NH — Natural Hazards

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

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

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

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

Natural Hazard Overlays

Areas that are particularly susceptible to natural hazards are mapped in the District Plan as Natural Hazards Overlays. Each of these natural hazards is assigned a Hazard Ranking, based on the risk associated with the hazard.

The Hazard Ranking for each of the natural hazards addressed in the Natural Hazard chapter is provided in the table below:

Natural Hazard Overlay	Respective Hazard Ranking
Wellington Fault	High
Stream Corridor (1% AEP flood event + 1.59m sea level rise)	
Overland Flowpath (1% AEP flood event + 1.59m sea level rise)	Medium
Slope Assessment Overlay	
Liquefaction Hazard Area	Low
Inundation Area (1% AEP flood event + 1.59m sea level rise)	

Climate change

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

Other natural hazards

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

Natural Hazard Risk

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

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

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

Potential mitigation measures that can be incorporated into developments to reduce the consequences of natural hazards include:
- Building design and location,
- Raising floor or ground levels to avoid inundation,
- The creation of flood water detention areas to protect areas from flooding,
- The creation, retention or enhancement of natural systems and features,
- The use of suitable materials in infrastructure and building construction,
- The type of activities within buildings and structures, or the type of development,
- Having buildings being able to be relocated in the future,
- The use of green infrastructure options (for example sacrificial fill), and
- Securing Overland Flowpaths to allow for controlled stormwater flows when primary network capacity is exceeded.

Different activities by their nature present different consequences to natural hazards. For the provisions in this chapter, activities are classified as:
- Activities most sensitive to natural hazards,
- Activities potentially sensitive to natural hazards, and
- Activities least sensitive to natural hazards.

Objectives

NH-O1	Risk from Natural Hazards in High Natural Hazard Overlays
Subdivision, use and development within the High Natural Hazard Overlays reduce or avoid increasing the existing risk from natural hazards to people, buildings and infrastructure.	

NH-O2	Risk from natural hazards in Low Natural Hazard Overlays and Medium Natural Hazard Overlays
Subdivision, use and development within the Low Natural Hazard Overlays and Medium Natural Hazard Overlays minimise the risk from natural hazards to people, buildings and infrastructure.	

NH-O3	Subdivision, Use and Development in the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone and within the Medium Flood Hazard Overlay or High Flood Hazard Overlay
Provide for subdivision, use and development in the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone while also ensuring development and use in this area minimises the risk from flood hazards to people, buildings and infrastructure.	

NH-O4	Planned Natural Hazard Mitigation Works
Risk to people, buildings and infrastructure from flood hazards is reduced through mitigation works.	

NH-O5	Natural Systems and Features
Natural systems and features that reduce the susceptibility of people, buildings and infrastructure from damage from natural hazards are created, retained or enhanced.	

Policies

General Policies	
NH-P1	Risk-Based Approach
Identify natural hazards within the District Plan and take a risk-based approach to the management of subdivision, use and development based on: 1. The sensitivity of the activities to the impacts of natural hazards, 2. The hazard posed to people's lives and wellbeing, property and infrastructure, by considering the likelihood and	

consequences of natural hazard events, and
3. The operational need or functional need for some activities to locate in Natural Hazard Overlays.

NH-P2	Levels of Risk

Subdivision, use and development manages the natural hazard risk to people, buildings and infrastructure by:
1. Avoiding buildings and activities in the High Natural Hazard Overlays (with the exception of the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone) unless there is an operational need or functional need for the subdivision, use, or development to be located in this area and the subdivision, use, or development maintains or reduces the existing risk from the natural hazard to people, buildings and infrastructure.
2. Within the General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone, recognise the regional importance of these areas, while ensuring that subdivision, use, or development located in these areas minimises the risk from flood hazards in the High Flood Hazard Overlay to people, buildings, and infrastructure.
3. Requiring subdivision, use, or development to minimise the risk to development from natural hazards to people, buildings and infrastructure in the Low Hazard Overlays and Medium Hazard Overlays, and
4. Enabling use, or development that have either low occupancy or low replacement value within the Natural Hazard Overlays.

NH-P3	Natural systems and features

Maintain and enhance natural systems and features where they will reduce the existing risk posed by natural hazards to people, buildings and infrastructure.

NH-P4	Natural hazard mitigation

Enable natural hazard mitigation works undertaken by the Wellington Regional Council, Hutt City Council, New Zealand Transport Agency (Waka Kotahi), KiwiRail or their nominated contractors or agents within Natural Hazard Overlays where these will decrease the existing risk to people, buildings and infrastructure.

