

SUBMISSION OF ARGOSY PROPERTY NO 1. LIMITED ON HUTT CITY PROPOSED DISTRICT PLAN

To: Hutt City Council
Att: Policy Planning Team
Private Bag 31912
Lower Hutt 5040

district.plan@huttcity.govt.nz

Name of Submitter: Argosy Property No.1 Limited

Address: c/- MinterEllisonRuddWatts
PO Box 105249
AUCKLAND 1143
Attention: Bianca Tree

bianca.tree@minterellison.co.nz

Introduction and scope of submission

1. Argosy Property No. 1 Limited (**Argosy**) appreciates the opportunity to make this submission on Hutt City Council's (**Council**) Proposed District Plan (**Proposed Plan**) as notified on 6 February 2025.
2. Argosy supports the Proposed Plan in part. Argosy's submissions on the Proposed Plan and relief sought are set out in full in the table at **Appendix A**. To summarise, Argosy generally supports the Proposed Plan provisions referenced in Appendix A, but seeks amendments to:
 - (a) oppose the inclusion of 147 Gracefield Road, Gracefield in the Heavy Industrial Zone;
 - (b) support the introduction of further General Industrial zoning in Seaview/Gracefield to provide a larger transition area between the Heavy Industrial zoning and neighbouring zones;
 - (c) introduce increased High Density Residential : oning on the west side of Randwick Road;
 - (d) clarify natural and coastal hazard definitions within the Proposed Plan;

- (e) reduce or avoid increasing the existing risk from natural hazards to people, buildings and infrastructure, whilst providing for appropriate subdivision, use and development within the High Natural Hazard Overlays;
 - (f) support appropriate provisions to reflect the probability and limitations in mitigating risks of natural hazards, including tsunamis; and
 - (g) propose amendments to provisions related to Sites and Areas of Significance to Māori to improve consistency and clarity between policies.
3. For completeness, Argosy could not gain an advantage in trade competition through this submission.

Background to Argosy and its Hutt City properties

- 4. Argosy is a commercial property ownership company that owns a portfolio of good quality industrial, office and retail properties predominately in the Auckland and Wellington regions.
- 5. Argosy's investment strategy is to maintain a diversified portfolio of quality properties and build its portfolio around a mix of core and value add properties. Argosy is listed on the NZX and the value of Argosy's property portfolio across New Zealand is approximately \$2.2 billion.
- 6. Argosy identifies properties with a view to ensuring strong long-term demand. As Argosy continues to reinvest in its portfolio it wishes to ensure that the Proposed Plan applies appropriate controls and enables appropriate development.
- 7. In Hutt City, Argosy owns industrial properties located at 39 Randwick Road, Moera; 147 Gracefield Road, Gracefield; and 19 Barnes Street, Seaview.
- 8. Argosy's properties and corresponding overlays in the Proposed Plan are shown in the planning maps in **Appendix B** attached to this submission.
- 9. This information is provided to give context to the matters raised and relief sought in Argosy's submission.

Reasons for the relief sought

10. The specific provisions subject to this submission and reasons for the relief sought is set out in the table at Appendix A to this submission.
11. In addition to the specific reasons in Appendix A, the amendments sought by Argosy are to ensure that the Proposed Plan:
 - (a) will give effect to the objectives and policies of the National Policy Statement on Urban Development 2020;
 - (b) will contribute to well-functioning urban environments;
 - (c) is consistent with the sustainable management of physical resources and the purpose and principles of the Resource Management Act 1991 (**RMA**);
 - (d) will meet the requirements to satisfy the criteria of section 32 of the RMA;
 - (e) will meet the reasonably foreseeable needs of future generations; and
 - (f) is consistent with sound resource management practice.

Relief sought

12. The relief sought by Argosy is set out in the table at Appendix A to this submission.
13. In addition to the specific relief sought in Appendix A, Argosy seeks such additional or consequential relief to give effect to the matters raised in this submission.
14. Argosy wishes to be heard in support of its submission.

