.1 to Restricted Discretionary.	Yes	Yes	The activity status when the additions do not comply with the District Plan has been changed to Restricted Discretionary Activity	This recognises that the effects from not complying with the permitted activity standards can be identified, and therefore it is appropriate that additions are a Restricted Discretionary Activity.
1139	Fabric Property Ltd	1139.8		<b>CE-R21</b> Fabric supports rule CE-R21 in that it provides for Potentially Hazard Sensitive Activities in the Medium Coastal Hazard area as a Restricted Discretionary activity. Fabric seeks that this rule is retained but amended to only apply to the Coastal Hazard Inundation Overlay and Coastal Erosion Overlay, and not the Tsunami Overlay for the reasons noted above.	Yes	No		Tsunami is a recognised hazard under both the definition of a natural hazard (RMA) and the NZCPS. It is appropriate that there are controls introduced to reduce the risk from this hazard.
1139	Fabric Property Ltd	1139.8		<b>CE-R23</b> Fabric supports CE-R23 as it provides for Potentially Hazard Sensitive Activities within the High Coastal Hazard Area as a Discretionary activity, and seeks that this rule is retained.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
1139	Fabric Property Ltd	1139.8		<b>CE-R25</b> Fabric seeks amendments to CE-R25 to provide for Hazard Sensitive Activities within the High Coastal Hazard Area as a Discretionary activity, rather than a Non-complying activity. This will enable activities such as residential to be considered in High Hazard areas, which cover a significant area of the Wellington City Centre, where the risks can be managed or mitigated appropriately. This would also recognise the existing investment in the CBD and the direction set under the NPS-UD.	Yes	Yes	A specific objective, policy rule framework has been developed for the City Centre Zone which has a less onerous requirement.	This alternative framework is needed in recognition of the regional and national importance that the City Centre Zone has. There needs to be a balance of allowing redevelopment of this zone to occur, while also ensuring that any resulting natural hazard and coastal hazard risks are addressed.
<b>NH</b>								
12	Hay Street Residents	12.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Med Density Res Zone on basis the land is geotechnically unstable and at risk from EQ.	Yes	No	Focus is MDRZ. No changes to NH standards requested.	No changes are needed to the natural hazards chapter to respond to this submission point.
13	Richard Martin	13.1	No evidence provided.	<b>General</b> Hay Street – opposes the draft MDRZ change allowing up to 6 storey buildings on basis the land is prone to slips and subsidence.	Yes	No	Focus is MDRZ. No changes to NH standards requested.	No changes are needed to the natural hazards chapter to respond to this submission point.
34	Kara Lipski	34.4	Unclear what relief the submission seeks.	<b>General</b> Given the number of active fault lines (known and unknown), it will be difficult for anyone to build well away from one. As we know, earthquakes which are generated 60km from Wellington, can affect even modern buildings, which may be located on soft soils.	No	No	No	No changes are needed to the natural hazards chapter to respond to this submission point.
36	Ann Kirby	36.1	No evidence provided.	<b>General</b> Opposes rezoning to Hay Street and Telford Terrace on basis the access is prone to subsidence from an EQ.	Yes	No	Focus is MDRZ. No changes to NH standards requested.	No changes are needed to the natural hazards chapter to respond to this submission point.
38	Evelyn Bickley	38.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Med Density Res Zone on basis the land is geotechnically unstable and at risk from EQ.	Yes	No	Focus is MDRZ. No changes to NH standards requested.	No changes are needed to the natural hazards chapter to respond to this submission point.
44	Esther Newman	44.12	Support	<b>NATC-R3</b> Support	No	No	n/a	
49	Warren Charlton	49.1	Opposes rezone	<b>General</b> Opposes Hay St rezone to MDRZ on basis prone to slips and ground conditions. <b>MDR-PREC03</b>	Yes	No	Focus is MDRZ. No changes to NH standards requested.	No changes are needed to the natural hazards chapter to respond to this submission point.
51	Talo Sioneholo	51.1		<b>SRCC-O2</b> This is too simple and should state something like “identify the locations of hazardous areas and level of risk”.	Yes	No	Requests amendment to Strategic Objective	
92	Barry Soper	92.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Med Density Res Zone on basis the land is geotechnically unstable and at risk from EQ.	Yes	No	Focus is MDRZ. No changes to NH standards requested.	No changes are needed to the natural hazards chapter to respond to this submission point.

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148	Emily Pfeffer	148.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Med Density Res Zone on basis the land is geotechnically unstable and at risk from coastal flooding.	Yes	No	Focus is MDRZ. No changes to NH standards requested.	No changes are needed to the natural hazards chapter to respond to this submission point.
165	Martin Jenkins (Friends of Khandallah)	165.1		<b>General</b> Focus on opposing MDRZ for Khandallah. No specific request in relation to natural hazard provisions.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
223	Frida Walker	223.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Med Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	Yes	No		No changes are needed to the natural hazards chapter to respond to this submission point.
228	Frances Russell	228.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Med Density Res Zone on basis the land is geotechnically unstable.	Yes	No		No changes are needed to the natural hazards chapter to respond to this submission point.
243	Scott Galloway	243.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Med Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	Yes	No		No changes are needed to the natural hazards chapter to respond to this submission point.
279	Rosemary Bradford	279	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Med Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	Yes	No		No changes are needed to the natural hazards chapter to respond to this submission point.
286	Jeremy Young	286.1	No evidence provided.	<b>INF-NH-R63</b> Concerns with building "such high builds" in potential EQ prone areas (Kent and Cambridge Terrace) on land that is not stable.	No			No changes are needed to the natural hazards chapter to respond to this submission point.
299	Loraine Phillips	299.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Medium Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
421	Andrew Butler	421.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Medium Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
434	Pauline Mitchell	434.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Medium Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
442	Tore Hayward	442.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Medium Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
444	Deborah Roche	444.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Medium Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
470	Victoria Stace	470.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Medium Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
528	Jenny Gyles	528.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Medium Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
563	Richard Martin	563.1	No evidence provided.	<b>General</b> Opposes Hay Street, Oriental Bay properties being rezoned as Medium Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
565	Nigel Moody	565.1	No evidence provided.	<b>General</b>	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.

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				Opposes Hay Street, Oriental Bay properties being rezoned as Medium Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.				
