BEFORE THE INDEPENDENT HEARINGS PANEL FOR HUTT CITY COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Hutt City Council Proposed District Plan

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REPLY STATEMENT OF HAMISH WESNEY

ON BEHALF OF HUTT CITY COUNCIL

Hearing 2 – Hazardous Substances and Contaminated Land

13 October 2026

1.0 INTRODUCTION

1.1 My name is Hamish Wesney, and I am a Planner and Partner at Boffa Miskell Limited.

1.2 This Reply Statement responds to the questions and matters raised by the Hearings Panel through Minute 6, dated 3 June 2026, together with other questions raised by the Panel during the hearing that are relevant to my section 42A reporting responsibilities. There were no questions or matters in contention relating to contaminated land and, accordingly, no further comment is provided on that topic.

1.3 This Reply Statement also incorporates the outcomes of expert conferencing undertaken in response to the directions in Minute 6 between the risk experts for the Fuel Companies and Seaview Marina Ltd, and the planning experts for The Fuel Companies, Seaview Marina Ltd and Hutt City Council.

1.4 Except as expressly identified in this statement, the findings and recommendations in my original section 42A report and rebuttal evidence remain unchanged.

2.0 QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

2.1 My qualifications and experience are set out in paragraphs 5 – 7 of my Section 42A Report for Hearing 2. I repeat the confirmation given in that report that I have read and agree to comply with the Code of Conduct for Expert Witnesses.

3.0 RESPONSE TO MINUTE 6

3.1 This section responds to the questions and matters raised by the Hearings Panel in Minute 6. Appendix 1 sets out my revised and updated recommended amendments to the Proposed District Plan. Amendments recommended in my Section 42A Report are shown in red underlined or ~~strike through,~~ further amendments recommended in my rebuttal evidence are shown in blue underline

or ~~strike through~~[1], and amendments recommended in this Reply Statement are shown in green underlined or ~~strike through~~. The green amendments also incorporate the provisions agreed by the planning experts through expert conferencing.

3.2 The planning JWS includes an evaluation under section 32AA of the RMA of the amendments recommended through expert conferencing. I adopt that evaluation and, for the reasons set out in the JWS, consider the recommended amendments to be the most appropriate way to achieve the relevant objectives of the Proposed District Plan.

Spatial Extent of the Hazardous Substances Risk Management Overlay and Policy HS-P2

3.3 The appropriate individual fatality risk threshold for determining the spatial extent of the Hazardous Substances Risk Management Overlay was discussed at conferencing between the risk experts and planning experts. As set out in the JWSs, the experts agreed that a two-tier approach is the most appropriate, comprising an Inner Hazardous Substances Risk Management Overlay based on the 1×10^{-6} individual risk contour and an Outer Hazardous Substances Risk Management Overlay based on the 0.5×10^{-6} individual risk contour. I adopt these agreements for the reasons stated in the JWSs.

3.4 In summary, the two-tier approach provides a more proportionate and effects-based response by recognising that risk reduces with distance from significant hazardous facilities and by enabling land-use controls to respond to both the level of risk and the sensitivity, vulnerability and population exposure associated with different activities. The Inner Overlay provides the more restrictive response in the area of higher residual risk, while the Outer Overlay provides a more graduated management approach where risk is lower.

[1] All amendments recommended in my rebuttal evidence have been superseded by the recommendations contained in this Reply Statement. As a result, no amendments are shown in blue underline or strikethrough in Appendix 1.

3.5 Accordingly, I recommend that the Proposed District Plan be amended as shown in Appendix 1 and summarised below:

Planning Maps

a) Amend the map legend from "Hazardous Substances Risk Management Overlay" to "Inner Hazardous Substances Risk Management Overlay" retain the existing spatial extent of the overlay as the Inner Hazardous Substances Risk Management Overlay.
b) Insert the Outer Hazardous Substances Risk Management Overlay on the planning maps based on the lines shown 0.5 x 10^{-6} Risk Contour (individual fatality) on the image below.

Definitions

c) Amend the existing term and definition from "Hazardous Substances Risk Management Overlay" to "Inner Hazardous Substances Risk Management Overlay".
d) Insert a new term and definition for "Outer Hazardous Substances Risk Management Overlay".

Hazardous Substances Chapter - Introduction

e) Amend the introduction to describe the two-tier Hazardous Substances Risk Management Overlay framework and the graduated approach to managing residual risk.

Hazardous Substances Chapter - Policies

f) Amend Policies HS-P2 and HS-P3 to implement the two-tier approach, including the different management responses applying within the Inner and Outer Hazardous Substances Risk Management Overlays.

Hazardous Substances Chapter - Rules

g) Amend Rule HS-R3 and insert new Rule HS-Raaa to implement the two-tier approach, including the graduated activity status framework for activities sensitive to hazardous substance risks within the Inner and Outer Hazardous Substances Risk Management Overlays.

Activities Sensitive to Hazardous Substance Risks within the Hazardous Substances Risk Management Overlay, including Residential Activities and Commercial Activities

3.6 The management of activities sensitive to risks from significant hazardous facilities was discussed by the risk and planning experts alongside the spatial extent of the Hazardous Substances Risk Management Overlay. As set out in the JWSs, the experts agreed on a graduated approach that reflects the sensitivity and vulnerability of activities and the number of people exposed, in conjunction with the Inner and Outer Hazardous Substances Risk Management Overlays. I adopt these agreements for the reasons stated in the JWSs.

3.7 Accordingly, I recommend that the Proposed District Plan is amended as shown in Appendix 1 and summarised below:

Hazardous Substances Chapter - Policies

a) Amend Policy HS-P3 to provide a graduated approach to managing activities sensitive to hazardous substance risks within the Inner and Outer Hazardous Substances Risk Management Overlays, based on the sensitivity and vulnerability of activities and the number of people exposed.

Hazardous Substances Chapter - Rules

b) Amend Rule HS-R3 and insert new Rule HS-Raaa to implement this graduated approach through different activity statuses within the Inner and Outer Hazardous Substances Risk Management Overlays.

Definitions

c) Amend the definition of “activity sensitive to hazardous substance risks” by deleting “places of assembly” to remove duplication with other activities listed in the definition.

<u>Hutt City Fuel Transmission Pipeline Corridor</u>

3.8 As stated in my rebuttal evidence, there was broad agreement across the expert evidence that a risk-based approach was appropriate for the Hutt City Fuel Transmission Pipeline, although at the time of the hearing there was disagreement on the form of the response and whether District Plan provisions were required.

3.9 Following expert conferencing, the risk and planning experts agreed on a risk-based framework that manages both the risk from the pipeline to surrounding activities and people, and the risk of earthworks and construction activities damaging or compromising the safe and efficient operation of the pipeline. I adopt these agreements for the reasons stated in the JWSs. The agreed approach uses a single Fuel Transmission Pipeline Risk Management Overlay based on the 0.5×10^{-6} individual risk contour, together with a narrower Fuel Transmission Pipeline Earthworks Corridor. It avoids highly sensitive activities within the Risk Management Overlay while providing an effects-based consenting pathway for other activities where risk can be appropriately managed.

3.10 Accordingly, I recommend that the Proposed District Plan be amended as shown in Appendix 1 and summarised below:

Planning Maps

a) Insert a Fuel Transmission Pipeline Risk Management Overlay to the planning maps based on the 0.5×10^{-6} individual risk contour along the full length of the existing pipeline and on the image in Appendix 1.
b) Insert a Fuel Transmission Pipeline Earthworks Corridor extending 6 m either side of the pipeline centreline within road reserve and 12 m either side on other land.

Definitions

c) Insert a new term and definition for “Fuel Transmission Pipeline Risk Management Overlay” and “Fuel Transmission Pipeline Earthworks Corridor”.

Hazardous Substances Chapter – Policies and Rules

d) Insert Policy HS-Pbbb and Rule HS-Rccc to manage land use and development within the Fuel Transmission Pipeline Risk Management Overlay, including avoiding highly sensitive activities and providing an effects-based consenting pathway for other activities.
e) Insert Rule HS-Rfff to manage construction activities within the Fuel Transmission Pipeline Risk Management Overlay, including a requirement to inform the pipeline owner and operator before construction commences.

Earthworks Chapter

f) Insert Rule EW-Rxx and Standard EW-Syy to manage earthworks within the Fuel Transmission Pipeline Earthworks Corridor, including a permitted maximum earthworks depth of 0.4 m, subject to the specified exemptions.

Use of the term 'sensitive environments' in Hazardous Substances Chapter - Policy HS-P1, HS-R1 and HS-R2

3.11 The planning experts agreed to retain the term "sensitive environments" in Policy HS-P1, but to amend HS-P1(3) to provide greater certainty and avoid unintended outcomes from an absolute direction to locate significant hazardous facilities outside sensitive environments. The agreed amendment provides for a significant hazardous facility to locate within a sensitive environment where there is an operational or functional need and the adverse effects on the sensitive environment and residual risk are avoided, remedied or mitigated. I adopt this agreed approach for the reasons stated in the JWS.

3.12 Accordingly, I recommend that HS-P1(3) be amended as shown in Appendix 1 and consider that this amendment is within the scope of the Fuel Companies submission (471.162). No further amendments to HS-R1 or HS-R2 are required, as these rules already refer to HS-P1 and therefore incorporate the amended policy direction.

Policy HS-P3 Location of activities sensitive to hazardous substances risk – "minimise" vs "avoid" for reverse sensitivity

3.13 The planning experts did not agree whether Policy HS-P3 should "minimise" or "avoid" reverse sensitivity effects on existing significant hazardous facilities. For the reasons set out in the Planning JWS, I recommend retaining "minimise". This better reflects the graduated, effects-based framework of the Hazardous Substances Chapter and enables reverse sensitivity effects to be addressed having regard to the activity, location and site-specific circumstances, including through design, operational controls and consent conditions. Targeted avoidance of sensitive activities is

more appropriately addressed through the Inner and Outer Hazardous Substances Risk Management Overlay provisions.