15. If others make a similar submission, Argosy will consider presenting a joint case with them at a hearing.

DATED this 4th day of April 2025

Argosy Property No.1 Limited by its
solicitors and duly authorised agents
MinterEllisonRuddWatts



Bianca Tree

Address for service of submitter

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AUCKLAND 1143
Attention: Bianca Tree

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Email: bianca.tree@minterellison.co.nz

Appendix A – Submission on behalf of Argosy Property No. 1 Limited (Argosy) on Hutt City Proposed District Plan

Please also refer to the attached cover letter which provides context for the submission, general reasons for relief, and additional scope of relief.

	Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decision requested / relief sought
1.	Part 1 – Introduction and General Provisions / INTERPRETATION / Definitions	Activity potentially sensitive to natural hazards	Support	The inclusion of ‘industrial activity’ within this category is appropriate.	Retain as notified.
2.	Part 1 – Introduction and General Provisions / INTERPRETATION / Definitions	Activity most sensitive to natural hazards	Support	The inclusion of ‘hazardous facility or major hazardous facility’ within this category is appropriate.	Retain as notified.
3.	Part 1 – Introduction and General Provisions / INTERPRETATION / Definitions	Industrial activities	Support	Industrial activities mean an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity. This is an appropriate definition.	Retain as notified.
4.	Part 1 – Introduction and General Provisions / INTERPRETATION / Definitions	Liquefaction Hazard Overlay	Support in part	This definition is insufficient to describe the scope and extent of the Liquefaction Hazard Overlay.	Amend to provide a definition that clearly defines and explains the purpose of this overlay in the plan.
5.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	Introduction	Support in part	The Natural Hazard overlays are based on the best available guidance and appropriately ranked in respect of their hazard risk. However, there are no clear definitions set out in the Natural Hazards chapter or in the Definitions chapter of the Plan, for overlays such as liquefaction, fault rupture and slope stability.	Retain hazard rankings but introduce clear definitions of each hazard into the Natural Hazards chapter or Definition chapter of the plan.

6.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-01	Support	The use of “reduce or avoid increasing the existing risk” is appropriate language in NH-01.	Retain as notified.
7.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-O3	Support	It is appropriate to include a separate objective in the plan that provides for subdivision, use and development in the General Industrial Zone in Seaview and Heavy Industrial Zone in Seaview.	Retain as notified.
8.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P2	Support	It is appropriate to include a policy that recognises the regional importance of Lower Hutt’s industrial areas and ensures appropriate subdivision, use and development can continue in the General Industrial Zone in Seaview and Heavy Industrial Zone in Seaview.	Retain as notified.
9.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P4	Support	It is appropriate to enable natural hazard mitigation works undertaken by Wellington Regional Council, Hutt City Council, New Zealand Transport Agency (Waka Kotahi), KiwiRail or their nominated contractors or agents.	Retain as notified.
10.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P8	Support	The general approach to management of flood hazard risk is supported.	Retain as notified.
11.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P9	Support	The general approach to management of flood hazard risk is supported.	Retain as notified.
12.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-P11	Support	It is appropriate to allow for building platforms, new buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards within the Liquefaction Hazard Overlay.	Retain as notified.
13.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R8	Support	The activity categorisation, permitted activity conditions, and matters of discretion in NH-R8 is appropriate and reflects the approach in NH-R12.	Retain as notified.
14.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R9	Oppose in part	NH-R9 incorrectly refers to the Low Flood Hazard Overlay, where NH-R9 should refer to the Medium Flood Hazard Overlay and the High Flood Hazard Overlay.	Amend NH-R9 to correctly refer to the Medium Flood Hazard