571	WCC Env Group – Lynn Cadenhead	571.184	Edit to object requested.	<b>NH-O2</b> Requests an amendment to the objective: “...and <u>2. Planned mitigation works minimise their effect on the environment.</u> ”	Yes	No		This is an objective and the proposed change would not be appropriate for an objective.
571	WCC Env Group – Lynn Cadenhead	571.185	Supports	<b>NH-O3</b> Supports	No	No	n/a	No changes are needed to the natural hazards chapter to respond to this submission point.
571	WCC Env Group – Lynn Cadenhead	571.186	Edit requested.	<b>NH-P6</b> Requests change to delete “significant” from policy. E.g. “... <i>Hazard Sensitive Activities and Hazard Sensitive Activities within the ponding areas, where measures are incorporated to ensure the risk to people, property and infrastructure both on the site and on adjacent properties is not significantly increased.</i> ”	Yes	Yes	The word significantly needs to be removed	The word significantly makes the policy unclear and would have a different
571	WCC Env Group – Lynn Cadenhead	571.187	Supports	<b>NH-P15</b> Support	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
571	WCC Env Group – Lynn Cadenhead	571.188	Edit requested	<b>NH-R4</b> Add “and/or” to link between b. and c.	Yes	No		This change is not needed as the rule framework is intended to read as either option being separate to the one above.
576	Craig Forrester	576.1		<b>CCZ-S3</b> Opposes MDRZ in relation to Moir Street, Mt Victoria on ground of Aotea Fault (refs Stuff article), along Kent Tce, Chaffers Wharf, Hania St, deeper sediment and highly prone to liquefaction.		No		No changes are needed to the natural hazards chapter to respond to this submission point.
643	Molli Gibbs-Harris	643.1		<b>MRZ-PREC03</b> Opposes increased residential development in Oriental Bay on basis of bad weather and traffic.	No	Np		No changes are needed to the natural hazards chapter to respond to this submission point.
645	COR Associates	645.15	Support	<b>General</b> Supports Coastal Environment Chapter inclusion.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
663	WCC Env Group	663.1	Support	<b>INF-NH-P55</b> Agrees	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
663	WCC Env Group	663.2		<b>INF-NH-R60</b> Requested amendment by adding: <u>“d. AND the new underground infrastructure has to be located within the Natural Hazard Overlays”</u>	Yes	No		This is not an appropriate change for the rule
663	WCC Env Group	663.3 & 663.4	Support	<b>INF-NH-R60</b> Agrees	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
663	WCC Env Group	663.5	Amendment	<b>INF-NH-R61</b> Requests amendment by adding a further criterion: <u>“...c. The upgrade or maintenance does not increase the hazard.”</u>	Yes	No		This rule has been removed
663	WCC Env Group	663.6 & 663.7	Support	<b>INF-NH-R61</b> Agree	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
663	WCC Env Group	663.8 & 663.9 & 663.10	Support	<b>INF-NH-R62</b> Requests definition for “Temporary” Supports provision.	No	No	Seeks definition for term	The term temporary is understood in a plan from a plain English perspective and a District Plan definition would not assist this rule.

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663	WCC Env Group	663.11 & 663.12 & 663.13	Amendment	<b>INF-NH-R63</b> Requests amendment by adding further criterion: <i>"b. The infrastructure cannot be located outside the Natural Hazards Overlays."</i>	Yes	No		This is not an appropriate change for the rule
667	William Woods	667.3	Clarification requested – relates to following submission point (below)	<b>General</b> Clarity is required to how the provisions apply to Port areas – appears to be an overlap between INF, Coastal Env and Special Purpose Port Zone	No	Yes	A specific objective, policy rule framework has been developed for the port, railway and airport which has a less onerous requirement.	This alternative framework is needed in recognition of the regional and national importance that the port, railway and airport has. There needs to be a balance of allowing these activities to continue in their existing location and to be able to expand, while also ensuring that any resulting natural hazard and coastal hazard risks are addressed.
667	William Woods	667.4	Request clarification of the NH provisions in relation to the PORTZ	<b>General</b> Clarification of the INF-NH provisions within the PORTZ. Given the high hazard area and cpastal location which places restrict NH provision on PORTZ. <b>NH-O4</b> <b>NH-P13 &amp; NH-P14, NH-P15, NH-P16,</b> <b>INF-NH-P55</b> <b>INF-NH-R60, 61, 62 &amp; 63.</b> <b>NH-R3 and NH-R8</b>		Yes	A specific objective, policy rule framework has been developed for the port, railway and airport which has a less onerous requirement.	This alternative framework is needed in recognition of the regional and national importance that the port, railway and airport has. There needs to be a balance of allowing these activities to continue in their existing location and to be able to expand, while also ensuring that any resulting natural hazard and coastal hazard risks are addressed.  This framework captures all new buildings associated with the Port, railway or airport. Infrastructure provided by other parties (for example Cell towers) would be captured by the rules of the Infrastructure chapter.
668	Transpower	668.72	Support	<b>INF-NH-P55</b> Support	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
668	Transpower	668.73	Amendment	<b>INF-NH-R60, R61 and R62</b> Amend to state that the rules do not apply to National Grid.	Yes	No		These rules are intended to apply to the national grid as they are generally high hazard areas and there needs to be some consideration around the impacts of the hazards on this infrastructure.
670	John Ayley	670.1	Flood hazard in Upper Stebbings and West Glenside	<b>General</b> Opposes future development in Upper Stebbings Valley and West Glenside due to increased flooding hazards.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
677	Craig Smith	677.1	Concern	<b>General</b> Requests Hobson precinct be included as MDRZ as seismic hazard in CCZ for large buildings is "not a good idea".	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
683	Don Smith	683.1	Concern	<b>General</b> The draft DP needs to give greater credence to seismicity and wind hazards. Low rise wooden buildings are the most resilient form of development.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
741	Tom Murphy	741.1	No Evidence	<b>General</b> Opposes Moir Street, Oriental Bay properties being rezoned as Medium Density Res Zone on basis the land is geotechnically unstable and at risk from flooding.	Yes	No		No changes are needed to the natural hazards chapter to respond to this submission point.
742	Lincolnshire Farm – Rod Halliday	742.2	Remove flood overlay	<b>General</b> Remove the flood ponding overlay at the bottom of 28 Winchester Drive – it is incorrect.	Yes	No		Need to see the evidence to see why this is not correct.