New Policy and Rule – Temporary Activities (including events and markets) within the Hazardous Substance Risk Management Overlay

3.14 The planning experts agreed on a targeted framework for managing events, markets, community and cultural activities, and other temporary activities within areas affected by hazardous substances risk. Within the Inner and Outer Hazardous Substances Risk Management Overlays, these activities require restricted discretionary consent, irrespective of attendance numbers, to enable consideration of population exposure, duration and frequency, residual risk and appropriate risk management measures. Within the Seaview Marina Additional Risk Management Overlay, activities involving no more than 250 people at any one time are permitted, with larger activities requiring restricted discretionary consent. Emergency management planning is also required as part of this framework. I adopt this approach for the reasons stated in the JWS.

3.15 Accordingly, I recommend that the Proposed District Plan be amended as shown in Appendix 1 and summarised below:

Hazardous Substances Chapter - Policies

a) Insert new Policy HS-Paaa to manage hazardous substances risk associated with events, markets, community and cultural activities, and other temporary activities within the Inner and Outer Hazardous Substances Risk Management Overlays and the Seaview Marina Additional Risk Management Overlay.

Hazardous Substances Chapter - Rules

b) Insert new Rule HS-Rbbb to require restricted discretionary consent for these activities within the Inner and Outer Hazardous Substances Risk Management Overlays.
c) Insert new Rule HS-Reee to permit these activities within the Seaview Marina Additional Risk Management Overlay where no more than 250 people are on site at any one time, with

restricted discretionary consent required where that threshold is exceeded.

Relationship of Seaview Marina Zone and Hazardous Substances Chapter Provisions

3.16 The planning experts agreed that hazardous substances risk within the Seaview Marina Zone is most appropriately managed primarily through the Hazardous Substances Chapter, including the Inner and Outer Hazardous Substances Risk Management Overlays, supported by targeted Seaview Marina Zone provisions. The experts also agreed that the remainder of the Seaview Marina Zone should be subject to a Seaview Marina Additional Risk Management Overlay to address the particular access, evacuation and emergency response constraints applying across the Marina. I adopt this approach for the reasons stated in the JWS.

3.17 Accordingly, I recommend that the Proposed District Plan be amended as shown in Appendix 1 and summarised below:

Planning Maps and Definitions

a) Insert a Seaview Marina Additional Risk Management Overlay covering the part of the Seaview Marina Zone outside the Inner and Outer Hazardous Substances Risk Management Overlays, and insert the associated definition.

Hazardous Substances Chapter: Policy and Rules

b) Insert Policy HS-Pccc to manage access, evacuation and emergency response within the Seaview Marina Additional Risk Management Overlay.
c) Insert Rule HS-Rddd requiring activities within the Seaview Marina Additional Risk Management Overlay to prepare and implement an Emergency Management Plan, with a restricted discretionary activity pathway where this requirement is not met.
d) Insert HS-App1, which provides a Seaview Marina Emergency Management Plan template.

Seaview Marina Zone Chapter: Rules

e) Amend Rule SMZ-R3 to include the relevant access, evacuation and emergency response matters in HS-Pccc as

matters of discretion for building and development proposals requiring restricted discretionary consent.

4.0 RESPONSE TO OTHER QUESTIONS FROM THE HEARING PANEL

Policy HS-P3: grammatical amendment

4.1 The Panel asked whether, following the recommended amendment to Policy HS-P3 from “to” to “by”, the word “minimise” in clause 2 should consequentially be amended to “minimising”.

4.2 I agree. The amendment from “minimise” to “minimising” is a consequential grammatical amendment that improves the clarity and consistency of the policy without changing its intended direction. I recommend that Policy HS-P3 be amended accordingly, as shown in Appendix 1.

National Policy Statement for Infrastructure

4.3 The Panel asked whether the Hazardous Substances Chapter gives effect to the National Policy Statement for Infrastructure 2025 (NPS-I), and whether earlier draft or discussion documents relating to the NPS-I informed development of the chapter.

4.4 The NPS-I came into force on 15 January 2026. Its relevant direction includes recognising the benefits and operational and functional needs of infrastructure and managing the interface and compatibility between infrastructure and other activities.

4.5 I consider that the Hazardous Substances Chapter, incorporating the amendments recommended in this Reply Statement, gives effect to the relevant direction in the NPS-I. In particular, the provisions recognise the importance and operational needs of significant hazardous facilities and manage the interface between those facilities and activities sensitive to hazardous substance risks. The provisions relating to the Hutt City Fuel Transmission Pipeline similarly manage risks to surrounding activities while protecting the

safe and efficient operation of the pipeline. This approach is consistent with the NPS-I direction concerning operational and functional need and the management of the interface between infrastructure and other activities.

4.6 Earlier draft or discussion documents relating to the NPS-I did not directly inform the original Hazardous Substances Chapter. The section 32 evaluation prepared for the notified Proposed District Plan records that there were no National Policy Statements of direct relevance to the hazardous substances topic at that time. However, the evaluation did recognise the regional importance of the Seaview bulk fuel storage facilities, the need to provide for their ongoing efficient operation, and the importance of managing reverse sensitivity and incompatible activities in their vicinity. These considerations are consistent with the relevant direction subsequently included in the NPS-I. I have considered the final NPS-I in preparing this Reply Statement and do not recommend any further amendments to the Hazardous Substances Chapter specifically in response to it.

Hamish Wesney

Hearing 2 – Hazardous Substances and Contaminated Land

Boffa Miskell Limited (on behalf of Hutt City Council)

13 October 2026

CL — Contaminated Land

The purpose of the Contaminated Land chapter is to protect human health from the potential impacts of use and development of contaminated land.

~~Contaminated land is defined in the Resource Management Act as land that has a hazardous substance in or on it that:~~

- ~~a. Has significant adverse effects on the environment, or~~
- ~~b. Is reasonably likely to have significant adverse effects on the environment.~~

~~Hazardous substances are defined in the Hazardous Substances and New Organisms Act 1996 as substances:~~

- ~~a. With 1 or more of the following intrinsic properties:~~
  - ~~i. Explosiveness,~~
  - ~~ii. Flammability,~~
  - ~~iii. A capacity to oxidise,~~
  - ~~iv. Corrosiveness,~~
  - ~~v. Toxicity (including chronic toxicity),~~
  - ~~vi. Ecotoxicity, with or without bioaccumulation, or~~
- ~~b. Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of these properties.~~

Commented [CN1]: Fuel Companies (471.152), Wellington Regional Council (F38.80)

The identification, management and remediation of contaminated land can enable future use and development of the land and can reduce potential impacts to the health of people, communities and the natural environment.

Roles of Hutt City Council, Wellington Regional Council and Ministry for the Environment

Hutt City Council, Wellington Regional Council and the Ministry for the Environment all play a role in the management of contaminated land.

The Ministry for the Environment maintains the Hazardous Activities and Industries List (the HAIL). This is a list of activities and industries that are likely to contaminate land through the use, storage or disposal of hazardous substances.

The Wellington Regional Council is responsible for the investigation of land for the purposes of identifying and monitoring contaminated land. As part of this role, Wellington Regional Council administers the Selected Land Use Register (SLUR). This is a regional database of sites that have or may have been used for activities and industries listed in the HAIL. Wellington Regional Council is also responsible for controlling discharges of contaminants into or onto land, air, or water and discharges of water into water.

Hutt City Council is responsible for controlling any actual or potential effects of the use, development, or protection of land for the purpose of preventing and mitigating any adverse effects of the development, subdivision or use of contaminated land. In performing this function, Hutt City Council uses the HAIL and SLUR to identify and record information on contaminated land.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) is a framework of rules

that address activities on sites with contaminated or potentially contaminated land. The standard applies to the following activities on land:

- removing or replacing a fuel storage system;
- sampling soil;
- disturbing soil;
- subdividing land; and
- changing the use of land.

The NES-CS determines whether these activities are permitted, require a controlled or restricted discretionary resource consent, or are prohibited, based on the level of risk to human health.

~~If a person wants to carry out activities on land where an activity on the HAIL has occurred, the proposed activity must comply with the NESCS.~~

There are no district plan rules that duplicate or override the NES-CS. Instead, this chapter contains an objective and policies ~~that give guidance for~~ to guide the assessment of resource consent applications required under the NESCS and to ensure that land-use decisions appropriately consider contaminated land, its effects, and its suitability for current or proposed uses.

Commented [CN2]: Fuel Companies (471.152), Wellington Regional Council (F38.80)

Objective

CL-O1	Safety of contaminated land
Contaminated and potentially contaminated land ~~is~~ are safe for human health and their ~~its~~ intended use.	

Commented [CN3]: Fuel Companies (471.153) and WRC (F38.81)

Policies

CL-P1	Identification of contaminated and potentially contaminated land
Identify contaminated ~~land~~ and potentially contaminated land prior to subdivision, change of use, or development by: 1. Working with Wellington Regional Council to maintain the Selected Land Use Register, and 2. Requiring the investigation of contaminant risks for sites ~~with~~ where there is evidence, a history, or reasonable potential of land use or activity that could have resulted in contamination of soil, including activities listed on the Hazardous Activities and Industries List (HAIL).	

Commented [CN4]: WRC (452.71), The Fuel Companies (471.154), and WRC (F38.82),

CL-P2	Management of contaminated land
Manage contaminated and potentially contaminated land so that it is safe for ~~Minimise the risk to~~ human health and suitable for its intended use ~~from the subdivision, change of use, removal or replacement of fuel storage systems, or sampling or disturbing soil of contaminated land~~ by: 1. ~~Encouraging a~~ Applying best practice ~~approach to~~ site management measures where necessary ~~for sites with elevated contaminant levels~~, ~~which may~~ including remediation, containment, ~~and/or the~~ disposal of contaminated soil, and/or pathway or receptor controls, and 2. Ensuring ~~the land is safe for its intended use~~ subdivision, change of use, or development does not proceed unless contaminant risks have been appropriately managed.	