					Overlay and the High Flood Hazard Overlay.
15.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R12	Support	It is appropriate to provide that in all zones, new buildings and structures and the conversions of existing buildings for activities potentially sensitive to natural hazards is a permitted activity where it complies with the finished floor level control, and otherwise is restricted-discretionary.	Retain as notified.
16.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R13	Oppose in part	<p>The activity categorisations, permitted activity conditions and matters of discretion in NH-R13.1 and NH-R13.2 are appropriate within the General Industrial Zone in Seaview and Heavy Industrial Zone in Seaview for new buildings and structures and conversion within the Medium Flood Hazard Overlay and High Flood Hazard Overlay.</p> <p>However, NH-R13.4 is unsupported, and in all other zones, new buildings or conversions in the High Flood Hazard Overlay should be a discretionary activity status.</p>	<p>Delete NH-R13.4</p> <p>Amend NH-R13.3 to provide for the building or conversion in the Medium Flood Hazard Overlay and High Flood Hazard Overlay as a discretionary activity.</p>
17.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R15	Support	It is appropriate to permit the addition of existing buildings and structures for activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay.	Retain as notified.
18.	Part 2 – District-Wide Matters / HAZARDS AND RISKS / Natural Hazards	NH-R16	Support	It is appropriate to permit new buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay.	Retain as notified.
19.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	Introduction	Support	The clear and consistent hazard rankings and definitions of the Coastal Hazard Overlays in the Coastal Environment chapter are supported.	Retain as notified.
20.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-O3	Support	The use of “reduce or avoid increasing the existing risk” is appropriate language in CE-O3.	Retain as notified.

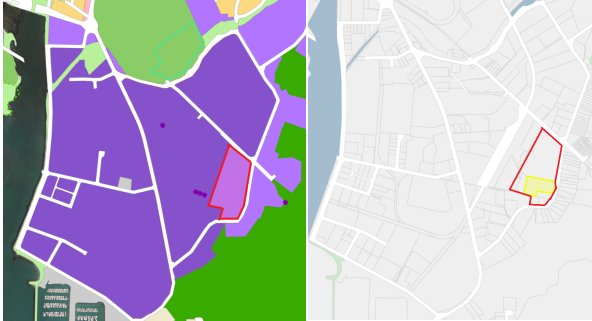
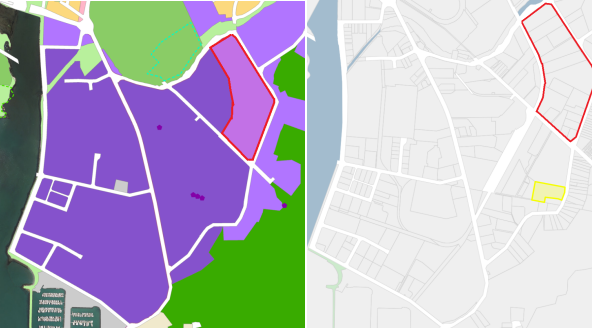
21.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-O5	Support	It is appropriate to include a separate objective in the plan that provides for subdivision, use and development in the General Industrial Zone in Seaview and Heavy Industrial Zone in Seaview.	Retain as notified.
22.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P8	Support	It is appropriate to take a risk-based approach to the management of subdivision, use and development within areas subject to coastal hazards.	Retain as notified.
23.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P9	Support	It is appropriate to include a policy that recognises the regional importance of Lower Hutt's industrial areas and ensures appropriate subdivision, use and development can continue in the General Industrial Zone in Seaview and Heavy Industrial Zone in Seaview.	Retain as notified.
24.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P11	Support	It is appropriate to enable coastal hazard mitigation works undertaken by central government, local government or their agents.	Retain as notified.
25.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P13	Support in part	The use of language “only allow for” and “no practicable alternative to reduce risk” is too onerous and limiting in this policy. There will be contexts where hard engineering structures may be the most appropriate method to mitigate coastal hazard risk, even if there are other practicable alternatives available.	Amend as follows: Only allow for Enable hard engineering coastal hazards mitigation works for the reduction of the risk from coastal hazards where: 1. There is a demonstrable risk to life, private property or existing nationally or regionally significant infrastructure from the coastal hazard and it can be demonstrated that