756	Susan Elliot	756.1	Rezoning focus on Hobson Precinct	<b>General</b> Requests Hobson Precinct zoning reconsidered as CCZ is not appropriate for the area as low rise wooden buildings are more seismically appropriate.	Yes	No		No changes are needed to the natural hazards chapter to respond to this submission point.
813	Sue Wuen Ong	813.1	Concern on no identified return period	<b>General</b> I have problems with what you propose. Firstly, there is no return period standard stated for the flood risk unlike the standard quoted for tsunami and coastal hazard. However the concept of a return period has less relevant in our climate change "normal" where the rules of stationarity no longer apply. What's currently a 1 in 100 year flood or tsunami may	No	Yes	The proposed flood maps and tsunami mapping incorporate climate change calculations (sea level rise and increased rainfall). However, the return	To improve clarity of the flood event being planned for.

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				not be do in 10 or 20 years time. Perhaps it is better to have no-build zones and stick to that.			period for the flood event has been added to the introduction chapter	
823	Body Corporate 33 Hiropi St	823.1	Non-specific	<b>General</b> Requests rezone to MDRZ as the property is not vulnerable to natural hazards.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
832	Mary Graham	832	Non-specific	<b>General</b> Opposes rezoning of Tinakori Rd to CBD for a number of reasons including EQ susceptibility.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
862	VUWSA	862.1	Support	<b>General</b> Currently, our city doesn't have the infrastructure for the challenges that natural hazards pose to our city. It is essential that our city is protected from natural hazards. It is not only key to ensuring the safety of our community, but to also assure the longevity of the city. We tautoko the new district plan's proactive approach to combating the risks natural hazards pose to our city. We agree with the draft district plans requirements and restrictions around the construction of hazard sensitive activities (schools, hospitals, residential housing etc). The disapproval of the development of hazard sensitive activities in high-risk areas (such as 1-100 year tsunami, 1-100 year storm and stream corridors) ensures the sustainability of our city and mitigates risk to our community. The requirement that developments in ponding areas paths require demonstration that floor levels are above flood level and in the case of overland flow, also show that the overland flow can still function this, also ensures the sustainability and safety of our city and community. We agree with resource requirements for consent for the construction of more than two houses in the fault overlay. These proposals will ensure the longevity of our city and the safety of our community. We overall support these changes.	No	No		No changes are needed to the natural hazards chapter to respond to this submission point.
875	Jim McMahon	875.5	Amendment	<b>General</b> Request the introduction and cross references acknowledge the the extensive mapping of natural hazards in the WFZ	Yes	No		It is unclear what this submission point is seeking
881	Argosy	881.4	Amendments	<b>General</b> The hazard overlays are wide ranging in terms of risk and feasible approaches to mitigate that risk. However, by including all the hazard overlays together the Draft Plan applies the same risk and mitigation approach to all hazard overlays. This is inappropriate for some overlays, such as liquefaction and tsunami, where the risk cannot be mitigated and the probability of an event is low.  Argosy seeks for the risk levels to be deleted from the Liquefaction Hazard Overlay. The Draft Plan should recognise the benefits of existing investment in the CBD in relation to natural hazards and coastal hazards	Yes	No		No it is appropriate that liquefaction and tsunami remains on the District Plan. The liquefaction approach is quite a light touch and only addresses emergency facilities. Tsunami needs to be considered under NZCPS and shall remain.
881	Argosy	881.4		The properties listed above are subject to a 'High' Liquefaction Hazard Overlay. There is no reason for the risk to be identified as 'high' because the Overlay applies to all levels of risk in the same way. Identifying particular areas as 'high' is unnecessary and inappropriate.		Yes	Clarity needs to be provided around the natural hazard ranking for liquefaction.	There was some confusion around high hazard and high risk. The areas that have been mapped have the potential for high or very high potential for liquefaction, but the hazard presented by the hazard is not considered to be high.
881	Argosy	881.4		The economic and social benefits of the significant existing investment in the Wellington CBD should also be recognised. As we respond and adapt to climate change and other hazard risks decisions will be made on where we retreat and what is protected. That these decisions still need to be made is not recognised in the Draft Plan.  Argosy seeks clarifications to make the objectives and policies in the Natural Hazards chapter more reasonable.	Yes	Yes	A specific objective, policy rule framework has been developed for the City Centre Zone which has a less onerous requirement.	This alternative framework is needed in recognition of the regional and national importance that the City Centre Zone has. There needs to be a balance of allowing redevelopment of this zone to occur, while also ensuring that any resulting natural hazard and coastal hazard risks are addressed.

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881	Argosy	881.4		<p><b>NH-P1</b> Policy NH-P1 establishes that the risk-based approach to natural hazards in the Draft Plan is based on the sensitivity of the activities to the impacts of natural hazards, and the hazard posed to people's lives and wellbeing, and property. The Draft Plan clearly identifies the risk of various natural hazard events e.g. a high risk of liquefaction in the instance of an earthquake event. However, the Draft Plan does not identify the probability of such events. This makes the identification of hazards misleading and potentially alarming. Argosy supports policy HH-P1 in so far that the risk-based approach needs to consider the impact, likelihood and consequences of different natural hazard events.</p>	Yes	Yes	There has been some clarification provided around some of the natural hazards, particularly liquefaction.	This was needed to improve the understand of the natural hazard risk.
881	Argosy	881.4		<p><b>NH-P2</b> Policy NH-P2.1 is very restrictive to allow only low occupancy or low replacement value development within the Natural Hazard Overlays. The Liquefaction Hazard Overlay applies to approximately half of the CBD. It is considered that this policy does not appropriately recognise this context and existing built environment. Argosy seeks for NH-P2.1 to be deleted. Similarly, policy NH-P2.2 would require mitigation for buildings and activities in the High Hazard Areas. The four properties listed above are in the High Hazard Area under the Liquefaction Hazard Overlay. Policy NH-P2.2 should apply to all hazard areas, but it is unrealistic to provide that mitigation can address the impacts from natural hazards. Argosy seeks the following amendment to policy NH-P2.2: "Requiring mitigation for buildings and activities to reduce or not increase that addresses the impacts from the relevant natural hazards to people, property and infrastructure in the low, hazard and medium and high hazard areas within the Natural Hazard Overlays;" Policy NH-P2.3 is similarly restrictive and equally fails to recognise that a significant portion of the CBD is subject to High Hazard Areas under the Liquefaction Hazard Overlay. Policy NH-P2.3 should apply to the Fault Hazard Overlay only, and also recognise functional need in this location. Argosy seeks the following amendment to NH-P2.3: "Avoiding buildings and activities in the high hazard area of the Fault Hazard Natural Hazard Overlays unless there is an exceptional functional reason for the building or activity to be located in this area and the activity incorporates mitigation measures that address the impacts from the relevant natural hazards to people, property and infrastructure."</p>	Yes	Yes	Clarity needs to be provided around the natural hazard ranking for liquefaction. This policy does not capture liquefaction as it is not considered to be a high hazard area.	There was some confusion around high hazard and high risk. The areas that have been mapped have the potential for high or very high potential for liquefaction, but the hazard presented by the hazard is not considered to be high.