Commented [CN5]: The Fuel Companies (471.155) and Wellington Regional Council (FS38.83)

CL-P3	Benefit of remediating contaminated land
Recognise the benefits of remediation and site management of contaminated and potentially	

contaminated land in enabling development opportunities that can contribute to social, economic, and health benefits for people and communities.

Rules

Note:
While there are no rules in this chapter, resource consent may be required under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

HS — Hazardous Substances

The purpose of the Hazardous Substances chapter is to protect people, communities and the environment from the residual risk of facilities and activities involving the manufacture, use, storage, transportation or disposal of hazardous substances, including significant hazardous facilities. This chapter seeks to manage:

1. Reverse sensitivity ~~effects~~ between existing lawfully established significant hazardous facilities and new or intensified activities sensitive to hazardous substance risks,
2. The residual risk from significant hazardous facilities to public safety, for example, risks to the public beyond the site boundary, and
3. Management of cumulative effects of multiple significant hazardous facilities near each other.

Hazardous facilities can give rise to low probability but high consequence events, such as explosions, large fires, or the release of hazardous materials. These events may generate effects including heat radiation, blast overpressure, or toxic exposure, which can extend beyond the site and affect surrounding land uses.

Hazardous substances are controlled by a wide range of legislation and subordinate instruments, the primary piece of legislation being the Hazardous Substances and New Organisms Act 1996. Additional controls are included in the Land Transport Act 1998, Building Act 2004, and Health and Safety at Work (Hazardous Substances) Regulations 2017. In addition, there are also industry standards that provide guidelines to industry participants.

The District Plan manages only the residual risk and cumulative risk to the health and wellbeing of people and communities, and adverse effects on sensitive environments after non-District Plan statutory rules and controls, including any subordinate instruments, in place with respect to hazardous substances have been complied with.

For some significant hazardous facilities, ~~where~~ residual risks have been quantified through quantitative risk assessment work and spatially defined using risk contours. ~~, residual risk is~~ These areas are mapped in the District Plan as ~~a~~ the Hazardous Substances Risk Management Overlay (HSRMO). ~~In these locations, activities sensitive to hazardous substance risks are managed to avoid unacceptable risk.~~

The Hazardous Substances Risk Management Overlay provides a spatial framework to manage land use compatibility around significant hazardous facilities, recognising that:

- activities located closer to significant hazardous facilities are exposed to greater potential effects, and
- the type, scale, and intensity of activities, including the number and vulnerability of people present, influence the level of risk and the consequences of an emergency event.

To respond to this, the Hazardous Substances Risk Management Overlay comprises two areas which together provide a graduated approach to risk management:

- Inner Hazardous Substances Risk Management Overlay based on the 1×10^{-6} individual risk contour and identifies the areas of highest residual risk closest to significant hazardous facilities. Within this area;
  - Significant consequences to people are more likely in an emergency event;
  - Sensitive and high population activities are generally inappropriate; and
  - Emphasis is placed on avoiding incompatible activities and requiring building design and emergency response measures to reduce risk.
- Outer Hazardous Substances Risk Management Overlay is based on the 0.5×10^{-6} individual

Commented [CN1]: HS1 Minor Correction Policy Planning team of Hutt City Council (440.3)

Commented [CN2]: Fuel Companies (471.159)

Commented [HW3]: Fuel Companies (471.159)

risk contour and forms a wider area surrounding the Inner Hazardous Substances Risk Management Overlay where risk remains but is lower than the Inner Hazardous Substance Risk Management Overlay. Within this area:

- A wider range of activities may be appropriate, subject to management;
- Population density and sensitive activities are controlled to manage cumulative risk; and
- Emergency management and evacuation planning are key mitigation measures.

The District Plan also contains a Fuel Transmission Pipeline Risk Overlay that applies to land surrounding the Hutt City fuel transmission pipeline running between Seaview Wharf and the fuel terminals. The overlay is based on the 0.5×10^{-6} individual risk contour and identifies areas where risk from the pipeline requires management. The overlay provides an assessment framework that avoids highly sensitive activities and manages other activities having regard to population exposure, activity vulnerability, site design, emergency management and evacuation planning. Earthworks and construction activities are also managed within the overlay. Unlike the Hazardous Substances Risk Management Overlay, the Fuel Transmission Pipeline Risk Overlay applies a single-overlay approach reflecting the more localised nature of pipeline-related risk.

The district plan also manages buildings and activities in the Seaview Marina Additional Risk Management Overlay, which covers the Seaview Marina Zone outside the Hazardous Substances Risk Management Overlay, to assess access, evacuation, and emergency response.

Commented [HW4]: Fuel Companies (471.159)

While this chapter includes the objectives, policies, and rules that are specific to hazardous substances, the zone chapters and other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules that may apply for all or part of the zone. As such, this chapter should be read alongside the zone chapters and other district-wide chapters of the District Plan.

Objectives

HS-O1	Protection from residual risk
People, communities, and the environment are protected from the unacceptable residual risk of facilities and activities involving the manufacture, use, storage, transportation, or disposal of hazardous substances.	
HS-O2	**Protection of existing significant hazardous facilities**
Activities sensitive to hazardous substance risks are located where they: 1. Avoid areas exposed to unacceptable residual risk from existing significant hazardous facilities, and 2. Do not compromise the operation of existing significant hazardous facilities due to reverse sensitivity~~effects~~.	

Commented [CN5]: HS1 Minor Correction Policy Planning team of Hutt City Council (440.3)

Policies

HS-P1	Location of significant hazardous facilities
Ensure significant hazardous facilities ~~and activities~~ involving the manufacture, use, storage, transportation, or disposal of hazardous substances~~, including significant hazardous facilities,~~ are appropriately located and managed by: 1. Avoiding unacceptable residual risk to human health, people, and communities as determined through the use of a Quantitative Risk Assessment or other acceptable risk assessment process ~~for the proposed activity~~, having regard to ~~including its~~ site characteristics and any cumulative risk from other nearby hazardous facilities, 2. Recognising the purpose of the zone in which the proposed activity is located, and the sensitivity of the activities that are enabled in that zone,	

Commented [CN7]: The Natural Hazards Commission (327.75), Fuel Companies (471.162), Enviro NZ (323.34) and Seaview Marina Ltd (F14.18)

3. Locating new significant hazardous facilities outside of sensitive environments, unless:
    a. there is an operational or functional need for the facility to locate in that environment; and
    b. the adverse effects on the sensitive environment and residual risk are avoided, remedied or mitigated, and
4. Locating significant hazardous facilities outside of High Natural Hazard Overlays unless there is an operational need or functional need for the significant hazardous facility to be located in the area and the significant hazardous facility mitigates the risk from natural hazards to people, buildings and infrastructure.

HS-P2	Identify areas of unacceptable residual risk

Identify and map areas where activities are exposed to an unacceptable level of residual risk from existing significant hazardous facilities based on a two-tier ~~risk threshold of 1 x 10^{-6}, and map these areas using the~~ Hazardous Substances Risk Management Overlay (HSRMO) comprising:

1. an Inner HSRMO (1 × 10^{-6} individual risk contour) representing the area of highest residual risk; and
2. an Outer HSRMO (0.5 × 10^{-6} individual risk contour) where risk is lower and fewer risk-based restrictions apply.

HS-P3	Location of activities sensitive to hazardous substance risks within the Hazardous Substance Risk Management Overlay

~~Require~~ Manage risk to activities sensitive to hazardous substance risks within the HSRMO to acceptable levels and minimise reverse sensitivity effects on existing ~~to be adequately separated from~~ significant hazardous facilities ~~to~~ by:

1. Within the Inner HSRMO:
    a. Avoiding the establishment or intensification of the following activities: ~~new activities sensitive to hazardous substance risks, and the intensification or expansion of existing activities sensitive to hazardous substance risks, locating in areas exposed to unacceptable residual risks from existing significant hazardous facilities~~
        i. residential activity,
        ii. retirement village,
        iii. supported residential care facility,
        iv. marae,
        v. healthcare activity,
        vi. educational facility,
        vii. custodial corrections facility, and
        viii. visitor accommodation activity.
    b. Manage the establishment of the following new activities, and the intensification or expansion of such activities, where it can be demonstrated that residual risk to people can be appropriately avoided or mitigated, having particular regard to scale, population density, and vulnerability of occupants, and the ability to manage risk through design, layout, and operational measures, including evacuation:
        i. community facility,
        ii. office activity, other than ancillary to an activity that is not an activity sensitive to hazardous substance risks, and
        iii. community corrections activity.
2. Within the Outer HSRMO:
    a. Avoid the establishment or intensification of the following activities:
        i. retirement village,
        ii. supported residential care facility,
        iii. healthcare activity,
        iv. educational facility, and
        v. custodial corrections facility.
    b. Manage the establishment of the following new activities, and the intensification or expansion of such activities, where it can be demonstrated that residual risk to people

Commented [HW6]: The Fuel Companies (471.162)

Commented [HW8]: The Fuel Companies (471.163) and Seaview Marina Ltd (F14.19) and Fuel Companies (471.321) as a consequential amendment.