					there is no practicable alternative to reduce this risk.
26.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P14	Support	The general approach to the additions to existing buildings and structures within the Coastal Hazard Overlays is supported.	Retain as notified.
27.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-P15	Support	The general approach to subdivision, use and development within the Coastal Hazard Overlays is supported.	Retain as notified.
28.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-R9	Support	It is appropriate to permit additions to existing buildings and structures for activities potentially sensitive to natural hazards in the Low Coastal Hazard Overlay.	Retain as notified.
29.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-R10	Support	The activity categorisations, permitted activity conditions and matters of discretion set out in CE-R10 are appropriate for additions to existing buildings and structures for activities potentially sensitive to natural hazards in the Medium Coastal Hazard Overlay.	Retain as notified.
30.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-R11	Support	It is appropriate for additions to existing buildings and structures for activities potentially sensitive to natural hazards in the High Coastal Hazard Overlays to have an activity status of restricted discretionary.	Retain as notified.
31.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-R14	Support	It is appropriate to permit the conversion of existing buildings for activities potentially sensitive to natural hazards in the Coastal Hazard Overlays.	Retain as notified.

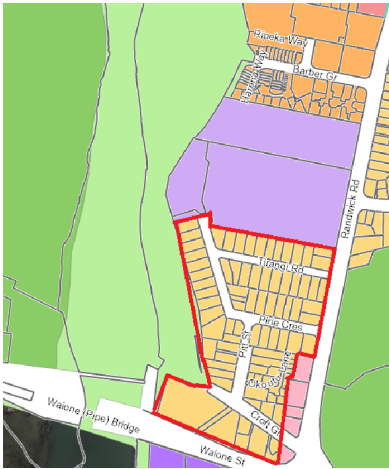
32.	Part 2 – District-Wide Matters / GENERAL DISTRICT-WIDE MATTERS / Coastal Environment	CE-R15	Support	The general approach to activity categorisation, permitted activity conditions and matters of discretion in CE-R15 is supported.	Retain as notified.
33.	Part 2 – District-Wide Matters / HISTORIC AND CULTURAL VALUES / Sites and Areas of Significance to Māori	SASM – P4	Support	It is appropriate to avoid, remedy or mitigate the adverse effects of subdivision use or development on category 2 Sites and Areas of Significance to Māori (SASM).	Retain as notified.
34.	Part 2 – District-Wide Matters / HISTORIC AND CULTURAL VALUES / Sites and Areas of Significance to Māori	SASM – P7	Support in part	SASM-P7 is relevant as a matter of discretion for category 1 and category 2 sites. Additional inclusion of the word “protect” is onerous and elevates category 2 sites to the same status of protection as category 1 sites. Use of the word “protect” is also unnecessary where “preserve” is included in the text. “Protect” should be deleted from this policy.	Amend SASM-P7 as follows: Work with tangata whenua to manage, maintain and preserve and protect sites and areas of significance to Māori.
35.	Part 2 – District-Wide Matters / HISTORIC AND CULTURAL VALUES / Sites and Areas of Significance to Māori	SASM – PX	N/A	The SASM chapter does not include a policy to address the process or timing for consultation. To provide certainty and assist landowners’ reasonable response timeframes should be included and recognition of efforts to consult should be acknowledged and taken into account.	Include a new policy that provides more certainty on the engagement process for landowners, including when no response is received.
36.	Part 2 – District-Wide Matters / HISTORIC AND CULTURAL VALUES / Sites and Areas of Significance to Māori	SASM – P9	Support in part	SASM-P9 is relevant as a matter of discretion for category 1 and category 2 sites. It is more appropriate for use and development to “recognise” spiritual and cultural values where a SASM overlay exists, to avoid elevating category 2 sites to the same status of protection as category 1 sites.	Amend SASM-P9 as follows: Use and development that protects <u>recognises</u> spiritual and cultural values ... Provide for maintenance, repair, alterations, construction and