881	Argosy	881.4		<p><b>NH-P4</b> Argosy supports policy NH-P4, which provides for additions to buildings that accommodate existing Potentially Hazard Sensitive Activities. We note that all activities except emergency service facilities are permitted in the Liquefaction Hazard Overlay. This is not consistent with the objectives and policies described above, and provides further support for the amendments sought to the objectives and policies. The default activity status for Potentially Hazard Sensitive Activities should be consistently restricted discretionary</p>	Yes	Yes	Clarity needs to be provided around the natural hazard ranking for liquefaction. This policy does not capture liquefaction as it is not considered to be a high hazard area.	There was some confusion around high hazard and high risk. The areas that have been mapped have the potential for high or very high potential for liquefaction, but the hazard presented by the hazard is not considered to be high.
881	Argosy	881.4		<p><b>NH-R4</b> The default activity status for additions to all buildings in the Ponding Area, Overland Flowpath or the Stream Corridor (where the permitted activity status is not achieved) is restricted discretionary under rule NH-R4. This is appropriate, and Argosy supports rule NH-R4.</p>	No	No		No changes are required to address this submission point.
881	Argosy	881.4		<p><b>NH-R10</b> The default activity status for Potentially Hazard Sensitive Activities in the Ponding Area of the Flood Hazard Overlay (where the permitted activity status is not achieved) is discretionary under rule NH-R10. This is inappropriate.</p>	Yes	Yes	Change the elevation to Restricted Discretionary Activity.	It is an appropriate elevation in recognition that the effects associated with not complying with the permitted activity condition can be identified.

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				The Draft Plan should consistently provide a restricted discretionary default activity status for Potentially Hazard Sensitive Activities in the Natural Hazard Overlays. Non-compliance with any permitted activities standards can be appropriately assessed as a restricted discretionary activity. This would provide for an appropriate balance of risk management. Argosy seeks amendment of the default activity status for rule NH-R10.2 to be restricted discretionary.				
930	Wendy Saunders (EQC)	930.1	Amendments	The District Plan articulates what constitutes a significant natural hazard risk	Yes	No		The activity status, combined with the proposed policies helps define what constitutes a significant risk, so further definition is considered to not be needed.
930	Wendy Saunders (EQC)	930.1	Amendments	The Wellington Fault Overlay legend is corrected to include the other faults that have been mapped.		Yes	Break the overlays into their own categories.	To help with the understand of the rules
930	Wendy Saunders (EQC)	930.1	Amendments	A landslide risk/susceptibility map or risk map is included in the District Plan as an overlay		No		Slope stability is being addressed through the proposed earthworks rules, when the permitted activity standards are not met.
930	Wendy Saunders (EQC)	930.1	Amendments	The opportunity is taken to include provisions around wildfire and wind within the District Plan		No		This is best left to the building code and no specific rules are proposed as part of this plan review
930	Wendy Saunders (EQC)	930.1	Amendments	EQC recommends changes are made to exclude new residential dwellings from the Wellington Fault Overlay.		No		This is a legacy rule that is being carried over and in light of how timber framed residential units in Kaikoura, this rule has remained for the proposed District Plan, but I can understand the point here.
930	Wendy Saunders (EQC)	930.1	Amendments	An explanation of the relevant NZCPS policies is provided within the Coastal Environment section.		No		I am not sur what duplicated higher order guidance will achieve. The proposed provisions have been written to give effect to the higher order direction.
930	Wendy Saunders (EQC)	930.1	Amendments	The inclusion of future sea level rise as a high coastal hazard		No		This change has not been made as there are still some questions around adaptive planning and what areas will be abandoned/defended etc..... It is for this reason that this has remained medium hazard as there is other legislative responses that will influence the impact of sea level rise.
930	Wendy Saunders (EQC)	930.1	Amendments	Rules for Coastal Hazard Overlays (CE-R16 – CE-R21) also require the consideration of the impacts of scour from tsunami.		Yes		I have made the Matters of Discretion more generic so there is a fuller consideration of the how the impacts from tsunami hazard will be rezoned to.
930	Wendy Saunders (EQC)	930.1	Amendments	Include a permitted activity rule for earthworks for the purposes of slope stability.		No		No – Rather this is a Matter of Discretion when the earthworks rules are triggered
930	Wendy Saunders (EQC)	930.1	Amendments	INF-NH-R60 should also require underground infrastructure is not located within the other faults shown on the planning maps/.		No		Given the low return period on these th other faults this was not considered to be an appropriate response.
963	WCC Env Group – Lynn Cadenhead	963.7	Amendments	<p><b>SRCC-02</b>  Seeks amendment so that this reads:  <i>“For any new developments, natural hazard risks are identified and avoided or counteracted through appropriate design. For existing developments, natural hazard risks should be documented, rate-payers and residents at each site should be fully informed; and the council should develop ongoing mitigation activities that will avoid or reduce the risks occurring.</i></p> <p><i>Council needs to be proactively planning for increasingly likely climate and earthquake-related risks. This means that any new developments must meet stringent requirements for the future.”</i></p>	Yes	No		The suggested changes are beyond what a District Plan can achieve in respect to natural hazards.

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963	WCC Env Group – Lynn Cadenhead	963.8		<b>SRCC-03</b> Seeks strengthening of climate change responses and policies by:  <i>Proactively pre-empt</i> the risks associated with climate change and sea level rise effectively and <i>equitably by acting now</i> ; and	Yes	No		This suggested change is not appropriate for a Strategic Objective.
972	Jon Thompson	972.1	Non-specific	<b>General</b> Focused on 200 Parkvale Rd and rezoning. Only mentions marginal flood overlay which is not of concern to submitter.	No	No		No changes are required to address this submission point.