NH-P5	Green Infrastructure

Encourage the use of green infrastructure or Mātauranga Māori approaches when undertaking natural hazard mitigation works by the Wellington Regional Council, Hutt City Council, New Zealand Transport Agency (Waka Kotahi), KiwiRail or their nominated contractors or agents within Natural Hazard Overlays.

Fault Location Area - Policies

NH-P6	Additions to existing buildings and structures within the Fault Location Area

Additions to existing buildings in the Fault Location Area are managed as follows:
1. Allow for additions to existing buildings for activities least sensitive to natural hazards within the poorly constrained, uncertain constrained, well defined and well defined extension areas of the Fault Location Area.
2. Provide for additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained, uncertain constrained, well-defined or well-defined extension areas where:
    a. They are located more than 20m from the edge of the fault deformation zone, or
    b. Mitigation measures are incorporated into the building to maintain life safety of the occupants and the structural integrity of the building in the event of fault rupture.

NH-P7	Subdivision, use and development within the Fault Location Area

New subdivision, use and development within the Fault Location Area are managed as follows:
1. Allow for new allotments, new buildings and the conversion of existing buildings for activities least sensitive to natural hazards within the poorly constrained, uncertain constrained, well defined and well defined extension areas of the Fault Location Area.
2. Provide for new allotments, new buildings and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained and uncertain constrained areas of the Fault Location Area where:
    a. The new building platforms, new buildings or conversions are located more than 20m from the edge of the fault deformation zone, or
    b. Mitigation measures are incorporated into the building to maintain life safety of the occupants and the structural integrity of the building in the event of fault rupture.

3. Avoid new allotments, new buildings and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the well-defined or well-defined extension areas of the Fault Location Area unless:
    a. The new building platforms, new buildings or conversions are located more than 20m from the edge of the fault deformation zone of the Fault Location Area, or
    b. If locating the activity more than 20m from the edge of the deformation zone is not a practicable option and there is an operational or functional need to locate within the well-defined or well-defined extension areas of the Fault Location Area; mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building on the event of fault rupture, or
    c. If locating the activity more than 20m from the edge of the deformation zone is not a practicable option but there is no operational or functional need to locate within the well-defined or well-defined extension areas of the Fault Location Area; mitigation measures are incorporated into the building to not increase risk to life of the occupants and the structural integrity of the building in the event of fault rupture.

Flood Hazard Overlays - Policies

NH-P8 Additions to existing buildings and structures in the Flood Hazard Overlays

Additions to existing buildings and structures in the Flood Hazard Overlays are managed as follows:

1. Allow for additions to existing buildings and structures for activities least sensitive to natural hazards in the Flood Hazard Overlays.
2. Allow for additions to existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay, where:
    a. The risk to people, and buildings on site from the 1% Annual Exceedance Probability Flood is minimised due to the incorporation of mitigation measures,
    b. The existing risk to people and buildings on adjacent properties is reduced or not increased from the 1% Annual Exceedance Probability Flood, and
    c. The Medium and High Hazard Areas remain unobstructed to allow for the conveyancing of flood waters and flood waters are not diverted onto adjacent properties or blocked.
3. Provide for additions to existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay but also in the General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone or the Seaview Marina Zone, where the addition:
    a. is of a limited scale and size,
    b. does not create new residential units on the ground floor
4. Only allow additions to existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay in all zones (excluding General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone or the Seaview Marina Zone), where it can be demonstrated that:
    a. The risk from the 1% Annual Exceedance Probability flood event is low due to either the:
        i. Proposed mitigation measures, or
        ii. Size of the addition, or
        iii. Nature of the activities undertaken within the addition.
    b. The conveyancing of flood waters through the Medium Flood Hazard Overlay and High Flood Hazard Overlay is still able to occur unimpeded and is not diverted onto adjacent properties, and
    c. In the High Flood Hazard Overlay the existing risk to people, buildings and infrastructure is not increased from the 1% Annual Exceedance Probability flood event.