					modification within sites and areas of significance to Māori where it is demonstrated that the spiritual and cultural values of the site are protected <u>recognised</u> having regards to ...
37.	Part 2 – District-Wide Matters / HISTORIC AND CULTURAL VALUES / Sites and Areas of Significance to Māori	SASM – R4	Support in part	It is appropriate that additions, alterations or new buildings or structures within a SASM are permitted for Category 2 sites. However, the permitted activity conditions need to provide for each circumstance on a singular basis as described in the relief.	Amend SASM – R4 as follows: Where: a. The additions and alterations are for an existing residential activity; b. The new building or structure is less than 200m ² ; and <u>or</u> c. The addition or alternation to a building or structure are within an industrial/ commercial zone and are less than 200m ² .
38.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Light Industrial zone	Planning maps	Support	The inclusion of 39 Randwick Road, Moera in the planning maps as Light Industrial zoning is appropriate.	Retain as notified.
39.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Light Industrial zone	Introduction	Support	The introduction section of the Light Industrial Zone is appropriate and supported.	Retain as notified.
40.	Part 3 – Area-Specific Matters / ZONES /	LIZ-O1 – LIZ-O6	Support	The objectives of the Light Industrial Zone are appropriate and supported.	Retain as notified.

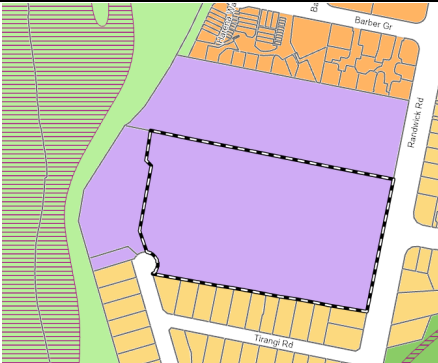


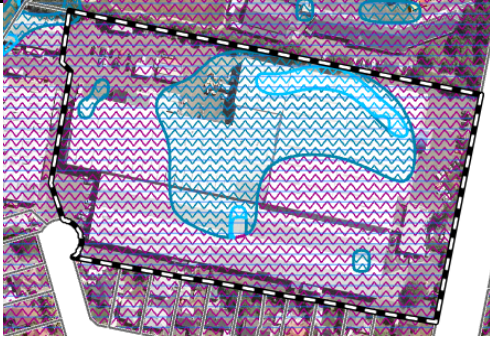

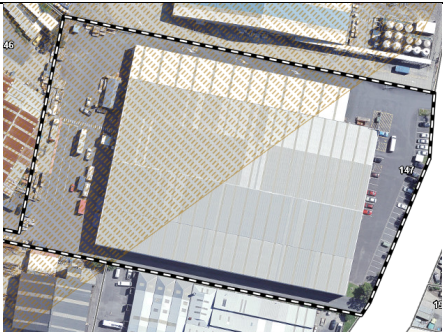
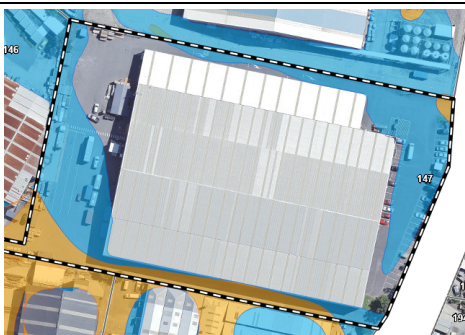
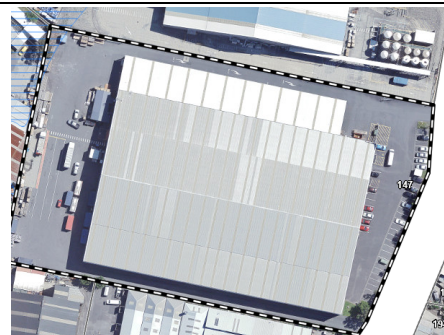
	Industrial Zones / Light Industrial zone				
41.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Light Industrial zone	LIZ-P1 – LIZ-P12	Support	The policies of the Light Industrial Zone are appropriate and supported.	Retain as notified.
42.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Light Industrial zone	LIZ-R1 – LIZ-R3	Support	The rules (including activity categorisations, permitted activity conditions and matters of discretion) related to buildings and structures in the Light Industrial Zone are appropriate and supported.	Retain as notified.
43.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Light Industrial zone	LIZ-R4 – LIZ-R22	Support	The rules (including activity categorisations, permitted activity conditions and matters of discretion) related to Land use activities in the Light Industrial Zone are appropriate and supported.	Retain as notified.
44.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Light Industrial zone	LIZ-R23 and LIZ-R24	Support	The General rules (including activity categorisations, permitted activity conditions and matters of discretion) in the Light Industrial Zone are appropriate and supported.	Retain as notified.
45.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Light Industrial zone	LIZ-S1 / Height	Support	It is appropriate that buildings and structures must not exceed a maximum height above ground level of 22 metres where a Height Control Overlay is not applicable.	Retain as notified.
46.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Light Industrial zone	LIZ-S1 – LIZ-S5	Support	The standards (including matters of discretion) in the Light Industrial Zone are appropriate and supported.	Retain as notified.
47.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / General Industrial zone	All provisions, including introduction, objectives, policies, rules and standards	Support	The General Industrial Zone chapter in its entirety, including the introduction, objectives, policies, rules and standards are all appropriate and supported.	Retain as notified.