986	Rob Taylor	986.1	Non-specific	<b>General</b> Opposes rezoning of Hobson Precinct to MDRZ and includes natural hazards as part of the reason why this should not be supported.	No	No		This submission does not result in a change to the proposed District Plan provisions.
988	Tawa Business Group	988.1		<b>General</b> The TBG is concerned that the areas within the town centre where the Draft DP proposes intensification are also subject to Overland Flow Path and Ponding Overlays. Tawa experiences problems with flooding currently and the TBG therefore seeks clarification as to what is being done to address flood risk, given the frequency of high rainfall events are likely to increase with climate change.	No	No		This submission [pont does not result in a change to the proposed District Plan provisions.
1056	VicLabour	1056.2		<b>General</b> While we applaud the Council for proposing taking steps towards adapting to the impacts on climate change, those steps need to be bolder. We need to get used to the reality that people's lives will be significantly impacted by sea level rise and the associated coastal hazards (such as rising and salty groundwater, erosion and inundation). We should not be naïve and hide from this reality.	No	No		This submission point does not result in a change to the proposed District Plan provisions.
1056	VicLabour	1056.2		<b>CE-R16</b> <b>CE-R21</b> <b>CE-R23</b> <b>CE-R25</b> It is good to see that some restrictions are placed on new development in areas at risk of coastal inundation and tsunami due to sea level rise, particularly through rules CE-R16, 21 and 25. However, this is insufficient. Council needs to consider a complete prohibition on all development of potentially or actually hazard sensitive activities within areas at-risk of coastal inundation or tsunami as a result of sea level rise. This means amending CE-R21, 23 and 25 to read the same as CE-R25. Potentially and actually hazard-sensitive development should be prohibited within medium and high-risk coastal hazard areas. We should not be leaving our communities vulnerable by allowing development of risky activities in risky areas. We must plan ahead and realise that these developments are seriously dangerous for those who will use them. We must future-proof our city proactively.	No	No		Given the extent of these overlays is would be overly onerous to make any future development prohibited, especially in light of the NPS-UD. However, it is appropriate that development within these areas consider the hazard and incorporate mitigation measures. The proposed policy and rule framework means that some development forms may not be able to obtain resource consent if the risks cannot be appropriately managed.
1056	VicLabour	1056.2		<b>CE-R15</b> It is for the same reasons that the district plan must facilitate the development of greater coastal hazard mitigation works. It is good to see some acknowledgement of these in CE-R15, however more is needed. Soft works are one thing, but the reality of sea level rise means we must start considering a program of managed retreat. This will become easier once the Climate Change Adaptation Bill has been passed, however Council must lay the groundwork now and begin the difficult conversations with communities about the longevity of their placement within areas susceptible to considerable risk from sea level rise. We must not hide away from these difficult challenges, or people will be left in untenable situations in the future.	Yes	No		It is not the District Plans role to undertake managed retreat as it cannot cancel existing use rights.
1092	Greater Wellington Regional Council	1092.20		<b>NH-P7</b> <b>NH-P8</b>	Yes	Yes	There needs to be an amendment to these two policies to make them clearer.	This is to ensure that flood waters are not diverted onto adjacent properties.

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				<p>Support the wording, "The conveyancing of flood waters is still able to occur unimpeded" but would like to seek assurances that this will ensure that flood waters aren't diverted into adjacent areas while doing so.</p> <p>Suggested amendments: Ensure that flood waters are not diverted into adjacent areas through this policy and associated rules, in order to give effect to RPS Policy 51 - 'Minimising the risks and consequences of natural hazards' during consenting.</p>				
1092	Greater Wellington Regional Council	1092.21		<p><b>NH-P15</b> <b>CE-P22</b></p> <p>Support these policies, but recommend mention of the co-benefits for indigenous ecosystems as well as climate change mitigation and adaptation from employing soft engineering and green infrastructure.</p> <p>Suggested amendment: Amend wording to include mention of co-benefits for ecosystem restoration/enhancement and climate change mitigation and adaptation.</p>	Yes	No		The natural hazard chapter can only address measures that reduce the risks from natural hazards. It cannot bring in other considerations. However, these may be picked up in the earthworks and natural environment chapters.
1092	Greater Wellington Regional Council	1092.22		<p><b>General</b></p> <p>We note that a significant portion of the district has not had flood hazard mapped in the draft Plan. Current flood hazard overlays only cover the urban extent which is managed by Wellington Water or outside GWRC Flood Protection Scheme Areas, and areas in the general rural zone do not have any flood hazard overlays.</p> <p>WCC is currently responsible for managing waterways such as the Mākara Stream, which has associated flood risks. Ohariu and Mākara Stream areas that were subject to flooding in July 2021 and properties were inundated.</p> <p>The Natural Hazard and General Rural Zone chapters do not appear to contain any clear guidance on how flood hazard is to be considered in such areas.</p> <p>Suggested amendment: We recommend WCC works with Wellington Water and GWRC to identify flood hazard in these areas and incorporate them into the District Plan, or considers alternative provisions for the General Rural Zone to account for flood risk and prevent buildings and infrastructure being placed in areas prone to flood hazards (particularly the Ohariu and Mākara Stream areas).</p> <p>In the meantime we recommend that an advice note is added which explicitly states that flood hazard modelling has not been undertaken for the whole district and that the overlays can therefore only apply to areas within their extent.</p>	Yes	Yes	We have added a matter to the rural policies that recognise the flood risk in Makara.	The Makara flood hazard maps are not being included in this round of the plan review due to the nature of the flood hazard model. However it is still appropriate that the flood hazard risk in this area is considered.
1094	Chorus, Spark and Vodafone	1094.18		<p><b>INF-NH-R60</b></p> <p>Oppose</p> <p>Provide exemptions for underground telecommunications networks in all hazard areas. This equipment will not exacerbate existing hazards. As lifeline utilities telecommunications network providers will need to provide infrastructure in some of the areas where underground infrastructure is not permitted (e.g., High Hazard Area of Coastal Environment which includes parts of Wellington CBD). There are existing roads and development in natural hazard areas where telecommunications networks may need to provide services. Where equipment is regulated under the NESTF, it is exempt from complying with Natural Hazard rules in District Plans. Mapping of hazards in the District Plan allows network operators to understand and design for natural hazard risks. This approach is consistent with Policy INF-NH-P55 in regard to not posing a significant risk or increase the risk from the natural hazard to people, or other property or infrastructure.</p> <p>Amend Rule INF-NH-R60 such that underground telecommunications networks are permitted activities in all Natural Hazard Overlays.</p>	Yes	Yes	We have reduced the requirement of the rules for underground utilities, including within the City Centre Zone.	The rules needed to be nuanced a bit further to improve their workability. The only main restrictions now apply to the high coastal hazard zone and where ground levels are changed. The activity status for such activities has been reduced to restricted discretionary.