Commented [HW10]: The Enviro NZ (323.35), Ministry of Education (399.31), Fuel Companies (471.163, 471.164) and Seaview Marina Ltd (F14.20) and as a consequential amendment Fuel Companies (471.321).

can be appropriately avoided or mitigated, having particular regard to scale, population density, and vulnerability of occupants, and the ability to manage risk through design, layout, and operational measures, including evacuation;

i. residential activity,
ii. marae,
iii. community facility,
iv. office activity, other than ancillary to an activity that is not an activity sensitive to hazardous substance risks,
v. community corrections activity, and
vi. visitor accommodation activity. ~~and~~

3. Minimise~~ing~~ reverse sensitivity ~~effects~~ on existing significant hazardous facilities.

Commented [CN9]: HS1 Minor Correction
Policy Planning team of Hutt City Council (440.3)

HS-Paaa	Manage hazardous substance risks to events, markets, community and cultural activities, and other temporary activities

Manage events, markets, community and cultural activities, and other temporary activities within the Inner Hazardous Substances Risk Management Overlay and Outer Hazardous Substances Risk Management Overlay; and manage larger-scale or longer duration events, markets, community and cultural activities, and other temporary activities in the Seaview Marina Additional Risk Management Overlay in a manner that:

1. protects people from unacceptable residual hazardous substances risk; and
2. minimises reverse sensitivity effects on existing significant hazardous facilities while enabling appropriate temporary use of land consistent with the purpose of the zone,

by:

3. Requiring temporary activities to be assessed to ensure that they do not expose people to unacceptable residual risk;
4. Ensuring temporary activities are planned, timed and operated to reduce potential exposure to hazardous substances risk, having regard to the nature and operation of nearby hazardous facilities
5. Requiring the preparation and implementation of an emergency management plan for the activity; and
6. Minimising reverse sensitivity on existing significant hazardous facilities while enabling appropriate temporary use of land consistent with the purpose of the zone.

Commented [HW11]: The Fuel Companies (471.163) and (471.321) as a consequential amendment.

HS-Pbbb	Manage land use and development within the Fuel Transmission Pipeline Risk Management Overlay

Manage the adverse effects of land use and development in proximity to the fuel transmission pipeline by:

1. Identifying a Fuel Transmission Pipeline Risk Management Overlay based on the 0.5×10^{-6} individual risk contour to indicate areas where risk requires management;
2. Within the Fuel Transmission Pipeline Risk Overlay:
   a. Avoid the establishment or intensification of the following activities:
      i. retirement village,
      ii. supported residential care facility,
      iii. healthcare activity,
      iv. educational facility, and
      v. custodial corrections facility.
   b. Manage the establishment of the following new activities, and the intensification or expansion of such activities, where it can be demonstrated that residual risk to people can be appropriately avoided or mitigated, having particular regard to scale, population density, and vulnerability of occupants, and the ability to manage risk through design,

Commented [HW12]: Fuel Companies (471.322)

layout, and operational measures, including evacuation;
i. residential activity,
ii. visitor accommodation activity;
iii. marae,
iv. community facility,
v. office activity, other than ancillary to an activity that is not an activity sensitive to hazardous substance risks, and
vi. community corrections activity.

c. Require activities sensitive to hazardous substance risk to adopt risk mitigation measures, to ensure that residual risk to people can be appropriately avoided or mitigated, including:
i. Site layout and separation from the pipeline;
ii. Building and fire protection design; and
iii. Emergency management and evacuation planning.

d. Demonstrating that earthworks and construction activities will not compromise the safe and efficient operation of the Fuel Transmission Pipeline taking into account technical advice provided by the owner and operator of the Fuel Transmission Pipeline.

3. Minimise reverse sensitivity on the safe operation, maintenance and upgrading of the fuel transmission pipeline.

HS-Pccc	Access, evacuation and emergency response in the Seaview Marina Additional Risk Management Overlay

Manage land use activities and development in the Seaview Marina Additional Risk Management Overlay to provide for safe and effective access, evacuation and emergency response, having regard to the constrained access environment and proximity to significant hazardous facilities by:

1. Requiring appropriate emergency management and evacuation planning; and
2. Managing the design, layout, and location of buildings and activities, having regard to:
   a. land-based access to and from the zone; and
   b. The availability and effectiveness of access, egress and evacuation routes; and
   c. proximity to significant hazardous facilities, including shared access routes adjacent to or crossing the fuel transmission pipeline corridor.

Commented [HW13]: The Fuel Companies (471.163) and (471.321) as a consequential amendment.

Rules

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

HS-R1	Additions ~~or~~ alterations or new buildings or structures at ~~to~~ existing significant hazardous facilities
All Zones	1. **Activity status:** Permitted Where: a. The activity does not increase ~~change~~ the risk profile of the significant hazardous facility, as measured from 6 February 2025, and

Commented [CN14]: The Fuel Companies (471.165)

	b. There is no more than a 10% increase in the volume of hazardous substances manufactured, used, stored, transported, or disposed of, as measured from 6 February 2025.
All zones	1. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with HS-R1.1 **Matters of discretion are restricted to:** 1. The matters in HS-P1: Location of hazardous facilities. 2. The likelihood and consequences of an accident leading to the release or loss of control of hazardous substances, including the design and management of the site to avoid accidents, such as spill containment measures, fire safety and fire water management, emergency management, site drainage and off-site infrastructure (e.g. storm water drainage system, sewer type and capacity) and the disposal of waste containing hazardous substances. 3. Changes to operations and site layout arising from the proposed expansion or upgrading to the facility, including any new or increase in residual risk and/or cumulative risk. 4. Proximity to ~~Separation distances between~~ activities sensitive to hazardous substance risks, sensitive environments, and adjacent hazardous facilities and/or activities, including the number of people potentially at risk from the proposed expansion or upgrading to the facility. 5. The extent to which adverse effects can be avoided, or where avoidance is not possible, remedied or mitigated.
HS-R2	**New significant hazardous facilities**
Heavy Industrial Zone	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** 1. The matters in HS-P1: Location of hazardous facilities. 2. The likelihood and consequences of an accident leading to the release or loss of control of hazardous substances, including the design and management of the site to avoid accidents, such as spill containment measures, fire safety and fire water management, emergency management, site drainage and off-site infrastructure (e.g. storm water drainage system, sewer type and capacity) and the disposal of waste containing hazardous substances. 3. Proximity to ~~Adequate separation distances between~~ activities sensitive to hazardous substance risks, sensitive environments, and adjacent hazardous facilities and/or activities. 4. The design and site layout of the activity and its ability to internalise effects within the activity's site. 5. Whether the activity has the potential to compromise the relationship of tangata whenua with their ancestral lands, water, sites, wāhi tapu, and other taonga and if so, the outcomes of any consultation with Mana Whenua. 6. Measures to avoid or manage risks associated with natural hazards, including the potential for sea level rise to impact on the operation of the activity. 7. The extent to which adverse effects can be avoided, or where

Commented [CN15]: The Fuel Companies (471.165)

Commented [CN16]: Enviro NZ (323.36), Natural Hazards Commission (327.76) and Fuel Companies (471.166)

	avoidance is not possible, remedied or mitigated.
General Industrial Zone	2. **Activity status:** Discretionary
Light Industrial Zone **Residential Zones** **Rural Zones** **Commercial and Mixed Use Zones** **Open Space and Recreation Zones** **Special Purpose Zones**	3. **Activity status:** Non-complying
HS-R3	**~~New~~ Aactivities sensitive to hazardous substance risks within the Inner Hazardous Substances Risk Management Overlay**
All Zones	1. **Activity status:** Restricted discretionary Where: a. The activity is one of the following: i. community facility, or ii. office activity, other than ancillary to an activity that is not an activity sensitive to hazardous substance risks, or iii. community corrections activity, and b. The activity is a new activity proposed within the Inner Hazardous Substances Risk Management Overlay; or c. Additions or alterations to an existing activity are proposed within the Inner Hazardous Substances Risk Management Overlay that result in: i. an increase in habitable floor area; or ii. an increase in the frequency or duration of occupancy of the activity, or iii. an increase in the number of people occupying the activity. **Matters of discretion:** 1. The scale, population density and duration of the activity. 2. The level of hazardous substances risk associated with the site, including proximity to significant hazardous facilities. 3. Measures to avoid, remedy, or mitigate residual risk, including site

Commented [HW17]: Enviro NZ (323.37), The Fuel Companies (471.168, 471.321),and Seaview Marina Ltd (F14.21)

	and building layout and design, management controls, and emergency procedures, including effective evacuation procedures. 4. The extent to which the activity may give rise to reverse sensitivity on existing significant hazardous facilities. 5. The extent to which technical advice provided by the owner and operator of the significant hazardous facility has been addressed.
All zones	2. **Activity status:** Non-complying Where: a. The activity is one of the following: i. residential activity, or ii. retirement village, or iii. supported residential care facility, or iv. marae, or v. healthcare activity, or vi. educational facility, or vii. custodial corrections facility, or viii. visitor accommodation activity; and b. The activity is a new activity proposed within the Inner Hazardous Substances Risk Management Overlay; or c. Additions or alterations to an existing activity are proposed within the Inner Hazardous Substances Risk Management Overlay, that result in: i. an increase in habitable floor area; or ii. an increase in the frequency or duration of habitable use of the site, or iii. an increase in the number of people occupying the site.

HS-Raaa	**Activities sensitive to hazardous substance risks within the Outer Hazardous Substances Risk Management Overlay**
All Zones	1. **Activity status:** Restricted discretionary Where: a. The activity is one of the following: i. residential activity, or ii. marae, or iii. community facility, or iv. office activity, other than ancillary to an activity that is not an activity sensitive to hazardous substance risks, or v. community corrections activity, vi. visitor accommodation activity; and b. The activity is a new activity proposed within the Outer Hazardous

Commented [HW18]: Fuel Companies (471.321) as a consequential amendment.

	Substances Risk Management Overlay; or c. Additions or alterations to an existing activity are proposed within the Outer Hazardous Substances Risk Management Overlay that result in: i. an increase in habitable floor area; or ii. an increase in the frequency or duration of occupancy of the activity, or iii. an increase in the number of people occupying the activity. **Matters of discretion:** 1. The scale, population density and duration of the activity. 2. The level of hazardous substances risk associated with the site, including proximity to significant hazardous facilities. 3. Measures to avoid, remedy, or mitigate residual risk, including site and building layout and design, management controls, and emergency procedures, including effective evacuation procedures. 4. The extent to which the activity may give rise to reverse sensitivity on existing significant hazardous facilities. 5. The extent to which technical advice provided by the owner and operator of the significant hazardous facility has been addressed.
All Zones	2. **Activity status:** Non-complying Where: a. The activity is one of the following: i. retirement village, or ii. supported residential care facility, or iii. healthcare activity, or iv. educational facility, or vii. custodial corrections facility, and b. The activity is a new activity proposed within the Outer Hazardous Substances Risk Management Overlay; or c. Additions or alterations to an existing activity are proposed within the Outer Hazardous Substances Risk Management Overlay, that would result in: i. an increase in habitable floor area; or ii. an increase in the frequency or duration of habitable use of the site, or iii. an increase in the number of people occupying the site.