NH-P9 Subdivision, use and development in the Flood Hazard Overlays

Subdivision, use and development in the Flood Hazard Overlays are managed as follows:

1. Allow for new buildings, structures, building platforms, and the conversion of existing buildings that will contain activities least sensitive to natural hazards in the Low Flood Hazard Overlay,
2. Provide for new buildings and structures, building platforms and the conversion of existing buildings that will contain activities least sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay where:
    a. The existing risk to people and buildings on site from the 1% Annual Exceedance Probability Flood is reduced or avoided due to the incorporation of mitigation measures;
    b. The risk to people and buildings on adjacent properties is reduced or avoided from the 1% Annual Exceedance Probability Flood; and
    c. The Medium Flood Hazard Overlay or High Flood Hazard Overlay is unimpeded and unobstructed to allow for the conveyancing of flood waters and flood water is not diverted onto adjacent properties or blocked.
3. Allow for new buildings and structures, building platforms and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay, where:
    a. The subdivision, development and use incorporates mitigation measures to ensure the risk to people and

buildings from the 1% Annual Exceedance Probability flood event is minimised, and
   b. The finished floor level of any new building or conversion of an existing building for activities most sensitive to natural hazards within identified inundation areas of the Flood Hazard Overlays is above the 1% Annual Exceedance Probability flood levels.
4. Provide for new buildings and structures, building platforms and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay but also in the General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone, or the Seaview Marina Zone where:
   a. The building incorporates measures that minimise the risk to people and buildings from flood hazards,
   b. There are no residential activities provided on the ground floor of the building, and
   c. If the building is a Major Hazardous Facility, measures that minimise the risk from the release of hazardous goods from flooding are incorporated into the design of the building.
5. Only allow for new buildings and structures, building platforms and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the Medium Flood Hazard Overlay in all zones (with the exception of General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone) where:
   a. The risk to people and buildings on site from the 1% Annual Exceedance Probability Flood is minimised due to the incorporation of mitigation measures;
   b. The risk to people and buildings on adjacent properties is reduced or not increased from the 1% Annual Exceedance Probability Flood; and
   c. The flow of floodwaters is unimpeded and unobstructed to allow for the conveyancing of flood waters, and flood water is not diverted onto adjacent properties or blocked.
6. Avoid new buildings and structures, building platforms, and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the High Flood Hazard Overlay in all zones (with the exception of General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone) unless:
   a. The subdivision, development and use has an operational need or functional need to locate within the high hazard area and locating outside of these high hazard area is not a practicable option,
   b. Mitigation measures are incorporated that reduce or avoid an increase in the existing risk to people and buildings from the 1% Annual Exceedance Probability Flood,
   c. People can safely evacuate the property during a 1% Annual Exceedance Probability flood, and
   d. The conveyancing of flood waters through high hazard areas is still able to occur unimpeded and is not diverted onto adjacent properties.

NH-P10	Residential Apartments in the Medium Flood Hazard Overlay and High Flood Hazard Overlay

Provide for residential apartments within the Medium Flood Hazard Overlay and High Flood Hazard Overlay where:
1. The residential apartment building is at least four stories in height,
2. There are no residential apartments or habitable spaces provided on the ground floor of the building,
3. The building has been designed so that any flood sensitive services (for example power transformers) have been designed to be located above the 1% Annual Exceedance Probability Flood level,
4. Materials that are less susceptible to flood damage are used to construct the ground floor of the building (such as concrete blocks), and
5. There is no increase in the flood water depths within buildings that contain activities potentially sensitive to natural hazards or activities most sensitive to natural hazards on adjacent properties.

Liquefaction Hazard Overlay - Policy

NH-P11	Subdivision, Use and Development in the Liquefaction Hazard Overlay

Subdivision, use and development within the Liquefaction Hazard Overlay are managed as follows:
1. Allow for additions to existing buildings and structures for activities least sensitive to natural hazards, activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the Liquefaction Hazard Overlay,
2. Allow for building platforms, new buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards and activities potentially sensitive to natural hazards within the Liquefaction Hazard Overlay,
3. Provide for new building platforms, new buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards (with the exception of child care services, retirement villages, educational facilities, hospitals, emergency service facilities and health care facilities) within the Liquefaction Hazard Overlay,
4. Provide for new building platforms, new buildings and structures and the conversion of existing buildings for child care services, retirement villages, educational facilities, hospitals, emergency service facilities and health care facilities within the Liquefaction Hazard Overlay where:
   a. It can be demonstrated that occupants will be able to evacuate safely following an earthquake that results in liquefaction of the local soil;
   b. It can be demonstrated that post disaster functionality can be maintained following an earthquake including

having foundation designs designed by a certified engineer to prevent liquefaction induced deformation of the building, and

c. For emergency service facilities, hospitals, and health care facilities it can be demonstrated that emergency vehicles will be able to service the impacted community by being able to enter and leave the site.

Slope Assessment Overlay - Policy	
NH-P12	**Subdivision in the Slope Assessment Overlay**
Provide for subdivision that creates additional building platforms in the Slope Assessment Overlay where: 1. A geotechnical assessment confirms that the site is suitable for subdivision, use and development, and that the risk from slope instability can be avoided, remedied or mitigated. 2. The subdivision does not cause land instability on the site or adjoining properties.	