48.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Heavy Industrial zone	Planning maps	Support	The inclusion of 19 Barnes Street, Seaview in the planning maps as Heavy Industrial zoning is appropriate.	Retain as notified.
49.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Heavy Industrial zone	Planning maps	Oppose	<p>The inclusion of 147 Gracefield Road, Gracefield in the planning maps as Heavy Industrial zoning is opposed. It is appropriate to provide for a larger transition area between Heavy Industrial and neighbouring zones by providing a larger area of General Industrial zoning as shown below:</p> 	<p>Amend the planning maps to place the following lots within the General Industrial zone:</p> <ul style="list-style-type: none"> • Lot 1 DP 31128 • Lot 2, 3, and 4 DP 41086 • Lot 1 and 2 DP 11120 • Lot 2 DP 11955 • Lot 2 DP 11064
50.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Heavy Industrial zone	Planning maps	Oppose	<p>It is appropriate to provide for a larger transition area between Heavy Industrial and neighbouring zones by providing a larger area of General Industrial zoning on the west side of Gracefield Road as shown below:</p> 	<p>Amend the planning maps to place the following lots within the General Industrial zone:</p> <ul style="list-style-type: none"> • Part Section 2 Block LIX Hutt Valley SETT • Section 3 Block LIX Hutt Valley SETT • Section 4 Block LIX Hutt Valley SETT • Lot 1 and 2 DP 20334 • Section 6 Block LIX Hutt Valley SETT • Part Section 7 Block LIX Hutt Valley SETT