HS-Rbbb	**Events, markets, community and cultural activities, and other Temporary Activities within the Inner Hazardous Substance Risk Management Overlay and Outer Hazardous Substance Risk Management Overlay**

Commented [HW19]: Fuel Companies (471.321) as a consequential amendment and Seaview Marina Ltd (343)

Inner Hazardous Substance Risk Management Overlay **Outer Hazardous Substance Risk Management Overlay**	1. **Activity status:** Restricted discretionary **Matters of discretion:** 1. The scale, population density, duration, and frequency of the temporary activity and resulting population exposure. 2. The level of hazardous substances risk associated with the site, including proximity to significant hazardous facilities. 3. The extent to which people are exposed to unacceptable residual risk. 4. The extent to which the activity has been planned, timed and operated to reduce potential exposure to hazardous substances risk, having regard to the nature and operation of nearby significant hazardous facilities, including the fuel transmission pipeline. 5. Measures to avoid, remedy, or mitigate risk, including site layout, management controls, and emergency procedures. 6. The extent to which the activity may give rise to reverse sensitivity on existing significant hazardous facilities. 7. The extent to which technical advice provided by the owner and operator of the significant hazardous facility has been addressed.

HS-Rccc	Activities sensitive to hazardous substance risks within the Fuel Transmission Pipeline Risk Management Overlay
All Zones	1. **Activity status:** Restricted discretionary Where: a. The activity is one of the following: i. residential activity, or ii. visitor accommodation activity; and b. The activity is a new activity proposed within the Fuel Transmission Pipeline Risk Overlay; or c. Additions or alterations to an existing activity are proposed within the Fuel Transmission Pipeline Risk Overlay that result in: i. an increase in habitable floor area; or ii. an increase in the frequency or duration of occupancy of the activity, or iii. an increase in the number of people occupying the activity. **Matters of discretion:** 1. The population density and scale of development. 2. Site design relative to the pipeline (including separation and access); 3. Measures to avoid, remedy, or mitigate residual risk, including site and building form, layout and design, and emergency procedures, including effective evacuation procedures. 4. The extent to which the activity may give rise to reverse sensitivity on

Commented [HW20]: Fuel Companies (471.322)

		pipeline operation, maintenance and upgrading. 5. The extent to which technical advice provided by the owner and operator of the fuel transmission pipeline has been addressed. **Notification**: Public notification is precluded for applications under this rule.
	All Zones	2. **Activity status:** Restricted discretionary Where: a. The activity is one of the following: i. marae, or ii. community facility; iii. office activity, other than ancillary to an activity that is not an activity sensitive to hazardous substance risks, or iv. community corrections activity; and b. The activity is a new activity proposed within the Fuel Transmission Pipeline Risk Overlay; or c. Additions or alterations to an existing activity are proposed within the Fuel Transmission Pipeline Risk Overlay that result in: i. an increase in habitable floor area; or ii. an increase in the frequency or duration of occupancy of the activity, or iii. an increase in the number of people occupying the activity. **Matters of discretion:** 1. Occupancy levels and nature of the activity (e.g. low vs high density occupancy and activity). 2. Duration and timing of occupancy. 3. Site layout and separation from the pipeline. 4. Measures to avoid, remedy, or mitigate residual risk, including site and building layout and design, management controls, and emergency procedures, including effective evacuation procedures. 5. The extent to which the activity may give rise to reverse sensitivity on the fuel transmission pipeline. 6. The extent to which technical advice provided by the owner and operator of the fuel transmission pipeline has been addressed. **Notification**: Public notification is precluded for applications under this rule.
	All Zones	3. **Activity status:** Non-complying Where: a. The activity is one of the following:

	i. retirement village, or ii. supported residential care facility, or iii. healthcare activity, or iv. educational facility, or vii. custodial corrections facility, and b. The activity is a new activity proposed within the Fuel Transmission Pipeline Risk Overlay; or c. Additions or alterations to an existing activity are proposed within the Fuel Transmission Pipeline Risk Overlay, that would result in: i. an increase in habitable floor area; or ii. an increase in the frequency or duration of habitable use of the site, or iii. an increase in the number of people occupying the site.

HS-Rddd	**Activities sensitive to hazardous substance risks within the Seaview Marina Additional Risk Management Overlay**
Seaview Marina Additional Risk Management Overlay	1. **Activity status:** Permitted Where: a. The activity has an Emergency Management Plan either prepared and completed in accordance with the template set out in HS-App1: Seaview Marina Emergency Management Plan Template or otherwise prepared and completed by a suitably qualified expert (for example a fire safety engineer), and b. The Emergency Management Plan must be implemented and submitted in writing to Council prior to commencing or changing the activity.
Seaview Marina Additional Risk Management Overlay	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with HS-Rddd.1. **Matters of discretion:** 1. The nature and extent of emergency management planning. **Notification**: Public notification is precluded for applications under this rule.

Commented [HW21]: Fuel Companies (471.321) as a consequential amendment and Seaview Marina Ltd (343)

HS-Reee	**Events, markets, community and cultural activities, and other Temporary Activities within the Seaview Marina Additional Risk Management Overlay**
Seaview Marina Additional Risk	1. **Activity status:** Permitted

Commented [HW22]: Fuel Companies (471.321) as a consequential amendment and Seaview Marina Ltd (343)

Management Overlay	Where: a. The activity has no more than 250 persons on site. Note: This rule applies if the activity is an event, market, community or cultural activity, whether or not it meets the definition of Temporary Activity.
Seaview Marina Additional Risk Management Overlay	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with HS-Reee.1. **Matters of discretion:** 1. The extent to which people are exposed to unacceptable residual risk from existing significant hazardous facilities. 2. The extent to which the activity has been planned, timed and operated to reduce potential exposure to hazardous substances risk, having regard to the nature and operation of nearby significant hazardous facilities, including the fuel transmission pipeline. 3. Measures to avoid or mitigate residual risk, including layout of the activity, type and duration of the activity and expected demographic and number of people attending the activity, and emergency management and evacuation plan. 4. The outcome of consultation with the operator of the significant hazardous facility and Fuel Transmission Pipeline. Note: This rule applies if the activity is an event, market, community or cultural activity, whether or not it meets the definition of Temporary Activity.

HS-Rfff	**Construction activities within the Seaview Marina Additional Risk Management Overlay**
All Zones	1. **Activity status:** Permitted Where: a. Prior to the commencement of construction activities within the Fuel Transmission Pipeline Risk Management Overlay, the owner and operator of the Fuel Transmission Pipeline is informed in writing of the proposed construction activities, including: i. the location and nature of the construction activities; and ii. the anticipated date for commencement of the construction activities.
All Zones	2. **Activity status:** Restricted discretionary Where:

Commented [HW23]: Fuel Companies (471.321) as a consequential amendment and Seaview Marina Ltd (343)

	a. Compliance is not achieved with HS-Rfff.1. **Matters of discretion:** 1. The extent to which the construction activities may affect the integrity or safe and efficient operation, maintenance and upgrading of the Fuel Transmission Pipeline. 2. Measures proposed to avoid or mitigate potential adverse effects on the Fuel Transmission Pipeline. 3. The extent to which technical advice provided by the owner and operator of the Fuel Transmission Pipeline has been addressed. **Notification**: Public notification is precluded for applications under this rule.

Appendices

HS-App1: Seaview Marina Emergency Management Plan Template

Commented [HW24]: Fuel Companies (471.321) as a consequential amendment and Seaview Marina Ltd (343)

Name/Address	
Contact Details	Phone:
	Email:
	Website:
Emergency Contacts	Name:
	Role:
	Phone: Mobile:
	Name:
	Role:
	Phone: Mobile:
Significant Hazardous Facility contact details	Name:
	Role:
	Phone: Mobile:
Date Plan provided to Hutt City Council	
Date copy of Plan provided to Significant Hazardous Facility	
Date last updated and reprinted	
Date updated Plan provided to Hutt City Council	
Date updated Plan provided to Significant Hazardous Facility	

1 Purpose

This plan applies in addition to [name of organisation's] own building evacuation plan which addresses incidents arising from its own operations.

This plan outlines how [name of organisation] will respond to a potential emergency arising from the Seaview bulk fuel storage terminals (the Terminals) and thereby partly satisfies the requirements and obligations of the Resource Management Act 1991 and health and safety legislation. The [name of the organisation] is in a location where it may be subject to such emergency scenarios.

The key hazard at the Terminals is the storage and handling of large quantities of flammable and combustible materials. There are two particular potential emergency scenarios that could occur at the Terminals with the potential to impact offsite areas:

- Flammable vapour cloud with the risk of ignition and explosion
- Hazardous substance fire e.g. tank or bund fire

2 Site plan

A copy of site plan showing location of on-site and off-site safe assembly areas and outside evacuation routes (to be attached as Appendix A).

Safe assembly areas and evacuation routes have been selected and meet the following criteria:

- Designated off-site assembly area a minimum of 400 metres from the site boundary of the Terminals.
- Exits and outdoor evacuation routes avoid cul-de-sacs and routes that take any person closer to the Terminals. The route(s) lead away from the Terminals.
- Exit points to be used should be as far away from the Terminals as possible.
- Avoid assembly area being adjacent to large areas of glazing.
- Assembly area is preferably in an open area and or removed or remote from buildings.