Rules

Fault Location Area - Rules

Additions to existing buildings and structures within the Fault Location Area	
NH-R1	**Additions to existing buildings and structures for activities least sensitive to natural hazards within the poorly constrained, uncertain constrained, well defined and well defined extension areas of the Fault Location Area**
All Zones	1. **Activity status:** Permitted

NH-R2	Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained or the uncertain constrained areas of the Fault Location Area
All Zones	1. **Activity status:** Permitted Where: a. The additions do not increase the Gross Floor Area by more than 25m^2.
All Zones	2. **Activity status:** Restricted discretionary Where: a. Compliance with NH-R2.1a cannot be achieved. **Matters of discretion are restricted to:** 1. The change in risk to life as a result of the additions being undertaken on the site. 2. The location of the additions relative to the fault line. 3. Any mitigation measures to reduce the impacts to life and buildings from fault rupture. 4. The relevant matters in Policy NH-P6: Additions to existing buildings and structures within the Fault Location Area.

NH-R3	Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the well-defined or well-defined extension areas of the Fault Location Area
All Zones	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** 1. The scale and size of the addition and how it changes the risk of building damage as a result of its construction. 2. The change in risk to life as a result of the additions being undertaken on the site. 3. The location of the additions relative to the fault line and any mitigation measures to reduce the impacts to life and buildings from fault rupture. 4. The relevant matters in NH-P6: Additions to existing buildings and structures within the Fault Location Area.

New Buildings and Structures within the Fault Location Area	
NH-R4	**New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards within all areas of the Fault Location Area**
All Zones	1. **Activity status:** Permitted

NH-R5	New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the poorly constrained or the uncertain constrained areas of the Fault Location Area
All Zones	1. **Activity status:** Controlled Where: a. The building is being constructed on an existing vacant site. **Matters of control are limited to:** 1. The ability for the building to maintain life safety during and after a fault rupture. 2. The location of the building relative to the fault line and any mitigation measures to reduce the impacts from fault rupture.
All Zones	2. **Activity status:** Restricted discretionary Where: a. Compliance with NH-R5.1a cannot be achieved. **Matters of discretion are restricted to:** 1. The ability of the existing building to maintain life safety during and after a fault rupture. 2. The ability of the existing building to remain structurally sound during and after a fault rupture. 3. The location of the existing building relative to the fault line and any mitigation measures to reduce the impacts from fault rupture. 4. The relevant matters in NH-P7: Subdivision, use and development within the Fault Location Area.

NH-R6	New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards within the well-defined or well defined extension areas of the Fault Location Area
All Zones	1. **Activity status:** Non-complying

Flood Hazard Overlays - Rules

Additions to Existing Buildings in the Flood Hazard Overlays	
NH-R7	**Additions to existing buildings and structures for activities least sensitive to natural hazards in the Flood Hazard Overlays**
All Zones	1. **Activity status:** Permitted

NH-R8	Additions to existing buildings and structures for activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Low Flood Hazard Overlay
All Zones	1. Activity status: Permitted Where: a. When located within a Low Flood Hazard Overlay, the finished floor levels of the building are located above the 1% Flood Annual Exceedance Probability level, plus the height of the floor joists or the base of the concrete floor slab and an allowance for freeboard.

All Zones	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with NH-R8.1a. **Matters of discretion are restricted to:** 1. The relevant matters in NH-P8: Additions to existing buildings and structures in the Flood Hazard Overlays.

NH-R9	**Additions to existing buildings that contain activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Medium Flood Hazard Overlay and High Flood Hazard Overlay**
General Industrial Zone in Seaview **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	1. **Activity status:** Permitted Where: a. The gross floor area of the addition is no more than 200m^2, and b. The addition does not result in the in the establishment of a residential activity on the ground floor of the building.
General Industrial Zone in Seaview **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	2. **Activity status:** Restricted discretionary Where: a. Compliance with the requirements of NH-R9.1 cannot be achieved. **Matters of discretion are restricted to:** 1. The risk to people and buildings on site from the 1% Annual Exceedance Probability Flood and the mitigation measures to reduce this risk. 2. The risk to people and buildings on adjacent properties from the 1% Annual Exceedance Probability Flood, and the mitigation measures to reduce this risk. 3. The impacts of the additions on the conveyance of flood waters, including any potential for flood waters to be blocked or diverted onto adjacent properties.
All Zones except for **General Industrial Zone in Seaview** **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	2. Activity status: Discretionary

New Buildings and Structures and the Conversion of Existing Buildings in the Flood Hazard Overlays	
NH-R10	**New buildings and structures and the Conversion of Existing Buildings for activities least sensitive to natural hazards within the Low Flood Hazard Overlay**
All Zones	1. **Activity status:** Permitted

NH-R11	**New buildings and structures and the conversion of existing buildings for activities**

		least sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay
	All Zones	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** 1. The relevant matters in NH-P9: Subdivision, Use and Development in the Flood Hazard Overlays.