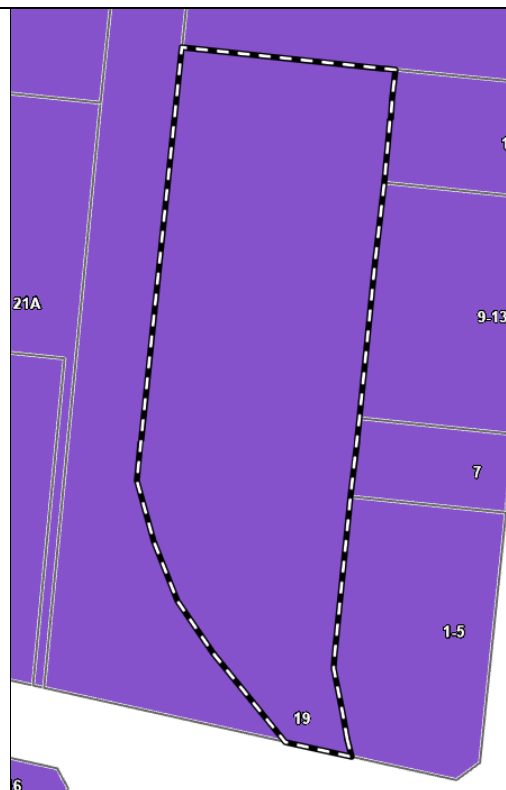
					<ul style="list-style-type: none"> • Lot 1 and 3 DP 79240 • Lot 1 and 2 DP 475643 • Lot 1 and 2 DP 469642 • Lot 2, 3, 4, 5, and 6 DP 51612
51.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Heavy Industrial zone	Introduction	Support	The introduction section of the Heavy Industrial Zone is appropriate and supported.	Retain as notified.
52.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Heavy Industrial zone	HIZ-O1 – HIZ-O6	Support	The objectives of the Heavy Industrial Zone are appropriate and supported.	Retain as notified.
53.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Heavy Industrial zone	HIZ-P1 – HIZ-P11	Support	The policies of the Heavy Industrial Zone are appropriate and supported.	Retain as notified.
54.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Heavy Industrial zone	HIZ-R1 – HIZ-R3	Support	The rules (including activity categorisations, permitted activity conditions and matters of discretion) related to buildings and structures in the Heavy Industrial Zone are appropriate and supported.	Retain as notified.
55.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Heavy Industrial zone	HIZ-R4 – HIZ-R21	Support	The rules (including activity categorisations, permitted activity conditions and matters of discretion) related to Land use activities in the Heavy Industrial Zone are appropriate and supported.	Retain as notified.
56.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Heavy Industrial zone	HIZ-R22 and HIZ-R23	Support	The General rules (including activity categorisations, permitted activity conditions and matters of discretion) in the Heavy Industrial Zone are appropriate and supported.	Retain as notified.

57.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Heavy Industrial zone	HIZ-S1 / Height	Support	It is appropriate that buildings and structures must not exceed a maximum height above ground level of 22 metres.	Retain as notified.
58.	Part 3 – Area-Specific Matters / ZONES / Industrial Zones / Heavy Industrial zone	HIZ-S1 – HIZ-S7	Support	The standards (including matters of discretion) in the Heavy Industrial Zone are appropriate and supported.	Retain as notified.
59.	Part 3 – Area-Specific Matters / ZONES / Residential Zones / Medium Density Residential Zone	Planning Maps	Oppose	<p>The inclusion of the area outlined below (in red line) in the Medium Density Residential Zone is opposed. It is appropriate for this area to be zoned High Density Residential, to mirror the approach followed to the north of 39 and 51 Randwick Road (within the Light Industry Zone).</p> 	Amend the planning maps to place the area of Medium Density Residential zoning on the west side of Randwick Road within the High Density Residential Zone.

Appendix B – Argosy Property No. 1 Limited - Planning maps of properties - Hutt City Proposed District Plan

Argosy Properties	Zoning/Designations/Sites of Significance to Māori/Design Overlays	Fault Hazard/Liquefaction/Hazardous Substance Overlays	Flood Overlays (Stream Corridor, Overland Flowpath and Inundation Areas)	Coastal Hazard Overlays (Coastal Inundation and Tsunami Risk)
39 Randwick Road, Moera	 <p>Light Industrial Zone</p>	 <p>Liquefaction Hazard Overlay</p>	 <p>Low Flood Hazard Overlay High Flood Hazard Overlay</p>	 <p>Medium Coastal Inundation Hazard Overlay Low Tsunami Hazard Overlay Medium Tsunami Hazard Overlay High Tsunami Hazard Overlay</p>
147 Gracefield Road, Gracefield	 <p>Heavy Industrial Zone</p> <p>Designations ID: KRH-02 - Railway Purposes – Gracefield Branch</p>	 <p>Liquefaction Hazard Overlay Hazardous Substances Risk Management Overlay</p>	 <p>Low Flood Hazard Overlay Medium Flood Hazard Overlay</p>	 <p>Medium Coastal Inundation Hazard Overlay</p>