1094	Chorus, Spark and Vodafone	1094.18		<p><b>INF-NH-R61</b></p> <p>Oppose</p>	Yes	Yes	This rule has been removed	It was capturing resource consents that were not going to be needed for the upgrading and maintenance of existing infrastructure.

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				<p>Upgrading requires resource consent where the footprint is increased in either the Overland Flowpath Area or Stream Corridor Area. It is understood this control is designed to ensure infrastructure equipment does not adversely affect the capacity of overland flow and stream flood routes. Many of the overland flow paths are mapped on roads where upgrades to in-road infrastructure such as poles and cabinets can be routinely expected. This would have minimal impact on overland flow path capacity where in a road corridor, or in a Stream Corridor Area and accordingly above ground telecommunications equipment with a minor footprint such as a cabinet or pole should be exempt. Where equipment is regulated under the NESTF, it is exempt from complying with Natural Hazard rules in District Plans. Mapping of hazards in the District Plan allows network operators to understand and design of natural hazard risks. This approach is consistent with Policy INF-NH-P55 in regard to not posing a significant risk or increase the risk from the natural hazard to people, or other property or infrastructure.</p> <p>Amend Rule INF-NH-R61 by providing for an exemption for telecommunications poles, lines, antennas and cabinets from any restriction in the Overland flow Path Area of the Flood Hazard Extent where located within a road, and form the Stream Corridor Area.</p>				
1094	Chorus, Spark and Vodafone	1094.18		<p><b>INF-NH-R62</b> Oppose Temporary infrastructure requires resource consent where in the Overland Flowpath Area, Stream Corridor Area or High Hazard Area of the Coastal Hazard Overlay. Many of the overland flow paths are mapped on roads where temporary telecommunications equipment such as a transportable mobile phone sites could be located. These are mounted on a small trailer or pallet which would have minimal impact on overland flow path capacity where in a road corridor and accordingly should be exempt. It is unnecessary to control temporary infrastructure in the High Hazard Area of the Coastal Hazard Overlay, particularly as this cover's parts of the Wellington CBD. Mapping of hazards in the District Plan allows network operators to understand and design of natural hazard risks in siting temporary infrastructure. This approach is consistent with Policy INF-NH-P55 in regard to not posing a significant risk or increase the risk from the natural hazard to people, or other property or infrastructure.</p> <p>Amend Rule INF-NH-R62 by deleting clause 1(a)(iii) controlling temporary Infrastructure in the High Hazard Area of the Coastal Hazard Overlay. And Provide for an exemption for temporary telecommunications equipment from any restriction in the Overland flow Path Area of the Flood Hazard Extent where located within a road.</p>	Yes	Yes	We have reduced the requirement of the rules for underground utilities, including within the City Centre Zone.	<p>The rules needed to be nuanced a bit further to improve their workability. The only main restrictions now apply to the high coastal hazard zone and where ground levels are changed. The activity status for such activities has been reduced to restricted discretionary.</p> <p>Not all of the changes have been made. This is due to temporary infrastructure still needed consider where there is a high hazard or it has the ability to block or impede floodwaters that could have impacts on neighbouring properties.</p>
1094	Chorus, Spark and Vodafone	1094.18		<p><b>INF-NH-R63</b> Oppose New above ground infrastructure requires resource consent in a number of hazard overlays. Many of the overland flow paths are mapped on roads where new in-road infrastructure such as poles and cabinets can be routinely expected. This would have minimal impact on overland flow path capacity where in a road corridor and accordingly this telecommunications equipment should be exempt. It is unnecessary to control telecommunications infrastructure such as lines, poles, antennas and cabinets in the Medium and High Hazard Areas of the Coastal Hazard Overlay (particularly noting these affects parts of the Wellington CBD), of fault overlays. Mapping of hazards in the District Plan allows network operators to understand and design of natural hazard risks in siting new infrastructure. This approach is consistent with Policy INF-NH-P55 in regard to not posing a significant risk or increase the risk from the natural hazard to people, or other property or infrastructure.</p>	Yes	Yes	We have reduced the requirement of the rules for underground utilities, including within the City Centre Zone.	<p>The rules needed to be nuanced a bit further to improve their workability. The only main restrictions now apply to the high coastal hazard zone and where ground levels are changed. The activity status for such activities has been reduced to restricted discretionary.</p> <p>Not all of the changes have been made. This is due to temporary infrastructure still needed consider where there is a high hazard or it has the ability to block or impede floodwaters that could have impacts on neighbouring properties.</p>

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				Amend Rule INF-NH-R61 by providing for an exemption for telecommunications poles, lines, antennas and cabinets from any restrictions in the Medium and High Hazard Areas of the Coastal Hazard Overlay and fault overlays and form the Overland flow Path Area of the Flood Hazard Extent where located within a road. And Provide for an exemption for telecommunications poles, lines, antennas and cabinets from any restriction in the Overland flow Path Area of the Flood Hazard Extent where located within a road.				
1097	The Fuel Companies	1097.15		<b>NH-R4</b> Rule NH-R4 permits additions to all buildings in the Ponding Area where the finished floor levels of the addition for Hazard Sensitive and Potentially Hazard Sensitive Activities are located above the 1% Flood Annual Exceedance Probability Level. The Fuel Companies support these rules in that they would enable minor upgrading and maintenance works where those works will have minimal effect on the flood bearing capacity of the land.	No	No		No changes are required to address this submission point.