3 Response actions (as appropriate):

- Receive notification of incident from Terminal/s or emergency services.
- Avoid operating any electrical switches, including lights, alarms or any other electrical appliances and systems.
- Leave immediately by the nearest safe exit route away from the Terminal/s.
- Evacuate on foot in a direction away from the Terminal/s to the assembly area.
- Do not rubberneck.
- Do not operate a vehicle.
- Report to the off-site safe-assembly area and building wardens to reconcile staff and visitor / customer names and numbers.
- Do not leave the assembly area or re-enter the building until advised it is safe to do so by the Fire Service.

4 Plan testing and evaluation

- Practise relevant drills such as evacuation simulations.
- Fully document all exercises undertaken.

- Address any difficulties and problems encountered during exercises and update Plan as required.

5 Plan review and updating

Review and update the Plan at least annually and following any change in circumstances (e.g. physical changes to building or on site activities, exits or routes or personnel).

Appendix A: Site Plan

SMZ — Seaview Marina Zone

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Rules

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SMZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. SMZ-S1: Height,
      ii. SMZ-S2: Height in relation to boundary — Seaview Beach Reserve,
      iii. SMZ-S3: Setbacks — Seaview Beach Reserve, and
      iv. SMZ-S4: Landscaping and screening,
   b. The new buildings, new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules SMZ-R4 through SMZ-R22, and
   c. The new building, or resulting building after additions and alterations, has a gross floor area of no more than 500m², or the gross floor area is not increased.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with SMZ-R3.1

   Matters of discretion are restricted to:
   1. The matters of discretion in any standards not met.
   2. If SMZ-R3.1b or c are not met: the urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions).
   3. If SMZ-R3.1b is not met: the impact of the design of the building and any associated subdivision on the long-term development capacity of the zone for marina, industrial, research, and supporting purposes, including the expected lifespan of the building and the ability of the building to be converted to marina or industrial use.
   4. The matters in HS-Pccc.2.

   Notification:
   Public notification and limited notification are precluded where the only non-compliance is SMZ-R3.1.c.

Commented [HW25]: Fuel Companies (471.321) as a consequential amendment and Seaview Marina Ltd (343)

EW — Earthworks

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Rules

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EW-Rxx	Earthworks within the Fuel Transmission Pipeline Earthworks Corridor not associated with infrastructure
1. **Activity status:** Permitted Where: a. Compliance is achieved with EW-Syy: Earthworks within the Fuel Transmission Pipeline Earthworks Corridor not associated with infrastructure.	
3. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with EW-Rxx.1. **Matters of discretion:** 1. The matters of discretion in any standards not met. 2. The matters in HS-P bbb. **Notification**: Public notification is precluded for applications under this rule.	

Commented [HW26]: Fuel Companies (471.322) as a consequential amendment

Standards

EW-Syy	Earthworks within the Fuel Transmission Pipeline Earthworks Corridor not associated with infrastructure
All Zones	1. The depth of earthworks in the Fuel Transmission Pipeline Earthworks Corridor must not exceed 0.4m below ground level. 2. Earthworks, excluding mining and quarrying, that are undertaken by the owner and operator of the fuel transmission pipeline are exempt from this standard. **Matters of discretion if the standard is breached**: 1. The extent to which the earthworks may compromise the ongoing efficient operation, maintenance and upgrading of the fuel transmission pipeline, including the ability for continued reasonable access for inspections, maintenance and upgrading. 2. Effects on the stability or integrity of the fuel transmission pipeline.

Commented [HW27]: Fuel Companies (471.322) as a consequential amendment

	3. The risk of hazards affecting public or individual safety and the risk of property damage. 4. Measures proposed to avoid or mitigate potential adverse effects on the fuel transmission pipeline. 5. The outcome of any consultation with the owner and operator of the fuel transmission pipeline.

Definitions

Term	Definition
Activity sensitive to hazardous substance risks	Means a: 1. residential activity, or 2. retirement village, or 3. supported residential care facility, or 4. marae, or 5. healthcare activity, or 6. educational facility, or 7. community facility, or 8. office activity, other than ancillary to an activity that is not an activity sensitive to hazardous substance risks, or 9. community corrections activity, or 10. custodial corrections facility, or 11. visitor accommodation activity, or ~~12. place of assembly.~~
Fuel Transmission Pipeline Risk Management Overlay	means the area shown in the planning maps as the Fuel Transmission Pipeline Risk Management Overlay
Fuel Transmission Pipeline Earthworks Corridor	means the area shown in the planning maps as the Fuel Transmission Pipeline Earthworks Corridor, comprising: a. land extending 6 m either side of the centreline of the Fuel Transmission Pipeline where the pipeline is located within road reserve; and b. land extending 12 m either side of the centreline of the Fuel Transmission Pipeline where the pipeline is located on other land.
Inner Hazardous Substances Risk Management Overlay	means the area shown in the planning maps as the Inner Hazardous Substances Risk Management Overlay
Outer Hazardous Substances Risk Management Overlay	means the area shown in the planning maps as the Outer Hazardous Substances Risk Management Overlay
Seaview Marina Additional Risk Management Overlay	means the area shown in the planning maps as the Seaview Marina Additional Risk Management Overlay

Commented [HW28]: Fuel Companies (471.321).

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Commented [HW30]: Fuel Companies (471.322) as a consequential amendment

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Commented [HW32]: Fuel Companies (471.321) as a consequential amendment

Commented [HW33]: Fuel Companies (471.321) as a consequential amendment

Planning Maps

Amend the map legend from “Hazardous Substances Risk Management Overlay” to “Inner Hazardous Substances Risk Management Overlay”.

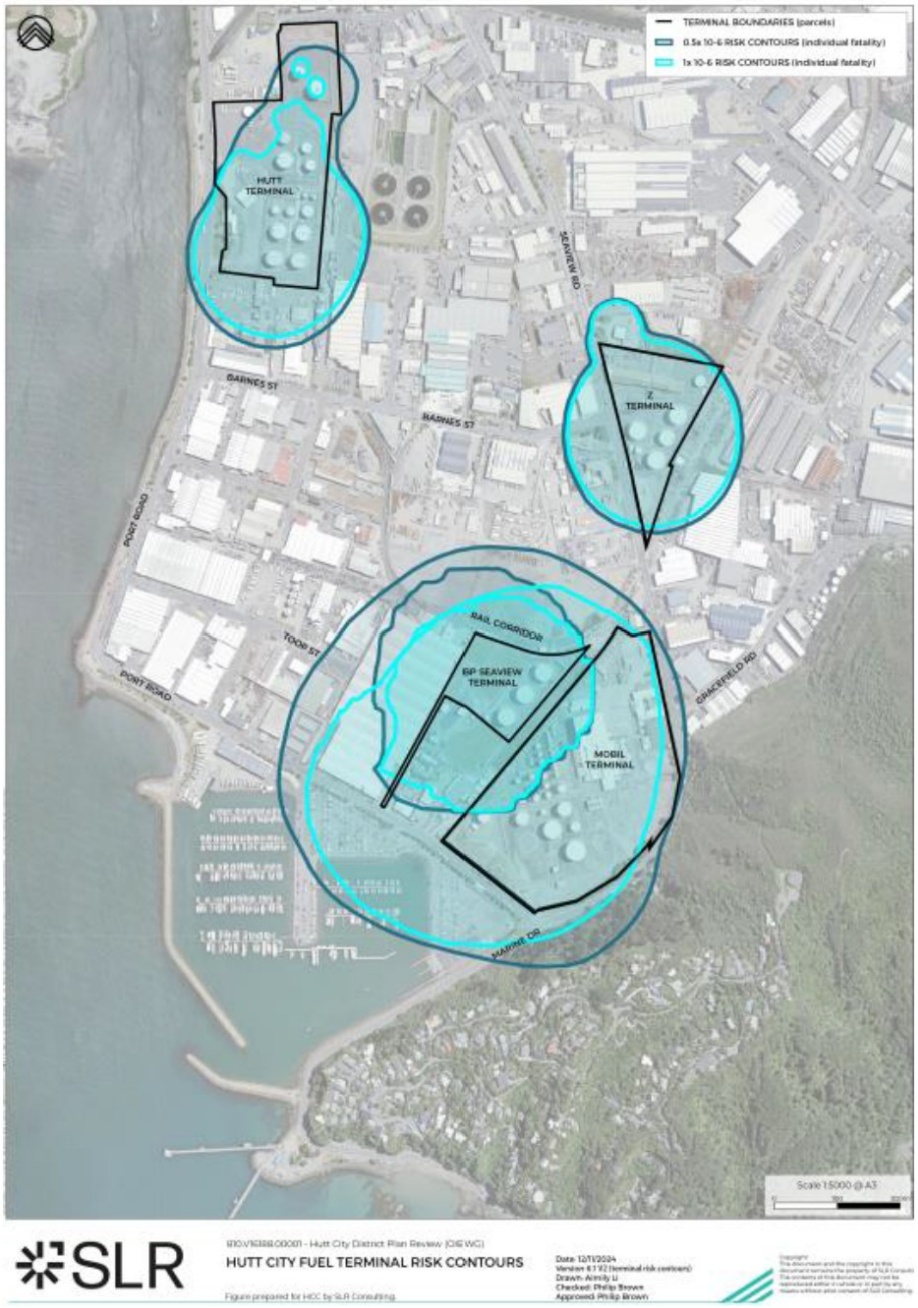
Retain the spatial extent of the “Hazardous Substances Risk Management Overlay” as the “Inner Hazardous Substances Risk Management Overlay”.

Insert the Outer Hazardous Substances Risk Management Overlay to the planning maps based on the lines shown 0.5 x 10-6 Risk Contour (individual fatality) on the image below.

Insert the Seaview Marina Additional Risk Management Overlay to be the remaining area of the Seaview Marina Zone that is not within the Inner or Outer Hazardous Substances Risk Management Overlay.