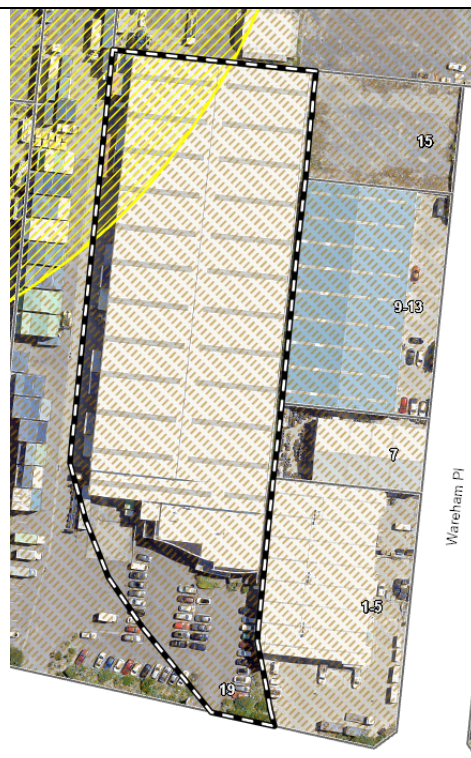
19 Barnes
Street,
Seaview



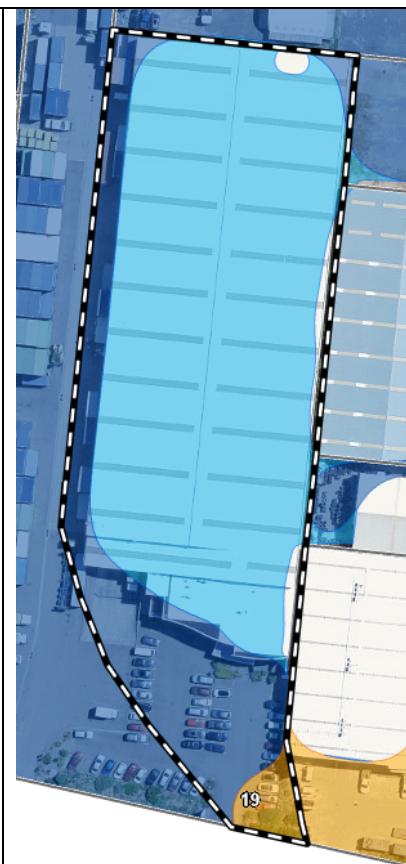
- Heavy Industrial Zone
- Sites and Areas of Significance to Maori

Name: Waiwhetū Pā

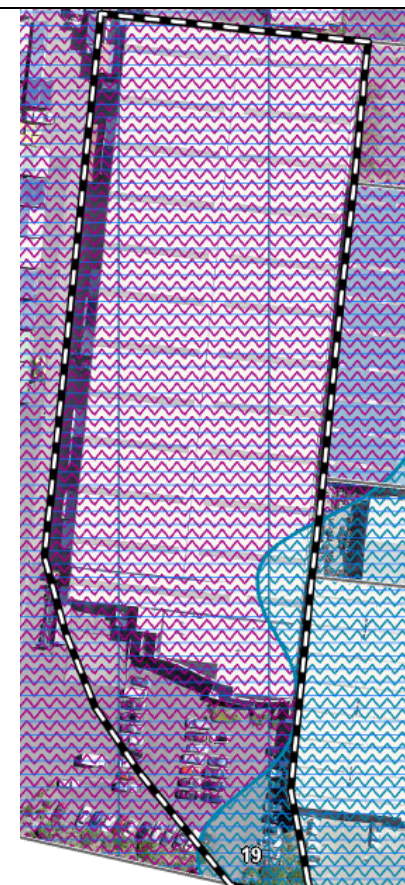
Category: Category 2



- Liquefaction Hazard Overlay
- Hazardous Substances Risk Management Overlay



- Low Flood Hazard Overlay
- Medium Flood Hazard Overlay
- High Flood Hazard Overlay



- Medium Coastal Inundation Hazard Overlay
- Medium Tsunami Hazard Overlay
- High Tsunami Hazard Overlay
- Coastal Environment