1097	The Fuel Companies	1097.15		<b>NH-R11</b> Rule NH-R11 provides Hazard Sensitive Activities in the Ponding Area of the Flood Hazard Overlay as a restricted discretionary activity where the finished floor levels of the building for the Hazard Sensitive Activity is located above the 1% Flood Annual Exceedance Probability Level. The Fuel Companies support the approach in principle, which (in accordance with Policy NH-P6) seeks measures be incorporated to ensure the risk to people, property and infrastructure both on the site and on adjacent properties is not significantly increased by Hazard Sensitive Activities. The Fuel Companies support this rule in that it would generally enable minor upgrading and maintenance works to MHF where those works will have minimal effect on the flood bearing capacity of the land.	No	No		No changes are required to address this submission point.
1098	Wellington International Airport	1098.9		<b>General</b> The Airport sits within a number of natural hazard overlays. The Natural Hazard provisions seek to prevent "hazard sensitive" and "potentially hazard sensitive" activities from locating within the non-coastal related hazard overlays. WIAL is concerned that these provisions will inadvertently capture and potentially restrict legitimate Airport related activities that are necessarily located within the existing Airport site.  To ensure the efficient and effective functioning of the Airport, WIAL considers that activities within the Airport Zone should not be subject to these more general provisions which do not clearly contemplate the types of activities that currently operate within the Airport site. Alternatively, the definition should clearly exclude emergency services which are associated with the Airport operations.	Yes	Yes	A specific objective, policy rule framework has been developed for the port, railway and airport which has a less onerous requirement.	This alternative framework is needed in recognition of the regional and national importance that the port, railway and airport has. There needs to be a balance of allowing these activities to continue in their existing location and to be able to expand, while also ensuring that any resulting natural hazard and coastal hazard risks are addressed.  This framework captures all new buildings associated with the Port, railway or airport. Infrastructure provided by other parties (for example Cell towers) would be captured by the rules of the Infrastructure chapter.
1120	Investore	1120.8		<b>NH-R10</b> Investore supports NH-R10 in part, as it provides for Potentially Hazard Sensitive Activities in the Ponding Overlay as a Permitted activity where conditions around floor levels are met. Investore seeks amendments to NH-R10.2 to make the default activity status Restricted Discretionary within the Ponding overlay for Potentially Hazard Sensitive Activities that do not comply with NH-R10.1. This would be consistent with the default activity statuses for Potentially Hazard Sensitive Activities in the other overlays under the Draft Plan. A Restricted Discretionary activity status is appropriate as the matters for discretion can and should be specified in the Draft Plan.	Yes	Yes	Change the elevation to Restricted Discretionary Activity.	It is an appropriate elevation in recognition that the effects associated with not complying with the permitted activity condition can be identified.
1120	Investore	1120.8		<b>NH-R12</b> The Overland Flowpath Overlay applies to the Johnsonville Site.	Yes	No		This is to ensure that buildings are above the flood level to reduce the impacts to future occupants. This is important given Overland Flowpaths are fast flowing and deep water. Being below the

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				Investore supports NH-R12 in part, as it provides for Potentially Hazard Sensitive Activities in the Overland Flowpath Overlay as a Restricted Discretionary activity where conditions around floor levels are met. Investore seeks amendments to NH-R12.2 to make the default activity status Discretionary within the Overland Flowpath Overlay for Potentially Hazard Sensitive Activities that do not comply with NH-R12.1, rather than Non-complying. Making the default activity status Non-complying would be inappropriate and overly restrictive. The risks arising from activities within an Overland Flowpath Overlay can be appropriately assessed by making the default activity status Discretionary.				inundation level could result in significant impacts of future buildings and occupants.
1122.	KiwiRail Holdings Ltd	1122.13		<b>INF-NH-P55</b> <b>INF-NH-R60</b> <b>INF-NH-R61</b> <b>INF-NH-R63</b> Support KiwiRail has existing infrastructure which is located within the mapped Natural Hazard Overlays. Recognition that in some instances there are operational and functional needs for activities to locate in certain locations, which can include within hazard areas, is supported. The rail network has been in place for many years and for various operational reasons, is unable to be easily relocated to avoid such hazard areas.	No	No		No changes are required to address this submission point.
1125	Stride Investment	1125.18		<b>NH-R4</b> The default activity status for additions to all buildings in the Ponding Area (where the permitted activity status is not achieved) is restricted discretionary under rule NH-R4. This is appropriate, and Stride supports rule NH-R4, and seeks that it is retained.	No	No		No changes are required to address this submission point.
1125	Stride Investment	1125.18		<b>NH-R10</b> Stride supports NH-R10 in part, as it provides for Potentially Hazard Sensitive Activities in the Ponding Overlay as a Permitted activity where conditions around floor levels are met. However, Stride seeks amendments to NH-R10.2 to make the default activity status Restricted Discretionary within the Ponding Overlay for Potentially Hazard Sensitive Activities that do not comply with NH-R10.1. This would be consistent with the default activity statuses for Potentially Hazard Sensitive Activities in the other overlays under the Draft Plan. A restricted discretionary activity status would provide for an appropriate balance of risk management and retain the Council's discretion to address natural hazards.	Yes	Yes	Change the elevation to Restricted Discretionary Activity.	It is an appropriate elevation in recognition that the effects associated with not complying with the permitted activity condition can be identified.
1125	Stride Investment	1125.18		<b>NH-R11</b> Stride supports NH-R11 in part, as it provides for Hazard Sensitive Activities in the Ponding Overlay as a Restricted Discretionary activity where conditions around floor levels are met. However, Stride seeks amendments to NH-R11.2 to make the default activity status Discretionary within the Ponding Overlay for Hazard Sensitive Activities that do not comply with NH-R11.1, rather than Non-complying. This would be consistent with the approach taken to Hazard Sensitive Activities within the Overland Flowpath Overlay (as provided in rule NH-R13).	Yes	No		It is important that residential units and other Hazard Sensitive Activities are about the 1% AEP flood level as this helps reduce the risk to future occupants. To ensure this outcome is achieved and to ensure that activities that are most sensitive to the impacts of flooding are built about the inundation level.
1125	Stride Investment	1125.18		<b>NH-R12</b> Stride supports NH-R12 in part, as it provides for Potentially Hazard Sensitive Activities in the Overland Flowpath Overlay as a Restricted Discretionary activity where conditions around floor levels are met. Stride seeks amendments to NH-R12.2 to make the default activity status Discretionary within the Overland Flowpath overlay for Potentially Hazard Sensitive Activities that do not comply with NH-R12.1, rather than Non-complying. Making the default activity status Non-complying would be inappropriate and overly restrictive. The risks arising from activities within an Overland Flowpath Overlay can be appropriately assessed by making the default activity status Discretionary.	Yes	No		This is to ensure that buildings are above the flood level to reduce the impacts to future occupants. This is important given Overland Flowpaths are fast flowing and deep water. Being below the inundation level could result in significant impacts of future buildings and occupants.