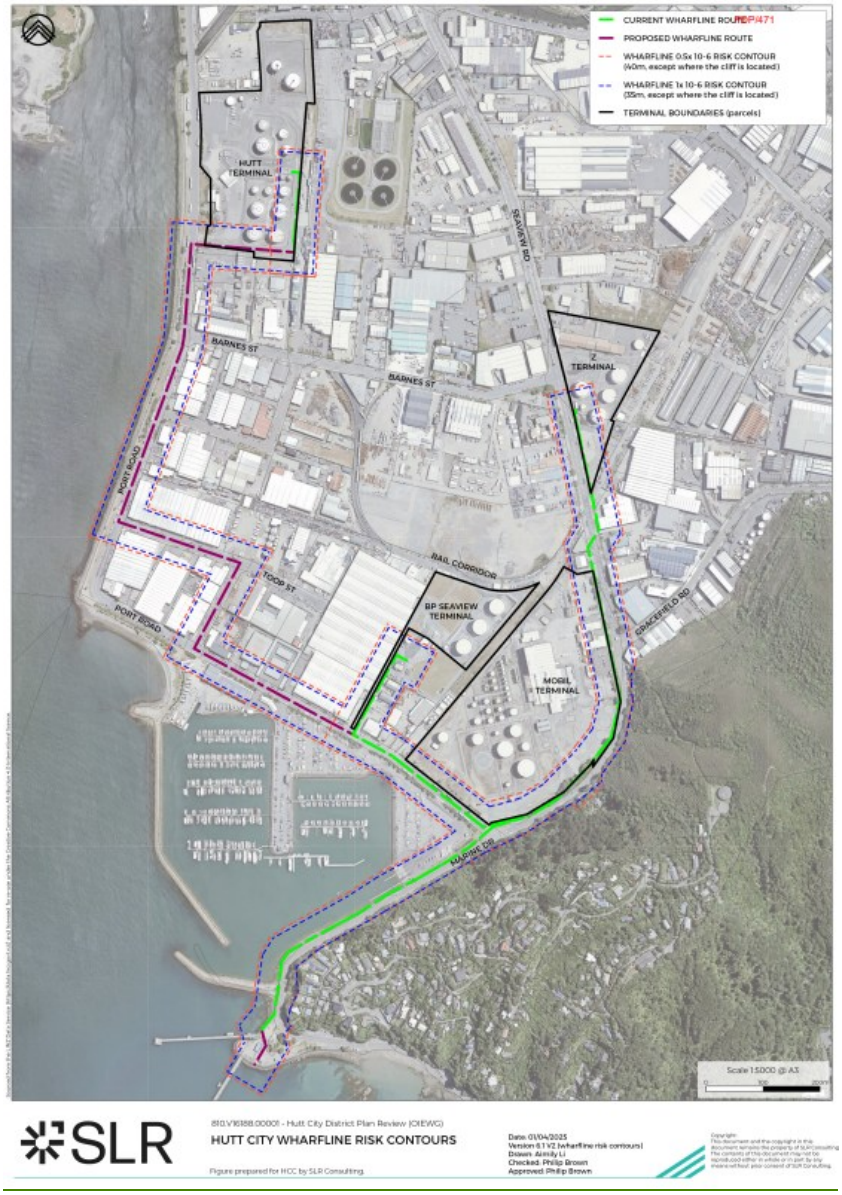
Commented [HW34]: Fuel Companies (471.321), including consequential amendments

Appendix A – Changes sought to mapped HFRMO to reflect the modelled 0.5x10-6 sensitive activity contour



Insert the Fuel Transmission Pipeline Risk Management Overlay to the planning maps based on the lines shown as “Wharfline 0.5 x 10-6 Risk Contour (40m, except where the cliff is located)” (being the red dashed line) on the image below.

Commented [HW35]: Fuel Companies (471.322)



Planning Maps

Insert the Fuel Transmission Pipeline Earthworks Corridor to the planning maps based on the definition, which is:

a. land extending 6 m either side of the centreline of the Fuel Transmission Pipeline where the pipeline is located within road reserve; and
b. land extending 12 m either side of the centreline of the Fuel Transmission Pipeline where the pipeline is located on other land.

Commented [HW36]: Fuel Companies (471.322)

APPENDIX 1: RECOMMENDED AMENDMENTS TO PROVISIONS (UPDATED ATTACHMENT 1 OF THE SECTION 42A REPORT)

Appendix 2 – S42A Officer Recommended Decisions on Submissions

Submitter	Sub #	SP #	Support/oppose	Requested Relief	Recommendation
Winstone Wallboards Ltd	31	29	Multiple	Seeks to clarify how risk profile is determined and what change in risk profile would trigger consent Or alternate relief Delete conditions from rule (so always permitted)	Accept in part
Enviro NZ	323	003	Support	Retain definition as notified [inferred]	Accept
Enviro NZ	323	018	Support	Retain definition as notified [inferred]	Accept
Enviro NZ	323	033	Support	Retain as notified	Accept
Enviro NZ	323	034	Support in part	Amend HS-P1.3 as "Locating significant hazardous facilities outside of zones permitting activities sensitive to hazardous substance risks ~~sensitive environments~~, and"	Accept in part
Enviro NZ	323	035	Support	Retain as notified	Accept in part
Enviro NZ	323	036	Support	Retain definition as notified [inferred]	Accept in part
Enviro NZ	323	037	Support	Retain definition as notified [inferred]	Accept in part
The Natural Hazards Commission	327	75	Support	Retain as notified	Accept in part
The Natural Hazards Commission	327	76	Support	Retain as notified	Accept in part
Ministry of Education	399	3	Support	Retain definition as notified	Accept
Ministry of Education	399	30	Support	Retain objective as notified	Accept
Ministry of Education	399	31	Support	Retain policy as notified	Accept in part

Fire and Emergency New Zealand	374	5	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	10	Support in part	Amend definition as follows: "Means any facility which involves one or more of the following activities: 1. Use and Manufacturing of hazardous substances (including industries using or manufacturing agrochemicals, fertilisers, acids/alkalis, solvents or paints), ... 16. Asphalt/bitumen manufacture or storage. 17. Laboratories, 18. Mainfreight, 19. Ports, 20. Universities, 21. Fine chemical users or producers, 17. The storage and/or use of radioactive materials or radiation sources. 18. The storage and/or treatment of hazardous substances at waste disposal, reuse or recycling facilities (including electronic waste and items containing disposal batteries) or the stockpiling of hazardous substances awaiting reuse, recycling, or treatment at such facilities). The following activities are not considered to be significant hazardous facilities: • the incidental use and storage (including for disposal) of hazardous substances for emergency service activities."	Reject

FENZ	374	36	Support in part	Amend rule as follows: " 1. Activity status: Permitted Where: ... c. Where the volume of hazardous substances on-site is to be increased under b., the facility has a proportionate increase in spill containment volume and fire prevention materials."	Reject
Waste Management NZ Ltd	F39	7	Oppose	Oppose submission point 374.10	Accept
WRC	452	71		Amend CL-P1 as follows: Identify contaminated land and potentially contaminated land prior to subdivision, change of use, or development by: 1. Working with Wellington Regional Council to maintain the Selected Land Use Register, and 2. Requiring the investigation of contaminant risks for sites with a history of land use or activity that could have resulted in contamination of soil. 3. If a site has not been identified on the Select Land Use Register, a Preliminary Site Investigation must be undertaken, to determine if a HAIL activity has occurred onsite.	Accept in part
Z Energy Limited	468	2e	Support	Retain overlay as notified	Accept
Z Energy Limited	468	3e	Support	Retain overlay as notified	Accept

Z Energy Limited	468	4e	Support	Retain overlay as notified	Accept
Z Energy Limited	468	10b	Support	Retain definition as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	2	Support	Retain as notified	Accept
Seaview Marina Ltd	F14	11	Oppose	Oppose submission point 471.2	Reject in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	20	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	25	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd	471	26	Support	Retain as notified	Accept

and Z Energy Ltd (the Fuel Companies)					
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	27	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	67	Support in part	Replace the term “Hazardous Substance Risk Management Overlay” with “Hazardous Facility Risk Management Overlay” throughout the Plan and amend the definition as follows: "means the area shown in the planning maps as the Hazardous ~~Substances~~ Facility Risk Management Overlay"	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	73	Oppose in part	Amend the definition of “Quantitative risk assessment” as follows: "in relation to risks from hazardous substances, means a risk assessment used to systematically calculate the risks from hazardous events for a significant hazardous facility. ~~Involves predicting the size of consequences associated with a hazard, and the frequency at which a release of the hazard may be expected to occur.~~ The risk assessment should account for both the consequences (effects) and likelihood (probability) of a hazardous event occurring. These aspects are then combined in order to obtain a modelled risk profile for the facility, which can be expressed in terms of risk criteria relevant to the facility and	Accept

				receiving environment, ~~numerical values for risk,~~ such as risk of fatality."	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	84	Neutral	Add a new definition of "sensitive environments" for the hazardous substances chapter as follows: "means, for the purposes of the (HS) Hazardous Substances chapter, any area located in the following overlays: a. Outstanding Natural Feature b. Outstanding Natural Landscape c. Outstanding Coastal Natural Character Area d. High and Very High Coastal Natural Character Area e. Coastal Environment"	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	76	Support	Amend the definition of "residual risk" as follows: "means, in relation to the Hazardous Substances chapter, ~~the level of~~ any remaining risk of an adverse effect after other industry controls, legislation and regulations, including the Hazardous Substances and New Organisms Act 1996, the Land Transport Act 1998, the Health and Safety at Work (Hazardous Substances) Regulations 2017 and any other subordinate instruments, and regional plans have been complied with."	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	80	Support in part	Amend the definition of "significant hazardous facility" to add a note as follows: means any facility which involves one or more of the following activities: 1. Manufacturing of hazardous substances (including industries manufacturing agrochemicals, fertilisers, acids/alkalis or paints), ... 16. Asphalt/bitumen manufacture or storage.	Accept