NH-R12	**New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Low Flood Hazard Overlay**
All Zones	1. Activity status: Permitted Where: a. The finished floor levels of the building are located above the 1% Flood Annual Exceedance Probability level, plus the height of the floor joists or the base of the concrete floor slab and an allowance for freeboard.
All Zones	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with NH-R12.1. **Matters of discretion are restricted to:** 1. The relevant matters in NH-P9: Subdivision, Use and Development in the Flood Hazard Overlays.

NH-R13	**New buildings and structures and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay**
General Industrial Zone in Seaview **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	1. Activity status: Permitted Where: a. The gross floor area of the new building or conversion is no more than 200m^2, and b. The new building or conversion does not result in the establishment of a residential activity on the ground floor of the building.
General Industrial Zone in Seaview **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with NH-R13.1. **Matters of discretion are restricted to:** 1. The matters in NH-P9: Subdivision, Use and Development in the Flood Hazard Overlays.
All Zones except for **General Industrial Zone in Seaview**	2. Activity status: Discretionary Where: a. The new building or conversion is located in a Medium Flood Hazard Overlay.

Heavy Industrial Zone in Seaview **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	
All Zones except for **General Industrial Zone in Seaview** **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	3. Activity status: Non-complying Where: a. The new building or conversion is located in a High Flood Hazard Overlay.

NH-R14	**New buildings and the conversions of existing buildings for residential apartments within the Medium Flood Hazard Overlay and High Flood Hazard Overlay**
All Zones except for **General Industrial Zone in Seaview** **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	1. Activity status: Restricted discretionary Where: a. The new building or conversion of an existing building is for an apartment development of four storeys or greater in height, and b. There are no residential units located on the ground floor. **Matters of discretion are restricted to:** 1. The matters in NH-P10: Residential Apartments in the Medium and High Hazard Areas of the Flood Hazard Overlays.
All Zones except for **General Industrial Zone in Seaview** **Heavy Industrial Zone in Seaview** **Metropolitan Centre Zone in Petone** **Seaview Marina Zone**	2. **Activity status:** Non-Complying Where: a. Compliance is not achieved with NH-R14.1.

Liquefaction Hazard Overlay - Rules

Additions to Existing Buildings and Structures in the Liquefaction Hazard Overlay	
NH-R15	**Additions to existing buildings and structures for activities least sensitive to natural hazards, activities potentially sensitive to natural hazards and activities most sensitive to natural hazards in the Liquefaction Hazard Overlay**
All Zones	1. **Activity status:** Permitted

New Buildings and Structures in the Liquefaction Hazard Overlay	
NH-R16	**New buildings and structures and the conversion of existing buildings for activities least sensitive to natural hazards and activities potentially sensitive to natural hazards in the Liquefaction Hazard Overlay**
All Zones	1. **Activity status:** Permitted

NH-R17	**New buildings and structures and the conversion of existing buildings for activities most sensitive to natural hazards in the Liquefaction Hazard Overlay**
All Zones	1. **Activity status:** Permitted Where: a. The new building is not for a child care service, retirement village, educational facility, emergency service facility or health care activity.
All Zones	2. **Activity status:** Restricted discretionary Where: a. Compliance with the requirements of NH-R17.1 cannot be achieved. **Matters of discretion are restricted to:** 1. The relevant matters in NH-P11: Subdivision, Use and Development in the Liquefaction Hazard Overlay.

Natural Hazards Overlays - General Rules

Flood Hazard Overlays	
NH-R18	**Flood Mitigation works within the Flood Hazard Overlays**
All Zones	1. **Activity Status:** Permitted Where: a. The works must be undertaken by either central government, local government, or their agents for the express purpose of flood mitigation works.
All Zones	2. **Activity status:** Discretionary Where: a. Compliance with the requirements of NH-R18.1a cannot be achieved.

All Natural Hazards Overlays	
NH-R19	**Green Infrastructure in all Natural Hazard Overlays**
All Zones	1. **Activity Status:** Permitted Where: a. The works must be undertaken by either central government, local government, or their agents for the express purpose of flood mitigation works.
All Zones	2. **Activity status:** Discretionary Where: a. Compliance with the requirements of NH-R19.1a cannot be achieved.