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1125	Stride Investment	1125.18		<b>NH-R13</b> Stride supports the Discretionary activity status for Hazard Sensitive Activities in NH-R13 and seeks that it is retained as drafted.	No	No		No changes are required to address this submission point.
1126	Kainga Ora	1126.7		<b>General</b> Natural Hazard Overlay and planning maps Oppose Kāinga Ora opposes the inclusion of flood hazard mapping as part of the District Plan. Including Flood Hazard overlays in the District Plan ignores the dynamic nature of flood hazards and will create unnecessary additional cost and uncertainty for landowners and land developers. Kāinga Ora accepts that it is appropriate to include rules in relation to flood hazards but seeks that the rules are not linked to static maps. The Auckland Unitary Plan ("AUP") adopts a set of non-statutory flood hazard overlay maps which operate as interactive maps on the Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. This separate set of interactive maps are therefore able to be relied upon in a legal sense. Kāinga Ora otherwise supports the mapping of other, non-flooding natural hazards to be incorporated into the District Plan maps, such as Liquefaction and Fault Hazards, as these hazards are less subject to change.  Kāinga Ora seeks that the Flood Hazard spatial map layers are deleted from the District Plan and moved to a Non-District Plan map layer on the e-plan viewer, i.e. that flood mapping is for information purposes only and does not form part of the District Plan.	Yes	No		The AUP did not include flood maps due to the the level to which they were mapped. All hazard maps are mapped within the District Plan for consistency. The flood hazard maps have been prepared using accepted and detailed flood modelling software and the mapping is very recent. For these reasons the mapped extents will remain in the District Plan.
1139	Fabric Property Ltd	1139.7		The hazard overlays are wide ranging in terms of risk and feasible approaches to mitigate that risk. However, by including all the hazard overlays together the Draft Plan applies the same risk and mitigation approach to all hazard overlays. This is inappropriate for some overlays, such as liquefaction and tsunami, where the risk cannot be mitigated and the probability of an event is low. As such, Fabric seeks amendments to the natural and coastal hazard provisions and mapped overlays to accurately communicate the probabilities of the different natural hazard events, and to apply rules that appropriately reflect the relative levels of risk.	Yes	Yes	Probability tables needed to be added to the introduction sections	This improves the understanding of the proposed chapters.
1139	Fabric Property Ltd	1139.7		The economic and social benefits of the significant existing investment in the Wellington CBD should also be recognised. As we respond and adapt to climate change and other hazard risks decisions will be made on where we retreat and what is protected. That these decisions still need to be made is not recognised in the Draft Plan.		Yes	A specific objective, policy rule framework has been developed for the City Centre Zone which has a less onerous requirement.	This alternative framework is needed in recognition of the regional and national importance that the City Centre Zone has. There needs to be a balance of allowing redevelopment of this zone to occur, while also ensuring that any resulting natural hazard and coastal hazard risks are addressed.
1139	Fabric Property Ltd	1139.7		<b>General</b> Liquefaction Overlay There is no reason for the risk to be identified as 'high' because the Overlay applies to all levels of risk in the same way. Identifying particular areas as 'High Hazard Areas' is unnecessary and inappropriate.  Fabric seeks for the risk levels to be deleted from the Liquefaction Hazard Overlay. Alternatively, Fabric seeks for the risk levels applied to properties in the Liquefaction Hazard Overlay to be changed to the 'Low Hazard Area' to reflect the low probability of an earthquake that causes liquefaction occurring.	Yes	Yes	The risk levels presented by liquefaction have been clarified	There was the ability for the liquefaction overlay to be read as a High Hazard Area, which is not the intent. It is a high liquefaction area.
1139	Fabric Property Ltd	1139.7		<b>NH-R9</b>	No	No		This submission does not result in a change to the District Plan provisions.

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				Fabric supports rule NH-R9 as it provides for all activities except emergency service facilities in the Liquefaction Hazard Overlay to occur as a permitted activity.				
1139	Fabric Property Ltd	1139.7		<b>General</b> The Ponding Overlay applies to the following properties: (a) 1 Grey Street; (b) 20 Customhouse Quay; (c) 215 Lambton Quay; and (d) 33 Customhouse Quay.	No	No		This submission does not result in a change to the District Plan provisions.
1139	Fabric Property Ltd	1139.7		<b>NH-R4</b> The default activity status for additions to all buildings in the Ponding Area (where the permitted activity status is not achieved) is restricted discretionary under rule NH-R4. This is appropriate, and Fabric supports rule NH-R4	No	No		This submission does not result in a change to the District Plan provisions.
1139	Fabric Property Ltd	1139.7		<b>NH-R10</b> Fabric supports NH-R10 in part, as it provides for Potentially Hazard Sensitive Activities in the Ponding Overlay as a Permitted activity where conditions around floor levels are met. However, Fabric seeks amendments to NH-R10.2 to make the default activity status Restricted Discretionary within the Ponding Overlay for Potentially Hazard Sensitive Activities that do not comply with NH-R10.1. The Draft Plan should consistently provide a restricted discretionary default activity status for Potentially Hazard Sensitive Activities in the Natural Hazard Overlays. This would provide for an appropriate balance of risk management and retain the Council's discretion to address natural hazards.	Yes	Yes	Change the elevation to Restricted Discretionary Activity.	It is an appropriate elevation in recognition that the effects associated with not complying with the permitted activity condition can be identified.
1139	Fabric Property Ltd	1139.7		<b>NH-R11</b> Fabric supports NH-R11 in part, as it provides for Hazard Sensitive Activities in the Ponding Overlay as a Restricted Discretionary activity where conditions around floor levels are met. However, Fabric seeks amendments to NH-R11.2 to make the default activity status Discretionary within the Ponding overlay for Hazard Sensitive Activities that do not comply with NH-R11.1, rather than Non-complying.	Yes	No		It is important that residential units and other Hazard Sensitive Activities are about the 1% AEP flood level as this helps reduce the risk to future occupants. To ensure this outcome is achieved and to ensure that activities that are most sensitive to the impacts of flooding are built about the inundation level.