				This definition does not apply to: 1. The underground storage of petrol and diesel at service stations and truck stops that is undertaken in accordance with HSNOCOP 44 Below Ground Stationary Container Systems for Petroleum – Design and Installation and HSNOCOP 45 Below Ground Stationary Containers Systems for Petroleum – Operation. 2. The distribution or transmission by pipelines of petroleum products.	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	152	Support in part	Replace the introduction of the Contaminated Land chapter with the following: The purpose of the Contaminated Land chapter is to ensure that contaminated land is identified and managed so that it is safe for human health and its intended use. Hutt City Council, Wellington Regional Council and the Ministry for the Environment all play a role in managing contaminated land: • The Ministry for the Environment maintains the Hazardous Activities and Industries List (HAIL). This is a list of activities and industries that are likely to contaminate land through the use, storage or disposal of hazardous substances. • Wellington Regional Council is responsible for the investigation of land for the purposes of identifying and monitoring contaminated land. As part of this role, Wellington Regional Council administers the Selected Land Use Register (SLUR). This is a regional database of sites that have or may have been used for activities and industries listed in the HAIL. Wellington Regional Council is also responsible for controlling discharges of contaminants into or onto land, air, or water and discharges of water into water. • Hutt City Council is responsible for controlling any actual or potential effects of the use, development, or protection of land for	Accept in part

				the purpose of preventing and mitigating any adverse effects of the development, subdivision or use of contaminated land. In performing this function, Hutt City Council uses the HAIL and SLUR to identify and record information on contaminated land. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) is a framework of rules which regulate the following activities on contaminated or potentially contaminated land: • removing or replacing a fuel storage system; • sampling soil; • disturbing soil; • changing use; and • subdividing. The NESCS directs the requirement for resource consent or otherwise in relation to these activities. There are no independent or additional contaminated land rules in the District Plan. This chapter provides a policy framework for assessing applications which require resource consent under the NESCS.	
WRC	F38	80	Oppose	Oppose submission point 471.152	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	153	Support in part	Amend CL-O1 as follows: "Contaminated and potentially contaminated land ~~is~~ are safe for human health and ~~its~~ their intended use."	Accept
WRC	F38	81	Support	Support submission point 471.153	Accept
BP Oil New Zealand Ltd, Mobil Oil New	471	154		Amend CL-P1 as follows: Identify contaminated land and potentially contaminated land prior to subdivision, change of use, or development by:	Accept in part

Zealand Ltd and Z Energy Ltd (the Fuel Companies)				1. Working with Wellington Regional Council to maintain the Selected Land Use Register, and 2. Requiring the investigation of contaminant risks, <u>where necessary,</u> for sites with a history of land use or activity that could have resulted in contamination of soil.	
WRC	F38	82	Oppose	Oppose submission point 471.154	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	155	Accept in part	Amend CL-P2 as follows: ~~Minimise the risk to human health from the subdivision, change of use, removal or replacement of fuel storage systems, or sampling or disturbing soil of contaminated land by:~~ ~~1. Encouraging a best practice approach to site management for sites with elevated contaminant levels, which may include remediation, containment, and/or the disposal of contaminated soil, and~~ ~~2. Ensuring the land is safe for its intended use.~~ Ensure that the subdivision, change of use or development of contaminated and potentially contaminated land is managed (such as remediation, pathway controls or receptor controls where necessary) so that it is safe for human health and its intended use.	Accept in part
WRC	F38	83	Oppose	Oppose submission point 471.155	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	156	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New	471	157	Support	Retain as notified	Accept

Zealand Ltd and Z Energy Ltd (the Fuel Companies)					
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	158	Support in part	Amend to replace references to “sensitive environments” in the Hazardous Substance chapter with the defined term “specified overlay”, as noted in the relief sought in the submitter's other submission points on the chapter.	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	159	Support in part	Amend the introduction of the Hazardous Substances chapter as follows: "The purpose of the Hazardous Substances chapter is to protect people, communities and the environment from the residual risk of facilities and activities involving the manufacture, use, storage, transportation or disposal of hazardous substances, including significant hazardous facilities. This chapter seeks to manage: 1. Reverse sensitivity effects between existing lawfully established significant hazardous facilities and new or intensified activities sensitive to hazardous substance risks, 2. The residual risk from significant hazardous facilities to public safety, for example, risks to the public beyond the site boundary, and 3. Management of cumulative effects of multiple significant hazardous facilities near each other. ... The District Plan manages only the residual risk and cumulative risk to the health and wellbeing of people and communities, and adverse effects on ~~sensitive environments~~ a specified overlay	Accept in part

				after non-District Plan statutory rules and controls, including any subordinate instruments, in place with respect to hazardous substances have been complied with. ..."	
Seaview Marina	F14	6	Oppose	Oppose submission point 471.159	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	160	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	161	Support	Retain as notified	Accept
Seaview Marina	F14	17	Oppose	Oppose submission point 471.161	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	162	Oppose	Amend Policy HS-P1 as follows: "Ensure <u>significant hazardous</u> facilities ~~and activities~~ involving the manufacture, use, storage, transportation, or disposal of hazardous substances~~, including significant hazardous facilities,~~ are appropriately located and managed by: 1. Avoiding unacceptable residual risk to human health, people, and communities <u>as determined</u> through the use of a Quantitative Risk Assessment <u>or other acceptable risk assessment process</u> ~~for~~	Accept in part

				~~the proposed activity~~, having regard to ~~including its~~ site characteristics and any cumulative risk from other nearby hazardous facilities. ~~2. Recognising the purpose of the zone in which the proposed activity is located, and the sensitivity of the activities that are enabled in that zone,~~ 3. Locating new significant hazardous facilities outside of ~~sensitive environments~~ a specified overlay, and ..."	
Seaview Marina	F14	18	Oppose	Oppose submission point 471.162	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	163	Support in part	Amend Policy HS-P2 to clarify the type of activities that are considered to be subject to an unacceptable level of risk within the 1 x 10-6 contour around a SHF. This could be by making changes along the following lines: "Identify areas where activities are exposed to an unacceptable level of residual risk from existing significant hazardous facilities ~~based on a risk threshold of 1 x 10^{-6},~~ and map these areas using the Hazardous Substances Risk Management Overlay or a pipeline corridor overlay."	Accept in part
Seaview Marina	F14	19	Oppose	Oppose submission point 471.163	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	164	Support in part	Amend HS-P3 as follows: Require activities sensitive to hazardous substance risks to be adequately separated from significant hazardous facilities ~~to~~ by: 1. Avoiding new activities sensitive to hazardous substance risks, and the intensification or expansion of existing activities sensitive to hazardous substance risks, locating in areas exposed to	Accept in part

				unacceptable residual risks from existing significant hazardous facilities, and 2. Avoiding ~~Minimise~~ reverse sensitivity effects on existing significant hazardous facilities.	
Seaview Marina	F14	20	Oppose	Oppose submission point 471.164	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	165	Support in part	*Amend HS-R1 as follows:* ***"HS-R1 Additions, ~~or~~ alterations or new buildings or structures at ~~to~~ existing significant hazardous facilities*** *All Zones* *1. Activity status: Permitted* *Where:* *a. The activity does not increase ~~change~~ the risk profile of the significant hazardous facility, as measured from 6 February 2025, and* *b. There is no more than a 10% increase in the volume of hazardous substances manufactured, used, stored, transported, or disposed of, as measured from 6 February 2025.* *All zones* *1. Activity status: Restricted discretionary Where:* *a. Compliance is not achieved with HS-R1.1 Matters of discretion are restricted to:* *…*	Accept t

				4. Proximity to ~~Separation distances between~~ activities sensitive to hazardous substance risks, ~~sensitive environments~~ a specified overlay, and adjacent hazardous facilities and/or activities, including the number of people potentially at risk from the proposed expansion or upgrading to the facility. *..."*	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	166	Support in part	Amend HS-R2 as follows: **HS-R2 New significant hazardous facilities** *Heavy Industrial Zone* 1. Activity status: Restricted discretionary Where: a. Compliance is not achieved with HS-R1.1 Matters of discretion are restricted to: [...] 3. Proximity to ~~Adequate separation distances between~~ activities sensitive to hazardous substance risks, ~~sensitive environments~~ a specified overlay, and adjacent hazardous facilities and/or activities. [...]	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	167	Oppose in part	Amend HS-R2 as follows: **HS-R2 New significant hazardous facilities** *Light Industrial Zone* *Residential Zones* *Rural Zones* *Commercial and Mixed Use Zones* *Open Space and Recreation Zones*	Reject

				Special Purpose Zones Activity status: ~~Non-complying~~ Discretionary	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	168	Support	Amend HS-R3 as follows: **HS-R3 New activities sensitive to hazardous substance risks or their expansion or intensification, within the Hazardous Substances Risk Management Overlay and the Hutt City fuel transmission pipeline corridor** *All zones* 1. Activity status: Non-complying	Accept in part
Seaview Marina Ltd	F14	21	Oppose	Oppose submission point 471.168	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	321	Oppose in part	Amend the Hazardous Substance Risk Management Overlay to be based on the sensitive land use criteria risk contours (1×10^{-6}) rather than the residential land use criteria risk contours (1×10^{-6}) (shown in Attachment A of the submission).	Accept in part
Seaview Marina Ltd	F14	46	Oppose	Oppose submission point 471.321	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	322	Oppose (requesting new provision)	Add a "Hutt City Fuel Transmission Pipeline Corridor" to the District Plan maps, located based on the sensitive land use criteria risk contours (0.5×10^{-6}) of the Hutt City fuel transmission pipeline, being 40m either side of the pipeline (shown in Attachment B of the submission).	Accept in part
Seaview Marina Ltd	F14	47	Oppose	Oppose submission point 471.322	Accept in part
Clarus	474	9	Support	Retain definition as notified	Accept

Clarus	474	58	Support	Retain chapter as notified	Accept in part
Clarus	474	59	Support	Retain chapter as notified	Accept in part